

**Report of the Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>22/00649/FUL</b>
<b>LOCATION:</b>	<b>25 Mansfield Road, Nether Green, Eastwood, Nottinghamshire, NG16 3DW</b>
<b>PROPOSAL:</b>	<b>Construct two storey side extension</b>

**1. Purpose of the Report**

The application is brought to the Committee at request of Councillor J P T Parker.

**2. Recommendation**

**The Committee is asked to resolve that planning permission is refused subject to the reasons outlined in the appendix.**

**3. Detail**

- 3.1 The application seeks planning permission for a two storey side extension to a domestic dwelling.
- 3.2 The dwelling is an end two storey property in a semi-rural location, within the Nottinghamshire Green Belt.
- 3.3 The recommendation has been put forward using the amended plans which reduced the volume of the extension to 41.6% from 44.3%.
- 3.4 The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity.
- 3.5 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers. The negative impacts are the inappropriateness of the development in Green Belt and the scale and design of the proposed side extension on the character and appearance of the building and the area.
- 3.6 The Committee is asked to resolve that planning permission be refused for the reason set out in the appendix.

**4. Financial Implications**

- 4.1 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.

7. Background Papers

- 7.1 None submitted.

## APPENDIX

8. Details of the Application

- 8.1 The application has been amended twice during the determination of the application, each time reducing the volume of the extension. The recommendation has been put forward using the amended plans received 24 November 2022 that has a volume of 41.6%.
- 8.2 The two storey extension has been designed to be stepped in from the principal elevation but flush with the rear elevation, detailing to the eaves and ridge to match the host dwelling. The measurements of the two storey side extension are 4m wide 6m in length, 4.85 to the eaves (to match the existing eaves) and 7.4m to the ridge. The extension will create a kitchen to the ground floor and master bedroom to the first floor. It should be noted the existing single storey flat roof rear extension will be demolished, which is a later addition, to enable the volume to be added to the two storey side extension.
- 8.3 The application form states that the extension will be lime rendered to match the existing north and eastern elevations and the roofing is proposed to be concrete interlocking tiles to match the existing terrace dwelling.

9. Site and Surroundings

- 9.1 The application property is an end terrace dwelling with a brick finish to the principal elevation, render to the side and rear elevations and tiled roof. The property is located in a semi-rural location with neighbouring residential dwellings to the south, open fields to the west behind the property and agricultural and equestrian land to the north. The application site is within the Nottinghamshire Green Belt.

10. Relevant Planning History

- 10.1 There are no historic planning applications for the property. It is noted that a single storey rear extension appears to have been constructed around the 1980's.
- 10.2 An application was approved by the Planning Committee for a single storey side and rear extension to the end terrace, 20/00908/FUL refers. The approved single storey extensions increased the volume of the dwelling by 34.1%. This permission has not been implemented.

11. Relevant Policies and Guidance11.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy

- Policy 10: Design and Enhancing Local Identity

**11.2 Part 2 Local Plan 2019:**

11.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity

**11.3 National Planning Policy Framework (NPPF) 2021:**

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision making
- Section 12 – Achieving well designed places
- Section 13 – Protecting Green Belt

**12. Consultations**

12.1 A total of 2 neighbours were consulted on all the amendments received and no objections have been received.

**12.2 Councillors and Parish/Town Councils:**

- Councillor J T P Parker – requested the application be determined by Planning Committee.
- Eastwood Town Council – No comments received

**13. Assessment**

13.1 The main issues for consideration are whether or not the principal of development is acceptable in the Green Belt, the design and appearance of the proposal and its impact on neighbouring amenity.

**14. Principal of development and Green Belt**

14.1 The application site is washed over by Green Belt, and therefore the principal of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in Green Belt will be determined in accordance with the NPPF. Paragraph 145 of the NPPF states that Local Planning Authority should regard the construction of new building as inappropriate in Green Belt, although an exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 states that additions which results in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

14.2 As stated in the planning history the original dwelling has been extended to the rear and the proposal seeks to demolish this extension to add to the volume of the proposed two storey side extension. The volume of the original dwelling

has been calculated to be 367.09m squared, the extension to be demolished is 75.02m squared which takes the volume back to the original. The proposed two storey side extension has been calculated to be 152.71m squared which would be an increase of 41.60% of the original volume.

