

Report of the Chief Executive

**18/00670/REG3
 CONSTRUCT TWO STOREY REAR EXTENSION, INSERT FIRST FLOOR
 SIDE WINDOW AND RETAIN RAMP
 6 HETLEY ROAD, BEESTON, NOTTINGHAMSHIRE NG9 2QL**

The application is brought to the Committee as it is a Broxtowe Borough Council application.

1 Details of the application

- 1.1 The application seeks permission to construct a two storey rear extension, insert a first floor side box bay window and retain a ramp to the front of the property.
- 1.2 The two storey rear extension would have a depth of 3.9m and a width of 5.2m. It would have a hipped roof with an eaves height of 5m and a ridge height of 7.5m. The rear elevation would have two ground floor and two first floor windows. The south west (side) elevation would have a door and an obscurely glazed first floor window. The north east (side) elevation of the extension would be blank. The ground floor of the extension would be used as a bedroom and dining room and the first floor would be a bedroom. A lift would be incorporated within the extension.
- 1.3 The ramp to be retained would be 0.15m high, with retaining slabs 0.3m high. It would also have 1m high handrails. The ramp and handrails wrap-around around the front of the dwelling to provide access to the front door.
- 1.4 A new first floor north east (side) elevation window is proposed on the original dwelling. It will be a box bay window which will be obscurely glazed and non-opening on the north east (side) elevation and clearly glazed on the front and rear. It would be 1.1m wide and 1.3m high. It would extend out by 0.4m. The window will serve a bedroom.
- 1.5 The development is proposed to make the property suitable for disabled occupants.

2 Site and surroundings



Front elevation.



Ramp at front of property (to be retained).



Rear elevation.



Rear of no. 8 Hetley Road.



Rear boundary.

Rear of no. 4 Hetley Road.

- 2.1 The application property is an end-of-terrace, hipped roof, two storey dwelling with a red brick two storey projecting front element. The remainder of the front elevation has red brick on the ground floor and white pebbledash render on the first floor. The side elevation is red brick and the rear elevation is white pebbledash render.
- 2.2 No. 8 Hetley Road has a flat-roofed single storey rear extension beside the boundary with an adjoining two storey rear element. The remainder of the boundary and the rear boundary is a 1.8m high fence. The boundary with no. 4 is open to the side of the application property, there is a 1.8m high fence for approximately 2m and then a 1.8m high hedge extends to the rear.
- 2.3 No. 8 Hetley Road has glazed doors and a window on their ground floor rear elevation and two first floor windows. No. 4 Hetley Road has a dormer with a two-light window and a ground floor window on the side elevation. The rear elevation contains a door and two windows on the ground floor and two first floor windows.
- 2.4 The rear garden of the property slopes up from the patio to the lawn and the site has no off-street parking. Hetley Road is a residential street of terraced and semi-detached dwellings.

3 Relevant planning history

3.1 There is no site history post-1974.

4 Policy context

4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) July 2018 states planning should be plan-led, decisions should be approached in a positive and creative way and decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

4.2 **Broxtowe Aligned Core Strategy**

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

4.2.2 Policy 10 'Design and Enhancing Local Identity' states that development should be assessed in relation to its massing, scale, materials, design and impact on the amenity of nearby residents.

4.3 **Saved Policies of the Broxtowe Local Plan**

4.3.1 Policy H9 'Domestic Extensions' states extensions to dwellings should be in keeping with the original building in terms of style, proportion and materials, in keeping with the street scene and must not cause an unacceptable degree of loss of privacy or amenity for the occupiers of neighbouring properties.

4.3.2 Policy H10 'Extensions for Disabled Relatives' states extensions to dwellings to provide accommodation or adaptation to meet the needs of disabled or dependent occupiers should be designed to be used as part of the main dwelling when no longer required for that purpose.

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

4.4.1 The draft Part 2 Local Plan has been submitted for Examination, with examination hearing sessions currently anticipated to take place toward the end of this year. There were 11 representations to Policy 17. Given that there remain outstanding objections to Policy 17 that will need to be considered through the Local Plan examination process, this policy can be afforded only limited weight.

4.4.2 Policy 17 'Place-Making, Design and Amenity' states that householder developments 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. Any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

5 Consultations

5.1 Three neighbours have been consulted and no comments have been received.

6 Appraisal

6.1 The main issues to consider with this application are the design of the proposal and the impact on neighbour amenity.

6.2 The ramp to be retained is located to the front of the dwelling and wraps-around to allow access to the front door. It has a maximum height of 0.3m and is concrete. It is considered that given the relatively low height of the ramp, and its practical use to provide wheelchair access to the dwelling, the design is acceptable. Due to the shallow height, it is considered the ramp has no significant negative impact on neighbour amenity.

