

## Report of the Chief Executive

**18/00433/FUL  
CONSTRUCT REAR EXTENSION, FRONT DORMERS, NEW FRONT  
ENTRANCE, BOUNDARY WALL AND DETACHED GARAGE.  
DEMOLISH SIDE EXTENSION/GARAGE  
26 BRAMCOTE DRIVE, BEESTON, NOTTINGHAMSHIRE, NG9 1AS**

Councillor J C Patrick has requested this application be determined by the Committee.

1 Details of the Application

- 1.1 A single storey extension is proposed to the rear of the property which would project 5m from the original rear wall and would include a roof lantern above part of the roof. This would provide a new lounge and kitchen area. To the front, two dormers are proposed. The existing two storey entrance feature to the front would be extended by 1.5m and would have a new glazed section at first floor level. A detached single garage is proposed to the front of the property, parallel lengthways and set in 1.5m from the front boundary. The existing boundary wall would be altered to allow for a landscaped area to the front of the garage and a relocated vehicle entrance. The application also includes the demolition of the side extension/ garage and a boot room but it should be noted that these elements have already been removed. The existing external walls, the extension and the dormers would be rendered.
- 1.2 During the course of the application, the applicant submitted revised plans which increased the size of the single storey rear extension by 1m, increased the size of the front extension by 1m, repositioned the garage from the rear of the site to the front and altered the front boundary wall.
- 1.3 There is a separate planning application (reference 18/00432/FUL) for a new dwelling to the south west (side) of the property.

2 Site and Surroundings

- 2.1 The application property is a detached dormer bungalow with three bedrooms. There are three large dormer windows to the rear. Prior to demolition, there was a single storey extension, conservatory and garage to the south west (side). To the front there is a large paved area and there is a garden to the side and rear. Within the side garden, set towards the front of the plot, there is a single storey outbuilding/ garden store. There are various trees within the site, none of which are protected by Tree Preservation Orders.
- 2.2 Beyond the north west and west boundaries lies Beeston Fields Golf Course. To the east lies 24 Bramcote Drive which is a bungalow. Bramcote Drive is to the south with residential properties directly opposite the application site. The properties opposite are a mixture of detached bungalows and houses.
- 2.3 Beeston Fields Golf Course is identified as a Protected Open Area within the Broxtowe Local Plan (2004). Whilst not forming part of the golf course, part of the

application site lies within the Protected Open Area. The Part 2 Local Plan still identifies the Golf Course as a Protected Open Area. However, the boundary has been amended so that only a small part of the rear garden of the application site now falls within the Protected Open Area.

Front elevation



Extension prior to demolition



Front boundary (extension removed)



Rear elevation



View towards number 26 from number 24



**3 Relevant Planning History**

- 3.1 Planning permission was granted for the side extension in 1977 (reference 77/00456/FUL).
- 3.2 Planning permission was granted to retain the garden store in 2006 (reference 06/00145/FUL).

## 4 Policy Context

### 4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) July 2018 states that at the heart of the NPPF is a presumption in favour of sustainable development. For decision making this means that development proposals that accord with an up-to-date development plan should be approved without delay.

4.1.2 Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.1.3 Paragraph 127 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture and layout and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

### 4.2 **Broxtowe Aligned Core Strategy (2014)**

4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014 and the overall strategy of this document is “urban concentration with regeneration”.

4.2.2 ‘Policy A: Presumption in Favour of Sustainable Development’ reflects the presumption in favour of sustainable development contained in the NPPF. It states the Council will work proactively with applicants to approve proposals wherever possible and to secure development that improves the economic, social and environmental conditions in the area. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

4.2.3 ‘Policy 10: Design and Enhancing Local Identity’ sets design and layout principles to be applied to new development and looks to ensure that valued local characteristics are reinforced. It states that development will be assessed in terms of its treatment of materials, architectural style and detailing.

### 4.3 **Saved Policies of the Broxtowe Local Plan (2004)**

4.3.1 The Part 2 Local Plan is currently awaiting Examination hearing sessions. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. The relevant saved policies are as follows:

4.3.2 Local Plan Policy E12 ‘Protected Open Areas’ states that development will not be permitted which would detract from the character or function of the protected open areas which includes Beeston Fields golf course and land to the west.

4.3.3 Local Plan Policy H9 ‘Domestic Extensions’ states that extensions will be permitted provided they are in keeping with the original building in terms of style, proportion and materials; are in keeping with the street scene; and do not cause

an unacceptable degree of loss of privacy or amenity for the occupiers of neighbouring properties.

4.3.4 Local Plan Policy H11 'Minor Development' states that planning permission will be granted for minor development, such as sheds, garages and fencing provided that the siting, design and materials do not substantially harm the appearance of the property or the street scene, or the amenity of neighbouring occupiers.

#### 4.4 **Part 2 Local Plan (Draft)**

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has been submitted for examination, with examination hearing sessions anticipated to take place in December. Due to the current stage of the plan preparation, only limited weight can be attached to Policies 17 and 27 as representations have been received in relation to these policies.

4.4.2 Policy 17 'Place-making, design and amenity' states that, in the case of householder development (including extensions, outbuildings and boundary treatments): should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene; dormers should not dominate the roof; should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties; and fences and walls should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway.

4.4.3 Policy 27 'Local Green Space' designates areas as Local Green Space which includes 'Beeston Fields golf course and land to west' as a Protected Open Area. Within these areas, development that would be harmful to the character or function of the Local Green Space, will not be permitted except in very special circumstances.

4.4.4 The proposed Main Modifications (changes) to the Part 2 Local Plan retains the principle of this protection but includes Beeston Fields Golf Course as a 'Green Infrastructure Asset' within an amended Policy 28.

#### 5 Consultations

5.1 Five neighbours were consulted. In respect of the original plans, two objections and two letters of observations were received. Following the applicant submitting amended plans, two further letters of objection were received.

5.2 The following issues were raised within the consultation responses:

- Queries regarding the plans for the new dwelling proposed adjacent to the existing property.
- Reasonable measures should be taken to mitigate noise and dust.
- The proposal, in conjunction with the proposed new dwelling, would significantly increase the number of residents on the street, resulting in additional vehicles and infrastructure requirements.

- Demolition has already commenced.
- Assurances are required to ensure that there will be no ground floor windows overlooking neighbouring properties.
- The existing wall of the 'boot room' should remain as it provides privacy.
- The proposed rear extension would result in a loss of daylight and sunlight to habitable rooms in neighbouring properties.
- Details are required regarding the proposed materials of the rear extension.
- The amended plans increase the size of the rear extension which will have an additional impact on neighbours.
- The garage is too close to the boundary and will be overpowering.
- No site notice was displayed.

## 6 Assessment

- 6.1 The main issues to assess in respect of this application relate to whether an acceptable standard of design has been achieved and whether a loss of amenity will occur to neighbouring properties.

### **Design**

- 6.2 The main changes when viewed from the street would include the removal of the existing single storey side extension, the increased projection to the front entrance feature and the two dormers. The side extension has already been removed. However, it is considered that there would have been no objection to the removal of this element as it had no particular architectural merit. The projection of the two storey element to the front of the house would be increased and would have a new glazed section. It is considered that this feature would not be unduly prominent within the street scene as it is set 14m from the street frontage. The character of the existing property would also be retained. The dormers appear proportionate within the roof slope and would have small gable roofs to reflect the style of the existing property and the existing dormers to the rear.
- 6.3 It is proposed to construct a single garage to the front of the property. The garage would have an eaves height of 2.1m and a ridge height of 3.1m. The garage has been set in 1.5m from the street to allow space for planting and landscaping to the front. The property would still have an expansive frontage which would retain an element of openness. The proposal would also allow for an area of landscaping to be introduced which would provide greenery compared to the existing boundary wall which runs along the entire frontage. There are existing examples of garages to the front of dwellings along Bramcote Drive (e.g. number 4 and 20). It is considered that, due to the scale and position of the garage, it would not dominate the street scene and would not detract from the existing character of the street. Details of the materials of the garage would need to be provided prior to works commencing on this element. The existing front boundary wall would also be altered to reposition the entrance further south west and to provide space for landscaping to the front of the garage. However, the overall appearance would be similar to the existing boundary wall which is along the frontage of the property.

- 6.4 A single storey extension is proposed to the rear. It is considered that a flat roof extension would be acceptable in respect of design as it is located to the rear of the property, is single storey and would be largely obscured when viewed from the street.
- 6.5 The external walls of the existing property and the extension would be rendered and the existing central element would be covered in timber cladding. There are numerous examples of rendered properties along Bramcote Drive and there is no particular dominant style or material evident. It is considered that the proposed materials will provide a more contemporary appearance and would be acceptable in respect of design.
- 6.6 Based on the above, it is considered that an acceptable standard of design has been achieved which accords with Policy 10 of the Aligned Core Strategy (2014), Policies H9 and H11 of the Broxtowe Local Plan (2004) and with Policy 17 of the draft Part 2 Local Plan.

### **Amenity**

- 6.7 Beyond the north west and west boundaries of the application site lies Beeston Fields Golf Course. There are no residential properties within close vicinity of these boundaries which would be affected by the proposed extensions and alterations. Immediately to the west, the site is subject to a separate planning application for a new dwelling which will be considered separately (reference 18/00432/FUL).
- 6.8 To the north east of the site lies 24 Bramcote Drive which is a bungalow. There is an existing window at first floor level within the side elevation of number 26 which faces towards number 24. This window will remain unchanged. Number 24 has ground floor windows in the side elevation facing towards the application property and has a conservatory to the rear. At ground floor level, the boot room, which was immediately alongside the boundary with number 24, would be removed and a pair of patio doors would be inserted in the original side elevation which is 1m from the side boundary. These doors would face towards the side elevation of number 24. However, as the windows are at ground floor level, could be largely obscured behind a new boundary fence and could be inserted under permitted development rights without requiring planning permission, it is considered they would be acceptable. The single storey extension would be set in 1m from the boundary. The 5m projection proposed is large and would have some impact on the occupiers of number 24, particularly due to the position of number 24's conservatory. However, the rear elevation of number 24 is set further back compared to the rear elevation of number 26 which results in the extension projecting 2.9m beyond the original rear wall of number 24. Taking this projection into account, the 1m gap to the boundary and as the proposed extension is single storey, it is considered that the extension will not result in unacceptable overshadowing and would not be overbearing to an unacceptable extent. The front extension is set in 5.2m from the boundary with number 24 which will provide a sufficient buffer to prevent a loss of amenity occurring from this element.

- 6.9 The dormer windows to the front will face towards the street and will only provide direct views towards properties which are already visible from Bramcote Drive. It is also noted that the dormer windows would be over 16m from the street, reducing the potential impact from the windows on properties directly opposite the site.
- 6.10 The garage would be set in 1m from the boundary with number 24 and would be set away from the front elevation by over 13m. Due to the positioning, it is considered that this element would not be overbearing or cause unacceptable overshadowing to the occupiers of number 24 or to properties directly opposite the site.

### **Other Issues**

- 6.11 The western part of the site and part of the rear garden lies within a Protected Open Area, as designated by Policy E12 the Broxtowe Local Plan (2004). The Part 2 Local Plan removes a large part of the Protected Open Area from the application site although part of the designation remains within the rear garden. This application does not propose any built development within the Protected Open Area, it already forms part of the residential curtilage rather than part of the golf course and it is considered that the development will not detract from the character or function of the protected open area. Therefore, there is no conflict with either Policy E12 of the Local Plan or Policy 27/28 of the Part 2 Local Plan.
- 6.12 It is considered that the extensions and alterations proposed to the dwelling would not be to an extent which would result in a significant increase in either the number of residents or vehicle movements.
- 6.13 There are no protected trees within the site and it is not proposed to remove any trees as part of the application.
- 6.14 As the application relates to extensions and alterations to a dwelling and as it is not within a Conservation Area, no site notice was displayed. However, adjoining neighbours and those opposite the site were consulted, in accordance with the Council's consultation policy.
- 6.15 A note to applicant can be included to state that best practicable measures should be followed to reduce potential noise and dust impacts on neighbours during construction.

### **7 Conclusion**

- 7.1 It is considered that the extension and alterations to the existing dwelling and boundary wall and the new garage achieve an acceptable standard of design and would not have an unacceptable impact on existing properties either adjacent or opposite the site. It is also considered that the development will not detract from the character or function of the protected open area.

**Recommendation**

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of the permission.
2. The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 20th July 2018; the Block Plan and Gate Front Façade received by the Local Planning Authority on 28 August 2018; and the Proposed Plans and Elevations received by the Local Planning Authority on 25<sup>th</sup> September 2018.
3. No works in respect of the garage shall commence until details of the materials have been submitted to and approved in writing by the Local Planning Authority. The garage shall be constructed in accordance with the agreed details.
4. The external walls of the dwelling, the dormers and the rear extension shall be finished in white painted render. The front extension shall be finished in timber cladding. The boundary wall shall be constructed in materials which match those used on the existing boundary wall.

**Reasons**

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. No such details were submitted and to ensure the details are satisfactory, in the interests of the appearance of the area and in accordance with the aims of Policy H11 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the draft Part 2 Local Plan.
4. To ensure a satisfactory standard of appearance in accordance with the aims of Policies H9 and H11 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the draft Part 2 Local Plan.

**NOTES TO APPLICANT**

1. The Council has acted positively and proactively in the determination of this application by communicating with the applicant throughout the application.
2. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. For further information please see: <https://www.broxtowe.gov.uk/for-you/planning/development-in-former-coal-mining-areas/>



- 3. Best practicable means should be used during construction to ensure that noise and dust is kept to a minimum. It is advised that contractors limit noisy works to between 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturdays and no noisy works on Sundays and bank holidays. There should also be no bonfires on site at any time to prevent nuisance to neighbours.**

Background papers

Application case file

