

Report of the Chief Executive

APPLICATION NUMBER:	23/00082/FUL
LOCATION:	Cochon Villa, Grange Estate, Robinettes Lane, Cossall, Nottinghamshire, NG16 2RX
PROPOSAL:	Construct single storey extension with mezzanine level to west elevation following demolition of existing conservatory

The application is brought to the Committee at request of Councillor D D Pringle.

1 Purpose of the Report

- 1.1 The application seeks full planning permission for the construction of a single storey extension.

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 the demolition of the existing conservatory (retaining the basement) and the construction of a single storey extension with a mezzanine floor to a domestic dwelling
- 3.2 The dwelling is an extended two storey detached dwelling in large plot in a rural location, within the Nottinghamshire Green Belt.
- 3.3 The recommendation has been put forward using the submitted plans that considers the extension would have a volume increase of 119%.
- 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**1 Details of the Application**

- 1.1 The proposal seeks to demolish the existing conservatory and retain the basement and the construction of a single storey side extension with a mezzanine floor. The agent declined to amend the application to reduce the extension in size and so the recommendation has been put forward using the submitted plans received at validation.
- 1.2 The single storey side extension has been designed to be subordinate by stepping the eaves and ridge down from the dwelling. The extension has an unusual roof arrangement and apex windows creating a wall of glass on the western elevation looking over the applicant's garden. The extension measures 5.9m in length, 5.7m wide and 4.1 to the eaves on the southern elevation and 2.6m to the eaves on the northern elevation and 6.9m to the ridge. To access the basement there will be a traditional staircase installed and a spiral stair cases to access the mezzanine floor. There will be a total of nine roof lights, three to the southern elevation and six to the northern elevation. The extension will create a garden room accessed off the existing dining room.
- 1.3 The application form states that the extension will be constructed out of matching materials to the host dwelling.

2 Site and Surroundings

- 2.1 The application property is a substantially extended detached dwelling constructed out of brick and concrete tiles. The property is located down a private access track in a rural location with a cluster of dwellings to the south and south west of the site, a farm to the east and a detached dwelling to the north. The application site is within the Nottinghamshire Green Belt.

3 Relevant Planning History

- 3.1 There are several applications for the dwelling dating back from 1974, but the main domestic extensions start in 1982.
- 3.2 82/00088/FUL refers to the construction of the two storey side.
- 3.3 87/00676/FUL refers to the construction of the conservatory and basement.
- 3.4 94/00077/FUL refers to the porch conservatory to the principal elevation.
- 3.5 The rear extension creating the kitchen/dinner, boot room and utility there are no planning records.

4 Relevant Policies and Guidance

- 4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

4.1.2 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 3: Green Belt
- Policy 10: Design and Enhancing Local Identity

4.2 Part 2 Local Plan 2019:

4.2.1 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

4.3 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

5 Consultations

5.1 A total of three neighbours were consulted and no objections have been received.

5.2 Councillors & Parish/Town Councils:

- Councillor D Pringle – requested the application be determined by Planning Committee.
- Councillor L A Ball – No comment
- Cossall Parish Council – No comments received

6 Assessment

6.1 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.

7 Principal of development and Green Belt

7.1 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.

- 7.2 As stated in the planning history the original dwelling has been extended to all elevations and the proposal seeks to demolish the existing conservatory to facilitate the single storey side extension described as a garden room on the plans. The volume of the original dwelling has been calculated to be 452m squared, the dwelling volume with all existing extensions is 806.9m squared and the conservatory to be demolished is 102.5m squared. The proposed extension on top of the existing basement will be 185.6m squared and so the total volume of the dwelling including the proposal will be 992.5m squared which would be an increase of 119% of the original volume.
- 7.3 The proposed single 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.

8 Design and scale

- 8.1 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.
- 8.2 The design of the single storey side extension has been designed to be a modern extension with a feature apex window looking on to the enclosed private garden area and to be constructed out of matching materials to the host dwelling. The roof design has been considered to mirror the end gable of the host dwelling but having a similar pitched high gable adding character to the extension. Given the existing mature boundary running along the southern, western and northern boundary it is considered the proposal cannot be seen from the public realm and the proposal will be a visual improvement to the dwelling.

9. Amenity

- 9.1 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.
- 9.2 The position of the proposed single storey side extension to the western elevation is a significant distance away from any residential dwellings due to the size of the site. It is considered the garden room to the side extension will not have any significant impact on the residential amenity of the adjoining dwelling.

10 Highway Safety

10.1 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.

11 Planning Balance

11.1 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.

11.2 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.

11.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

12 Conclusion

12.1 Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	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.
	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.