- 14.3 It should be noted the extant planning permission for a L shape wrap around extension could be implemented in line with 20/00908/FUL has a volume increase of 34.1%. The applicant does not wish to implement this permission but requires an additional first floor space as well as ground floor space.
- 14.4 The proposed two storey side extension will exceed the 30% volume increase which would be considered a limited addition to the original dwelling and therefore an exception to inappropriate development in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in Green Belt.

15. Design and scale

- 15.1 Policy 10 (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development. Policy 17 (4a) 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.
- 15.2 The width of the proposed two storey side extension is just less than half the width of the existing frontage, is set back from the principal elevation by approximately 1.05m and reads as a later addition to the end terrace dwelling. The rear single storey extension does not make a positive contribution to the character and appearance of the area as it cannot be seen from the public realm and so the removal would be a visual improvement when viewed from within the site.
- 15.3 The proposed two storey side extension measures 4m wide, 6m in length and will create a large kitchen to the ground floor and master bedroom to the first floor. Consideration has been given to the pitch of the roof to match the existing roof pitch and the detailing around the eaves and ridge has been continued across into the proposed two storey side extension.

16. Amenity

- 16.1 Policy 10 (f) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 16.2 The position of the proposed two storey side extension will be to the north of the existing dwelling, away from the closest neighbouring property, No 23 Mansfield Road. It is considered the two storey side extension will not have any significant impact on the residential amenity of the adjoining dwelling.
- 16.3 It should be noted the existing single storey rear extension will be demolished to facilitate the volume of the two storey side extension, the demolition of the rear

extension will be an improvement to the adjoining neighbour amenity by removing a single storey extension built up to and onto the joint boundary.

#### 17. Highway Safety

- 17.1 There is an existing vehicular access to the site and there are no proposed changes to this arrangement. There is adequate parking provision within the site for off road parking, a double garage and a parking space to the front of the garage doors.

#### 18. Planning Balance

- 18.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupier and would not have a significant impact on neighbour amenity.
- 18.2 The negative impact is that the development would be inappropriate within the Green Belt and the applicant has not demonstrated very special circumstances which would allow for development over and above the allowed 30% and that the proposed two storey side extension represents an overly prominent addition that would be out of keeping with the character of the surrounding area.
- 18.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

