

Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00707/FUL</b>
<b>LOCATION:</b>	<b>12 Chapel Street, Kimberley, Nottinghamshire, NG16 2NP</b>
<b>PROPOSAL:</b>	<b>Construct single storey front extension</b>

1. Purpose of Report

Councillor M J Crow has requested this application be determined by Committee.

2. Recommendation

**The Committee is asked to resolve that planning permission be granted for the reasons set out in the appendix.**

3. Details

3.1 The application seeks full planning permission for the erection of a single storey lean to extension onto the principle elevation of the property.

3.2 The application site consists of a two storey end terraced brick built property located within a built up residential area. The house is linked to the neighbouring property number 14 by way of a party wall. There is a small enclosed grassed garden to the front of the property and a small courtyard garden to the rear.

3.3 The site is located within the Kimberley Conservation Area. The main issues relate to whether or not the design and appearance of the proposal are acceptable with regards the impact on the existing house and neighbouring properties, to preserving and enhancing the character of the Conservation Area and impact on neighbour amenity. The principle of this proposal is therefore acceptable

3.4 The benefits of the proposal are that it would be an enlargement to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. The proposal will have no negative impact on the characteristics of the Conservation area and is considered to preserve and enhance the visual amenity of the area. There are considered no negative impacts therefore the proposal is acceptable.

4. Financial Implications

4.1 The comments from the Head of Finance were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

## APPENDIX

7. Details of the Application

- 7.1 The application seeks full planning permission for the erection of a single storey lean to extension onto the principle elevation of the property. The proposed extension will measure 1.5m by 3.88m with a mono pitched ridge height of 3.28m and will be finished in matching materials to the existing house.
- 7.2 The proposed front extension is to be a replacement for an existing extension of similar design and would extend the property by a further 1.5m. The proposed extension will have a mono-pitched roof with a maximum height to match that of the existing extension with two roof lights fixed within the roof. The eaves height on the proposal will match that of the existing extension. There will be a single door and single window on the south west elevation of the extension the same size as those existing.

8. Site and Surroundings

The application site consists of a two storey end terraced brick built property located within Kimberley Conservation Area. The house is linked to the neighbouring property number 14 by way of a party wall. There is a small enclosed grassed garden to the front of the property and a small courtyard garden to the rear.

In regards to neighbouring properties the site is located in a built up residential area of Kimberley with an adjoining neighbour to the north west (14 Chapel Street) and also an immediate neighbour to the south east (10 Chapel Street) albeit stepped south closer to the road. 2 Railway Cottages is located to the north linked by the rear gardens.

9. Relevant Planning History

85/00557/FUL Construction of a two storey rear extension

10. Relevant Policies and Guidance**10.1 Broxtowe Aligned Core Strategy 2014**

The Council adopted the Core Strategy (CS) on 17 September 2014.

Policy 10: Design and Enhancing Local Identity

Policy 11: Historic Environment

**10.2 Part 2 Local Plan 2019:**

The Council adopted the Part 2 Local Plan (P2LP) on 16 October 2019.

Policy 17: Place-making, design and amenity

Policy 23: Proposals affecting designated and non-designated heritage assets

### **10.3 National Planning Policy Framework (NPPF) 2021:**

Section 2: Achieving Sustainable Development.

Section 4: Decision-making.

Section 12: Achieving well-designed places.

Section 16: Conserving and enhancing the historic environment

### **10.4 Consultations**

**10.4.1 Council's Conservation Officer:** I do not object to this proposal. I have reviewed the further objection but I do not consider this to be sufficient grounds to warrant a refusal. The terraced properties are characterised by single storey lean to's in this location; the roof pitch will not be altered substantially and the massing of the building will not be unduly harmed. It is the last property in a row of terraces before it ends with a flanking masonry wall. If this was proposed on a terraced property in the middle of the row, it would be considered in a different light, because the massing of the properties would be unduly impacted upon. But as the end property it will not serve to disrupt the balance or rhythm of these houses. It is a modestly scaled extension and the rooflights are aligned with the apertures below.