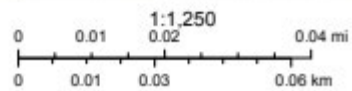
Map

23/00082/FUL -Cochon Villa Grange Estate Robinettes Lane Cossall



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-  Green Belt
-  Group TPO
-  Site



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Photographs



Principal elevation (southern elevation)



Principal elevation looking west

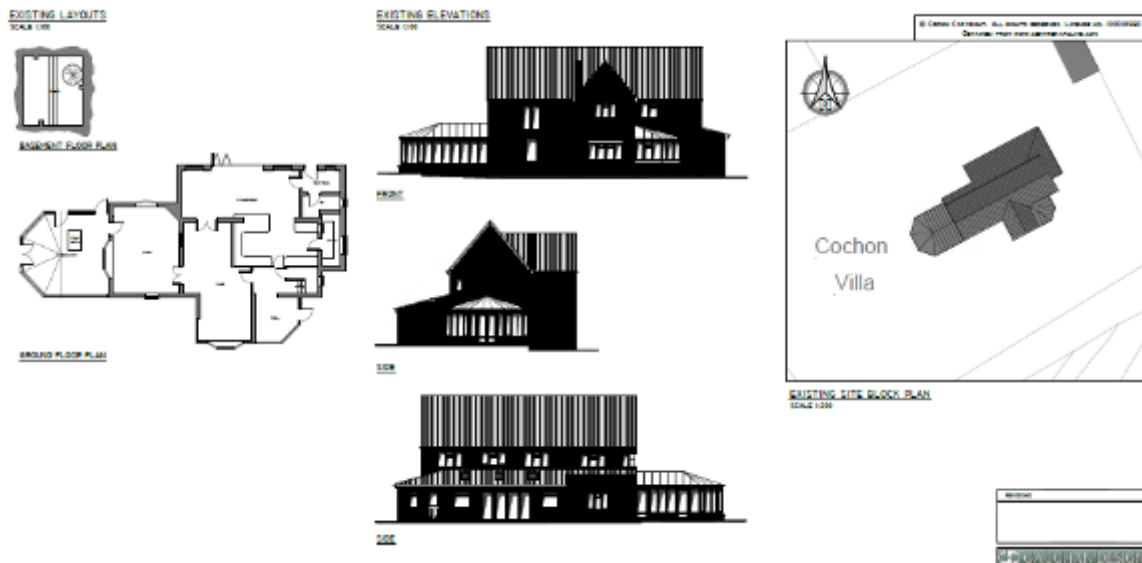


Side elevation (western elevation)

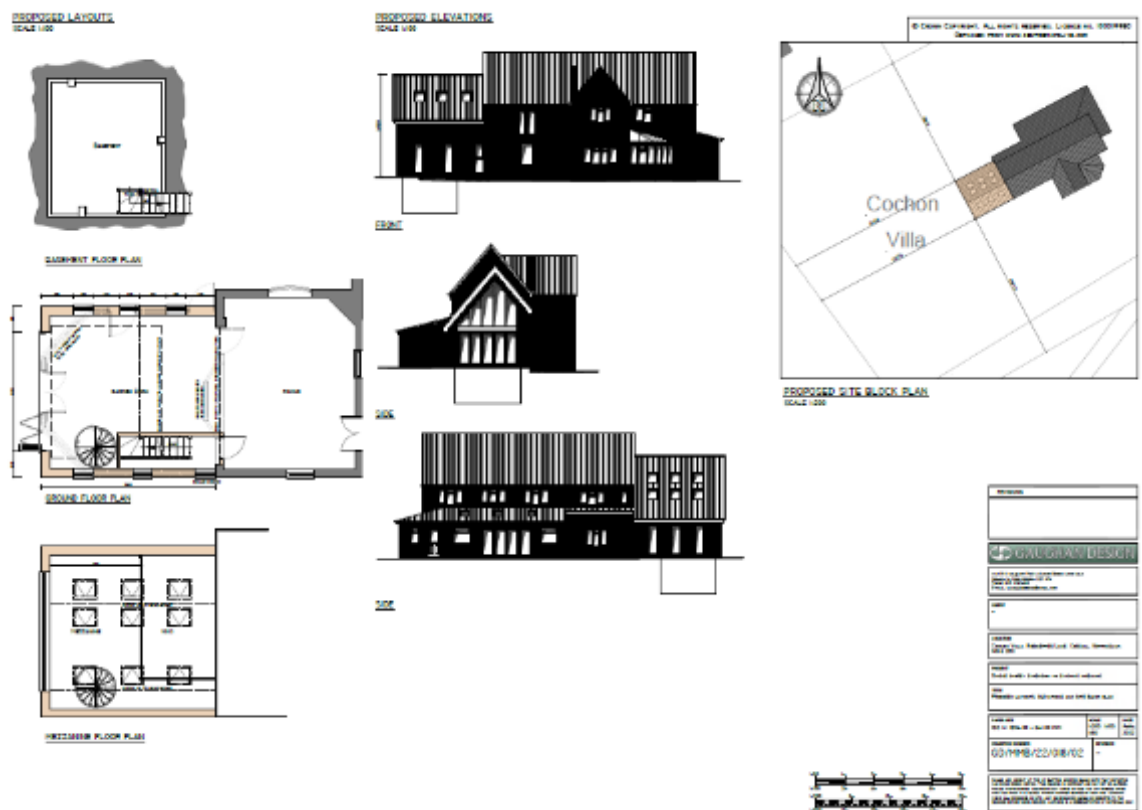


Principal elevation looking west

Plans (not to scale)



Existing elevations, floor plan and block plan



Proposed elevations, floor plans and block plan



Site location plan showing the site and nearest dwellings