#### 19. Conclusion

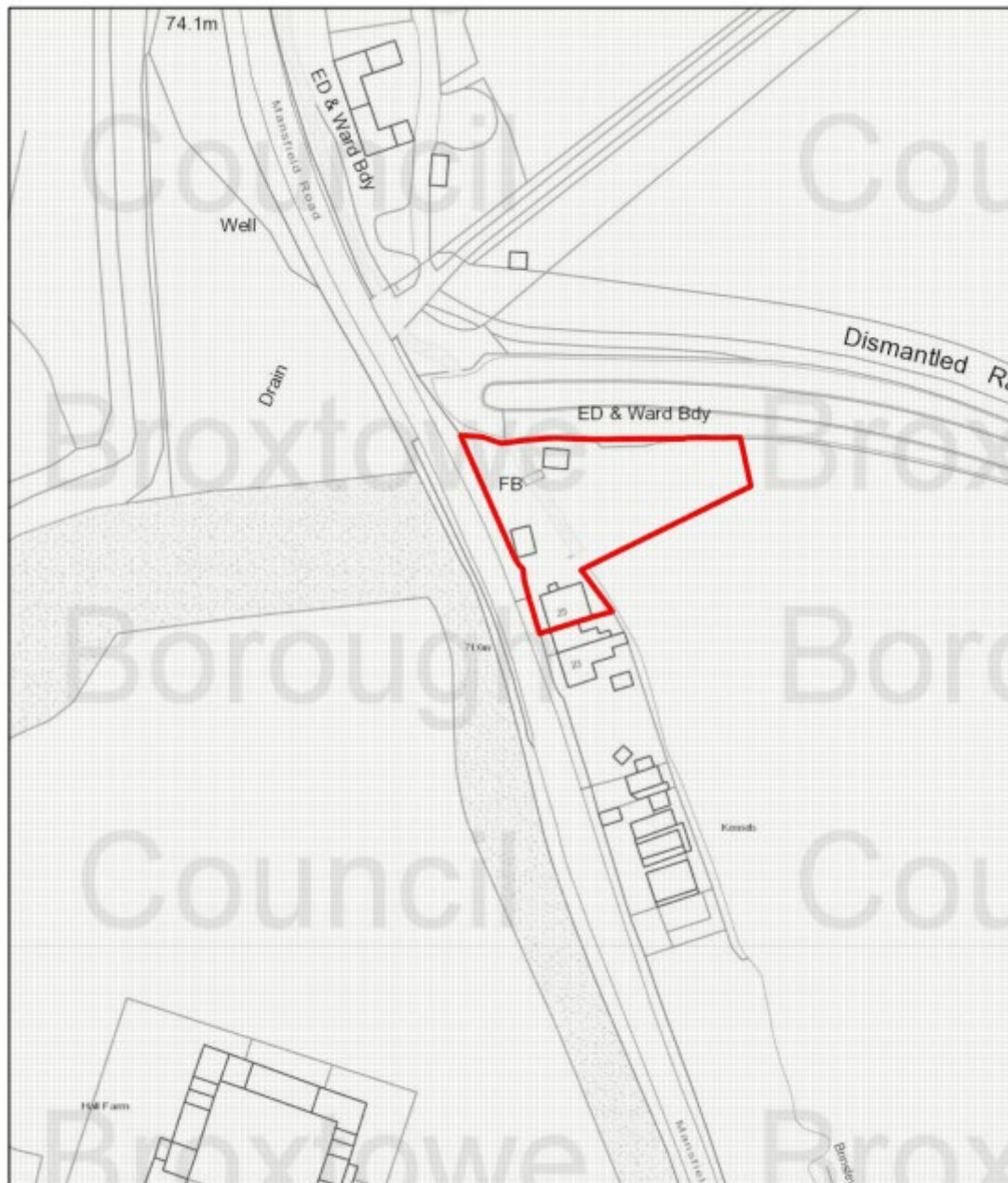
- 19.1 Recommend that planning permission for the development is refused.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be refused for the following reasons:</b>	
<b>1.</b>	<b>The proposed extension constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other material considerations that justify treating this proposal as an exception.</b>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has tried to act positively and proactively in the determination of this application, however it was not considered</b>

	<b>that there were any minor alterations which could be made to the scheme to make the proposal acceptable.</b>
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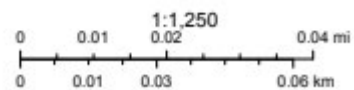
Map

22/00649/FUL - 25 Mansfield Road Nether Green



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- Green Belt
- Site





**Photographs**



Principal elevation



Rear elevation



Side elevation and location of extension



Off road parking and existing garage



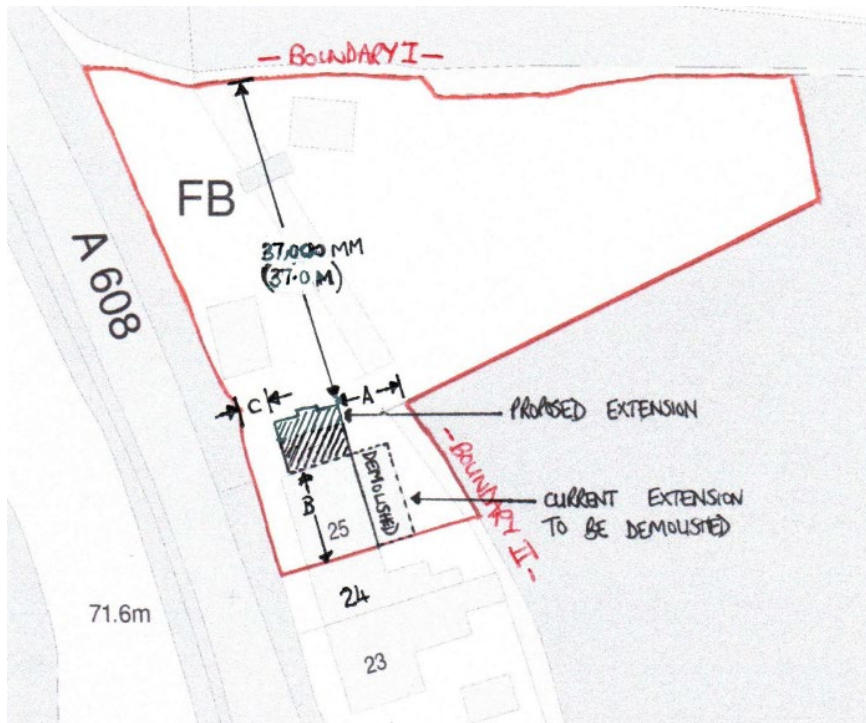
Garden area and patio area to the rear of the dwelling





Rear elevation of the adjoining neighbour

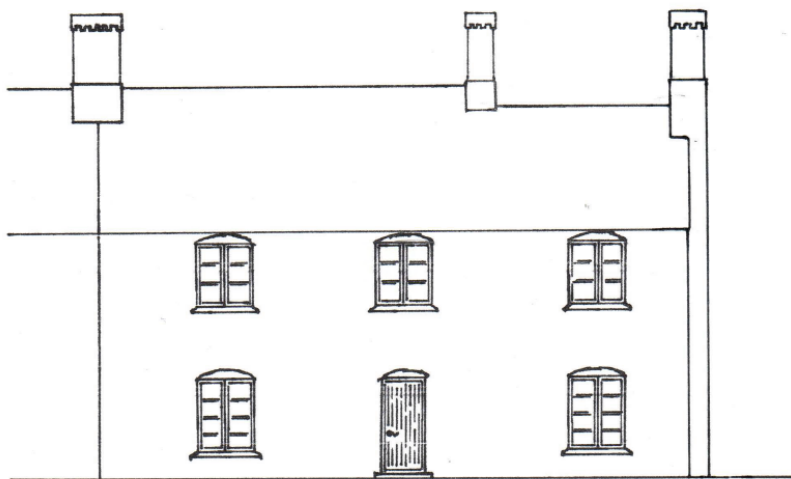
**Plans (not to scale)**



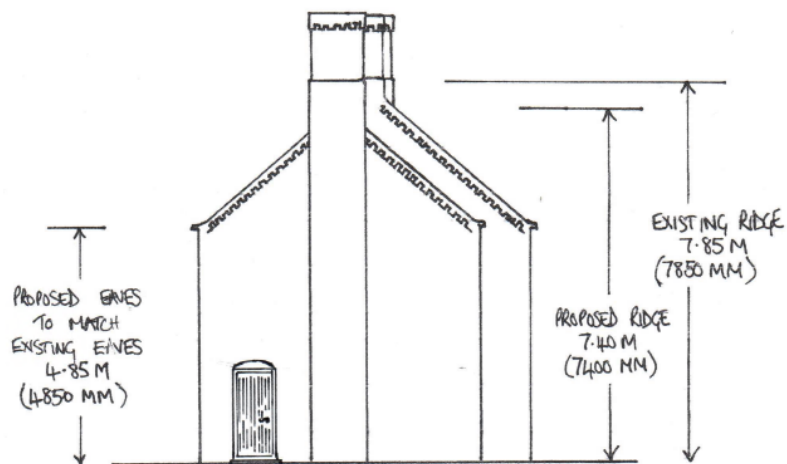
Block plan



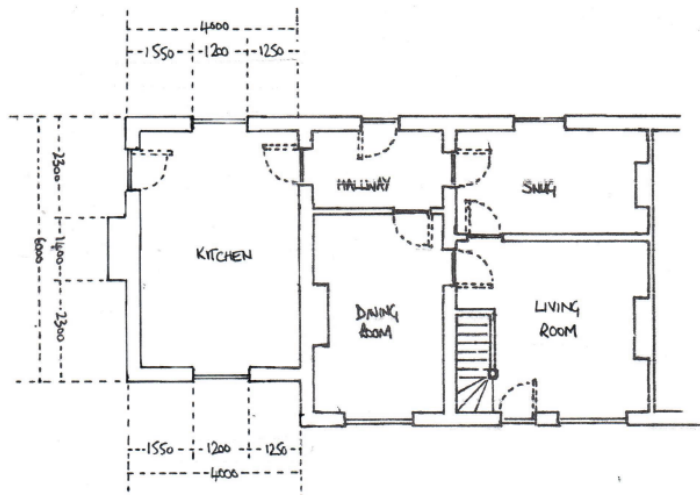
Proposed principal elevation



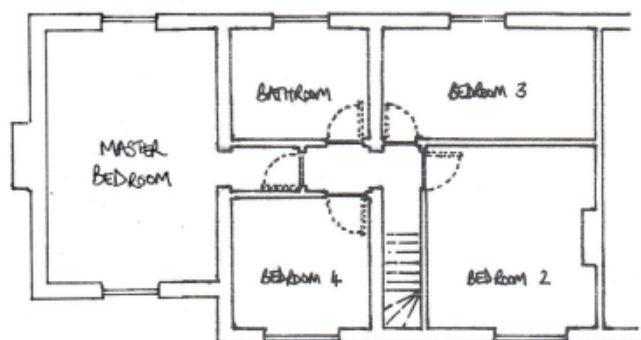
Proposed rear elevation



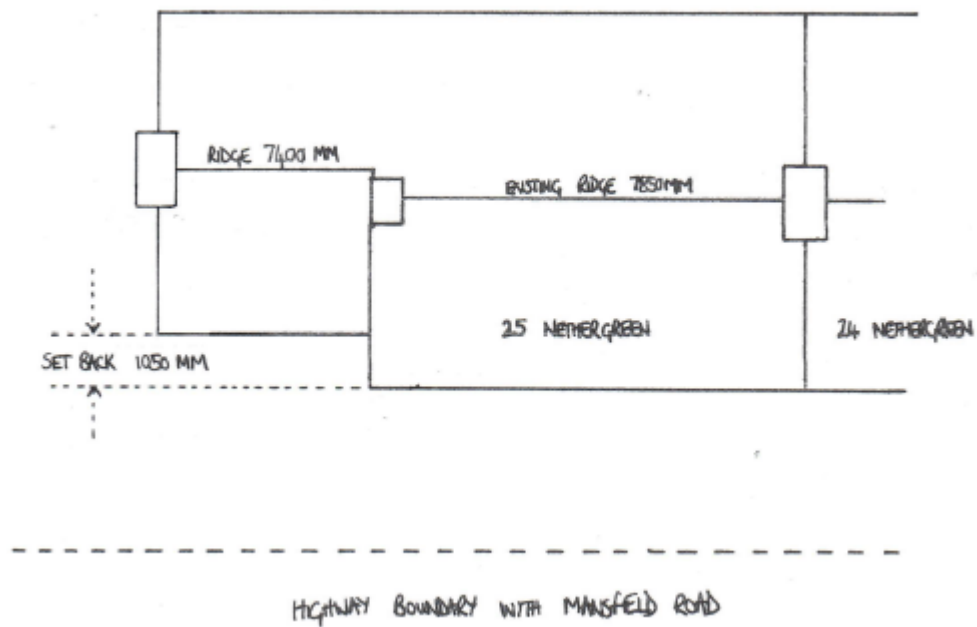
Proposed side elevation



Proposed ground floor



Proposed first floor



Proposed roof plan