**10.4.2 Councillor Comments:** Councillor Robinson has raised the concerns of the objectors with the planning officer.

### **10.5 Neighbours**

Two neighbours were consulted on the application with objections being received from two neighbours and one third party objection being received raising the following points:

- a) Impact on the character of the property and the Conservation Area
- b) Appearance in respect of neighbouring properties
- c) Alterations to a property in the Conservation area
- d) Reduction in available garden area
- e) Inaccuracies in the Heritage Statement
- f) Inappropriate design.

### **10.6 Assessment**

The main issues relate to whether or not the design and appearance of the proposal are visually acceptable within its impact on the Conservation area and impact on neighbour amenity.

### **10.6 Principle**

The principle of a single storey front extension to an existing dwelling to replace an existing extension within a residential area in this location, is deemed acceptable in regard to the existing character of the dwelling and the surrounding area with having no detrimental effect on the integrity of the Conservation area.

The statutory duty of sections 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special

regard to the desirability of preserving or enhancing the character or appearance of that area.

## **10.7 Design and Heritage**

10.7.1 Policy 10 states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development. Policy 11 of the Aligned Core Strategy states that development will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their assets and significance.

10.7.2 Policy 17 of the Part 2 Local Plan 2019 states that extensions 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. Policy 23 of the Part 2 Local Plan 2019 states that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance.

10.7.3 The proposed front extension will be an enlargement of an existing lean to extension pulling the front elevation of the extension south west towards the public road by 1.5m giving a total depth of the extension to be 2.6m while keeping the width of the extension to be the full width of the site and so increasing the existing footprint from 4.2m<sup>2</sup> up to 10.1m<sup>2</sup>. The proposed eaves and ridge height of the extension will match that of the existing extension with an overall ridge height of 3.2m.

10.7.4 The replacement extension will be of similar design and appearance to the existing and will just increase the overall depth. The three properties within this stretch of the terrace all have matching front extensions linked to each other. This proposal will break the visual appearance of the principal fenestration of the buildings, however given that this property is the last within the terrace and the design of the extension remains consistent with the existing dwelling, along with the proposed materials matching the existing property, the enlarged extension is considered not to have any detrimental visual effect on the property or the surrounding area.

10.7.5 Information submitted on the application form indicates that the finish materials of the proposed extension will match that of the existing house with bricks used in the construction of the walls and tiles to be used on the roof. The windows and doors were submitted to be constructed of uPVC. Following discussions with the agent it was considered that given the location within the Conservation area, then Timber would be a more suitable material with the window being white and the door being red style in a similar appearance and design to those existing. Therefore, it is considered that the proposed finish materials to be used in the development are considered acceptable in respect to their appearance within the local streetscape.

10.7.6 It is considered that the proposed extension will make a minimal visual impact on the street scene given the overall increase in the scale and massing of the existing extension and its location immediately adjacent to the public road. However, given the setback from the public road and the matching materials and height to the existing, the extension will read as a subsidiary addition to the property and

acceptable in terms of its impact on the street scene and compatible with the local vernacular providing no detrimental impact on the Conservation Area.

11. Amenity

Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers.

Policy 17 of the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

The proposal is a larger replacement for an existing lean to extension and set to the principle elevation. Given this is a replacement extension and its location within the site along with the relationship with the neighbouring properties it is considered that there will be no negative impact on neighbour amenity even with the increase in the footprint of the floor area.

Given the proposed extensions location on the existing property as a larger replacement for an existing extension and its relationship with the neighbouring houses it is considered that there will be no additional loss of sunlight/daylight to the surrounding neighbouring amenity spaces.

12. Access

The site currently has only on road parking. Given the extension is a larger replacement for an existing front extension and there will be no proposed intensification of the property it is considered there will be no additional impact on road safety.

13. Planning Balance

The benefits of the proposal are that it would be a replacement extension to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity, have no negative impact on the characteristics of the Kimberley Conservation area and would be in accordance with the policies contained within the development plans.