6.3 The proposed first floor side window would project from the north east (side) elevation of the dwelling. The side glazing would be obscurely glazed and non-opening, with clear glazed opening panels to the front and rear. The room the window serves would be a bedroom, and therefore it was considered an obscurely glazed window would have a negative impact on future occupants of the bedroom. This box bay window would be a different design to the flush windows on the rest of the dwelling and would be partially visible from the street. However, it is considered this would allow sufficient light into the bedroom, without causing loss of privacy for no. 4 Hetley Road which has a dormer window on the north west (side) elevation and it would not have a significant negative impact on the street scene of Hetley Road. The clear glazing to the front and rear will provide an outlook for the occupants of the bedroom.

6.4 The proposed extension would be rendered to match the original dwelling. This is considered acceptable given the rear elevation of the dwelling is rendered. Matching render will be conditioned. The design of the proposed extension is simple, but is considered acceptable for an extension located to the rear of the dwelling. The extension would have a hipped roof to match the original dwelling with a ridge height the same as the main roof. The proposed extension could be partially visible from the street scene. It is considered that because the design and materials of the proposed extension are acceptable, and as it is located to the rear of the dwelling, there would be no significant negative impact on the street scene of Hetley Road.

6.5 The proposed extension, box bay window and ramp (combined with internal alterations), are designed to adapt the dwelling to meet the needs of disabled occupiers. Aside from the lift within the proposed extension, the use of the extension is typical of a residential dwellinghouse. As the extension is attached to the property, it is considered it could be used as part of the main dwelling when no longer required for disabled occupiers.

6.6 The proposed extension would be 1.7m from the boundary with no. 4 Hetley Road, which is a semi-detached dwelling located to the north east of the application site. The north east (side) elevation of the proposed extension would

be blank. The rear elevation of no. 4 extends approximately 1.9m further back than the application property, and therefore the proposed extension would only extend 2m beyond the rear elevation of no. 4. It is therefore considered there would be no significant negative impact on the amenity of the occupants of no. 4 Hetley Road.

6.7 No. 8 Hetley Road is the adjoining terraced dwelling located to the south west of the application site. The proposed extension would be 1.9m from the boundary with no. 8. No. 8 has a flat-roofed single storey rear extension and a two storey rear element that both extend 2.8m beyond the rear elevation of the application property. The proposed extension would only extend 1.1m beyond the rear elevation of no. 8. The south west (side) elevation would have one first floor window, which would be obscurely glazed and non-opening and is considered acceptable, subject to conditioning the level of obscurity. It is therefore considered there would be no significant negative impact on the amenity of the occupants of no. 8 Hetley Road.

6.8 No. 40 Walleth Avenue is a semi-detached dwelling located to the north of the application site, beyond the rear boundary. The proposed extension would be 12.6m from the rear boundary. The proposed extension would bring two first floor windows 3.9m closer to the boundary with no. 40. However, it is considered the existing two first floor windows on the rear elevation already have the potential to overlook no. 40's rear garden, and therefore the proposed extension would not have a significant negative impact on the amenity of the occupants of no. 40 Walleth Avenue in comparison to the existing situation.

6.9 It is considered other neighbours are a sufficient distance away not to be adversely affected.

7 Conclusion

7.1 In conclusion, it is considered that the proposed extension and box bay window, and the ramp to be retained, are of an acceptable design and would not have a significant negative impact on neighbour amenity. Therefore, the development would accord with Broxtowe Local Plan Policies H9 and H10, Policy 10 of the Broxtowe Aligned Core Strategy, Policy 17 of the Draft Part 2 Local Plan.

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 retained and carried out in accordance with the Location Plan at scale 1:1250 received by the Local Planning Authority on 4 October 2018, the amended 'Site Plan' (CW19.004/01) and the amended 'Proposed Elevations' (CW19.004/07) received by the Local Planning authority on 14 November 2018, the amended 'Proposed First Floor' plan (CW19.004/05) and the amended 'Roof Plan' (CW.19.004/08) received by the Local Planning Authority on 20 November 2018 and the amended 'Proposed Ground Floor' plan (CW19.004/04) received by the Local Planning Authority on 22 November 2018.
3. The external walls of the extension hereby approved shall be rendered so as to match the type, texture and colour of the render on the existing building.
4. The first floor south west (side) elevation window of the extension hereby approved and the north east facing part of the box bay window to be inserted in the north east (side) elevation shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and fixed shut and retained in this form for the lifetime of the development. The north east facing part of the bay window to be inserted on the north eastern elevation shall be obscure glazed to Pilkington 4 or 5.

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. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).
4. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).

Notes to Applicant:

1. The Council has acted positively and proactively in the determination of this application by seeking positive amendments during the consideration of 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/>

Background papers
Application case file

