

Report of the Chief Executive

**18/00339/FUL
TWO STOREY AND SINGLE STOREY SIDE/REAR EXTENSIONS,
RAISE RIDGE HEIGHT, REAR DORMER WINDOW AND DETACHED
GARAGE
ASSARTS LODGE, TEMPLE DRIVE, NUTHALL,
NOTTINGHAMSHIRE NG16 1BH**

1. Details of the Application

- 1.1 The application was first brought before Planning Committee on 12 September 2018 with a recommendation for approval (original report attached as an appendix). Members deferred making a decision on the application due to the re-consultation period on the amended plans having taken place during the school holidays, meaning that there had not been time for the school to put their concerns to the applicant.
- 1.2 Following on from the Planning Committee, it was noted that a side facing bedroom window was indicated on the proposed floor plans but was missing from the proposed elevations. Amended plans have now been submitted to rectify this and a re-consultation has been undertaken.

2. Consultations

- 2.1 Discussions between the applicant, the applicant's agent and the Head Teacher of Mornington Primary School have now taken place and a letter has been received from the Head Teacher raising no objections to the application.

3. Conclusion

- 3.1 Having regard to the comments made by members at the meeting on 12 September 2018, it is considered that adequate time has now passed to allow discussions to have taken place between the applicant and the Head Teacher of the school to alleviate their concerns. This is evidenced in the letter received from the Head Teacher of the school raising no objections. The proposal therefore accords with Policy H9 of the Broxtowe Local Plan, Policy 10 of the Broxtowe Aligned Core Strategy, Policy 17 of the Draft Part 2 Local Plan and with the National Planning Policy Framework.

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 this permission.**

2. The development hereby permitted shall be carried out in accordance with drawing numbers: Site Location Plan 1:1250, 18/461/05 received by the Local Planning Authority on 16 May 2018, Proposed Second Floor Plans, Sections and Elevations, 18/461/03b received m by the Local Planning Authority on 1 July 2018, Proposed Garage Plans, Sections and Floor Plans, 18/461/06 received by the Local Planning Authority on 21 May 2018, Proposed Site Plan, 1: 500, 18/461/04a received by the Local Planning Authority on the 22 August 2018, Proposed Floor Plans and Elevations, 18/461/02b, Proposed Second Floor Plans, Sections and Elevations, 18/461/03b received by the Local Planning Authority on 30 October 2018.
3. The garage shall not be first brought into use until the driveway access to the front of the garage door is surfaced in a hard bound material (not loose gravel) and drained to prevent the unregulated discharge of surface water onto the public highway.
4. The dormer window located in the west elevation of the roof shall be glazed in obscure glass to Pilkington Level 4 or 5 and shall be non-opening below a height of 1.7 metres, measured from the internal finished floor level. The window shall be retained in accordance with these details for the life of the development.

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. In the interests of highway safety.
4. To safeguard the residential amenities of the area and to accord with Policy H9 of the Broxtowe Local Plan 2004.

Notes to Applicant:

1. The Council has acted positively and proactively in the determination of this application by communicating with the agent throughout the course of the application.
2. In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order for the works to be undertaken please contact: hdcsouth@nottsc.gov.uk

Appendix

Report to Planning Committee 12 September 2018

Background papers

Application case file