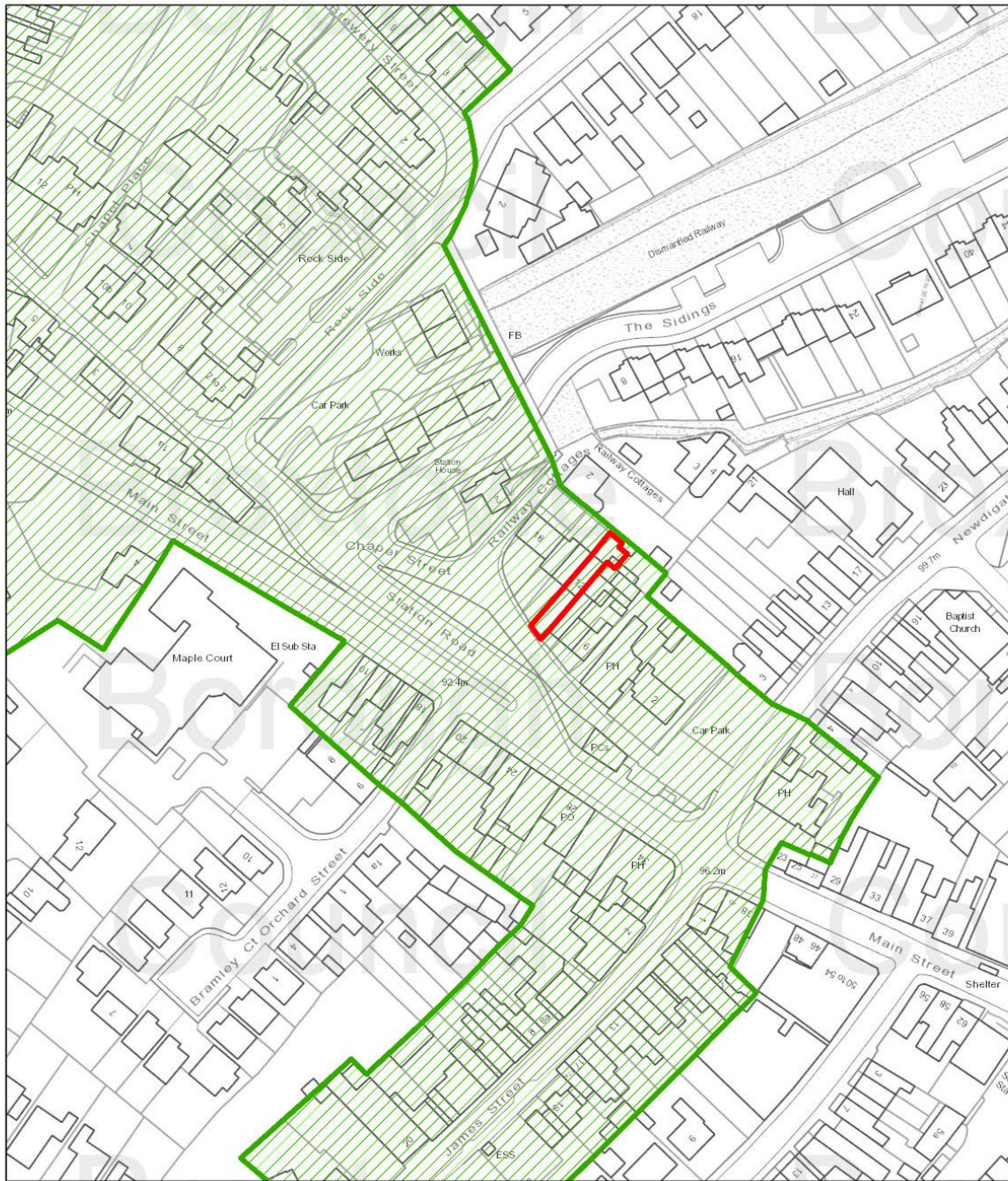
There are considered no negative impacts, therefore the proposal is acceptable.

14. Conclusion

Recommend that planning permission for the development is granted.

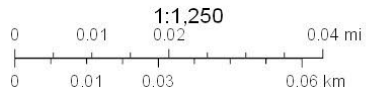
<b>Recommendation</b>	
<p>The Committee is asked to <b>RESOLVE</b> that planning permission be granted subject to the following conditions.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the Site Location Plan, Proposed General Plan (Drawing Number: 22-2470) received by the Local Planning Authority on 3 October 2022</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The single storey front extension shall be constructed using materials to match the existing house and as specified in the application form received by the Local Planning Authority on 3 October 2022 and the email correspondence received from the agent on the 12 October 2022, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
	<b>NOTES TO APPLICANT</b>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>

12 Chapel Street, Kimberley, NG16 2NP



12/21/2022, 12:25:34 PM

-  Conservation Area
-  Site



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Photographs



Photograph showing the principle (south west) elevation and the existing extension

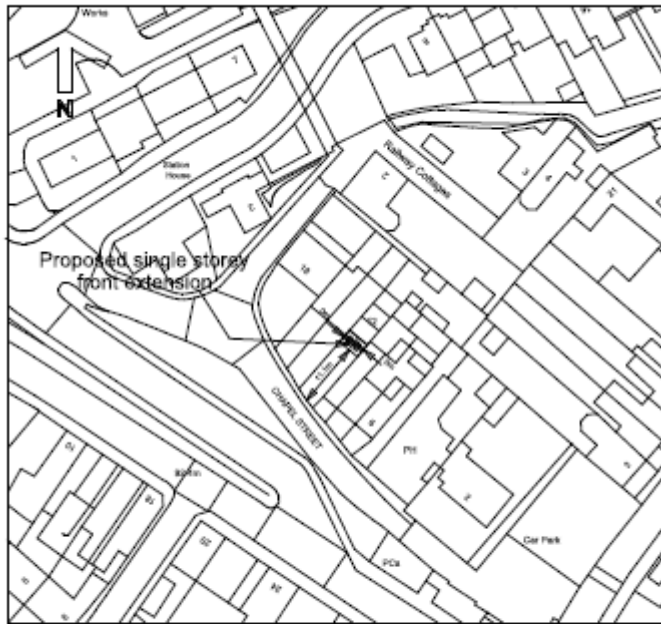


Photograph showing the principle (south west) elevation and the existing extension

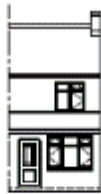


Photograph showing the site notice in situ

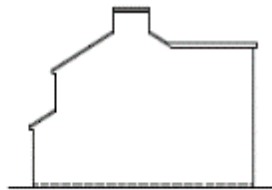
**Plans (not to scale)**



1/500 BLOCK PLAN



EXISTING FRONT ELEVATION



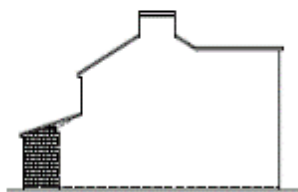
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



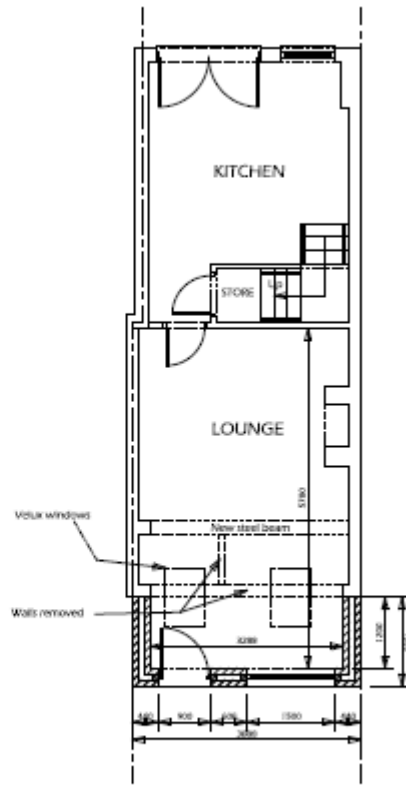
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN