

## Report of the Chief Executive

APPLICATION NUMBER:	23/00228/FUL
LOCATION:	85 Nottingham Road, Nuthall, Nottinghamshire, NG16 1DN
PROPOSAL:	Construct single storey rear extension

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

1 Purpose of the Report

- 1.1 The application seeks full planning permission for the construction of a single storey rear 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 construction of a single storey rear extension.
- 3.2 The dwelling is an extended two storey detached dwelling on a 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 put the total volume increase of the existing but not original extensions combined with the proposal at 36%.
- 3.4 The main issues relate to whether or not the principle of development is acceptable in the Green Belt.
- 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.
- 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 Nil

**APPENDIX****1 Details of the Application**

- 1.1 The proposal seeks to construct a single storey rear extension to create an additional utility area, a reduction of 6% to bring the application in line with the 30% rule would not be desirable as it would reduce the extension to an unusable size.
- 1.2 The single storey side extension would protrude rearwards from the existing dwelling by 4.2m and have a width of 5.3m. The proposed eaves height would be 3.2m and have a ridge height of 3.5m. The proposal would be located to the side of an existing extension which houses the kitchen, and connect to the day room extension. It would have a flat roof with a lantern skylight. The proposal will be located 3m from the boundary with number 87 and there will be a distance from the extension to the rear boundary of 44m. There will be a door and two windows to the side (south east) elevation and four windows to the rear elevation.
- 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 previously extended two storey detached dwelling constructed of brickwork and render. The dwelling lies just off Nottingham Road in Nuthall and has a sizeable rear garden that backs on to farmland to the rear. The application site is within the Nottinghamshire Green Belt.

**3 Relevant Planning History**

- 3.1 There are two applications that have been approved for the application site since 1980.
- 3.2 80/01017/FUL refers to the construction of a porch and two storey side extension.
- 3.3 88/00473/FUL refers to the construction of the day room.

**4 Relevant Policies and Guidance****Broxtowe Aligned Core Strategy 2014:**

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

- Policy 3: Greenbelt
- Policy 10: Design and Enhancing Local Identity

**Part 2 Local Plan 2019**

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

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

**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 land

**5 Consultations**

5.1 A total of two neighbours have been consulted with one objection. The objection was in relation to loss of light, loss of privacy and overdevelopment within the greenbelt.

**5.2 Councillors & Parish/Town Councils:**

- Councillor P J Owen – Cllr Owen has requested that this proposal is brought to Committee.
- Former Councillor P Simpson – no comment received
- Nuthall Parish Council – no comment received

**6 Assessment**

6.1 The main issue for consideration is whether or not the principal of development is acceptable in the Green Belt.

**6.2 Principal of development and Green Belt**

6.2.1 The application site is located within the 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.

6.2.2 As stated in the planning history the original dwelling has been extended to the side and rear. The volume of the original dwelling has been calculated to be 798m squared. The proposed rear extension will be 70m squared and so the total volume of the dwelling including the proposal and the two storey extension and rear extension will be 233m squared, an overall increase from the original building of 36%. Taking the overall volume of the dwelling to 1,031m squared.

- 6.2.3 The proposed single storey side extension will exceed the 30% volume increase which would be considered inappropriate development in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in Green Belt.

### **6.3 Design and scale**

- 6.3.1 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.
- 6.3.2 The design of the single storey rear extension has been designed to be a modern extension with windows looking out to the garden area and to be constructed out of matching materials to the host dwelling. The roof design is flat and appears as subservient to the main dwelling. Given the location at the rear of the property and significant boundary treatments on each side, the proposal would not be overly visible.

### **6.4 Amenity**

- 6.4.1 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.
- 6.4.2 The position of the proposed single storey rear extension behind the existing day room means that the proposal would not be visible from the neighbour to the north (83 Nottingham Road). The distance of 3m from the proposal to the boundary with the neighbour located to the south, combined with a significantly tall hedge and fence as a boundary treatment, means that amenity of the occupiers of 87 should not be significantly impacted.

### **6.5 Highway Safety**

- 6.5.1 There is an existing vehicular access to the site and there are no proposed changes to this arrangement.

## **7 Planning Balance**

- 7.1 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.

- 7.2 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%.
- 7.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

8 Conclusion

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

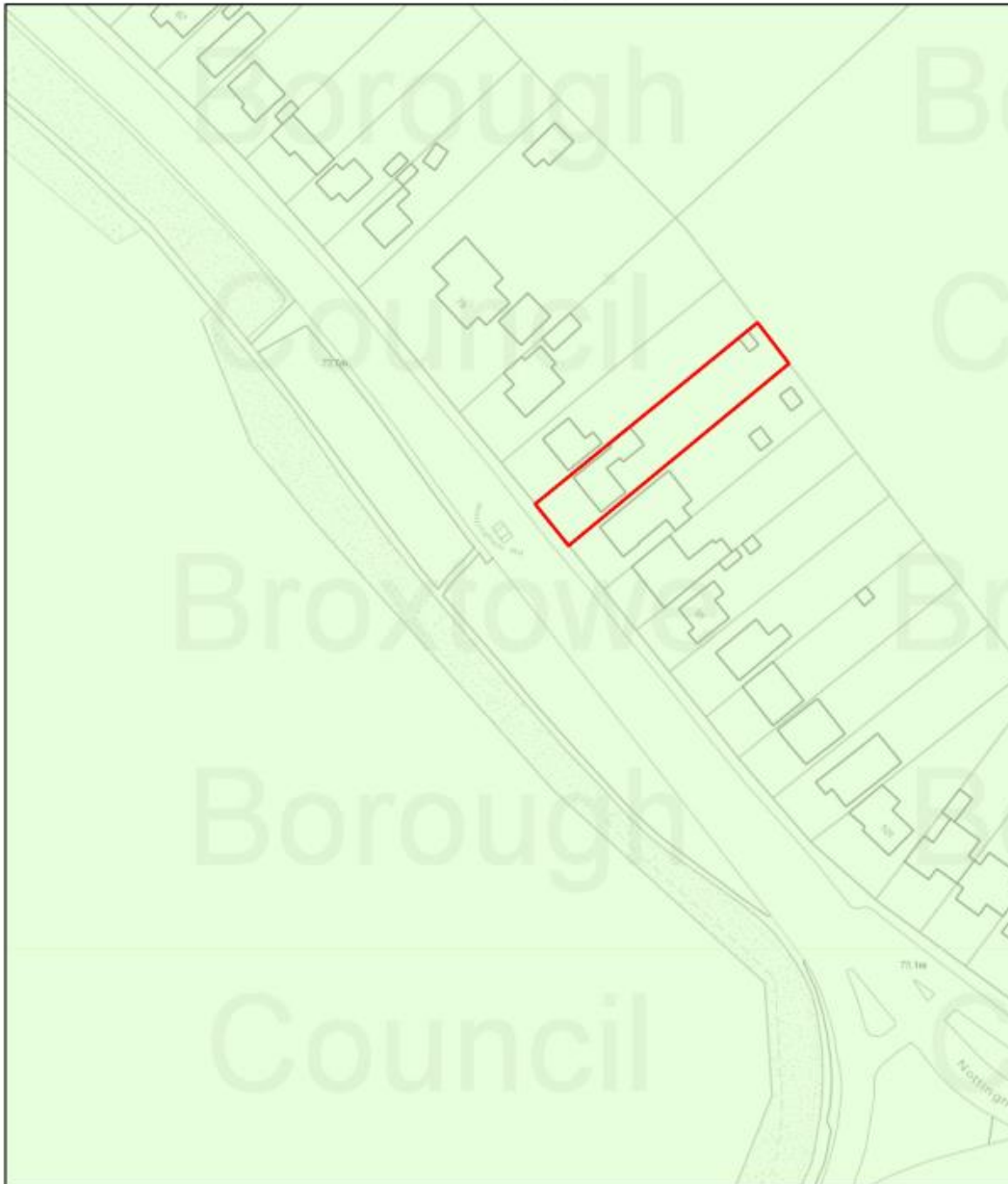
**Recommendation**

**The Committee is asked to RESOLVE that planning permission be refused for the following reasons:**

1.	<b>The proposal 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>
1.	<b>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.</b>

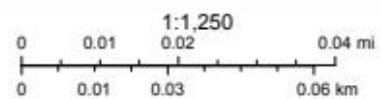
Map

23/00228/FUL - 85 Nottingham Road, Nuthall



6/9/2023, 9:19:39 AM

- Green Belt
- INTERNAL: PCO Applications



**Photographs**



Photograph to show front elevation.



Photograph to show existing rear elevation.



Photograph to show site of proposed rear extension.



Photograph to show boundary with number 87.





Photograph to show rear garden.



Photograph to show boundary with number 83.

**Plans (not to scale)**

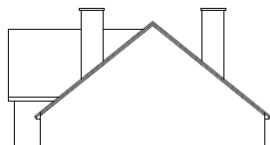


REAR ELEVATION

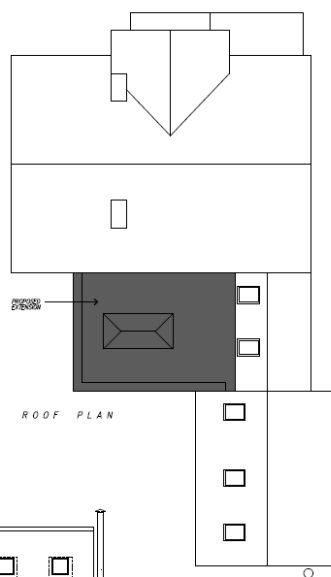


LOCATION PLAN 1:1250

Existing elevations and site location plan.



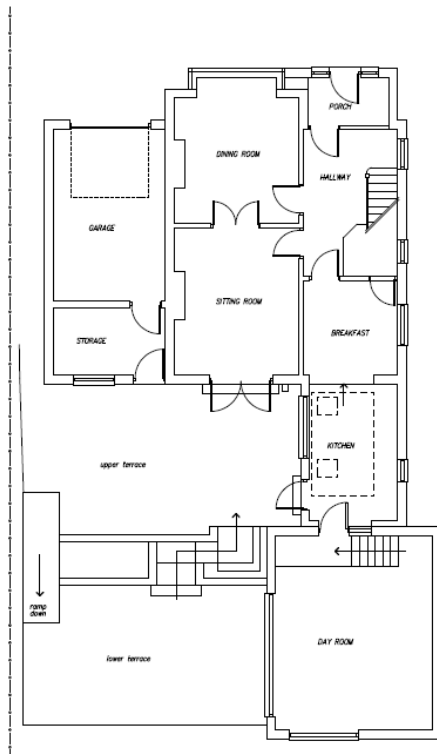
REAR ELEVATION



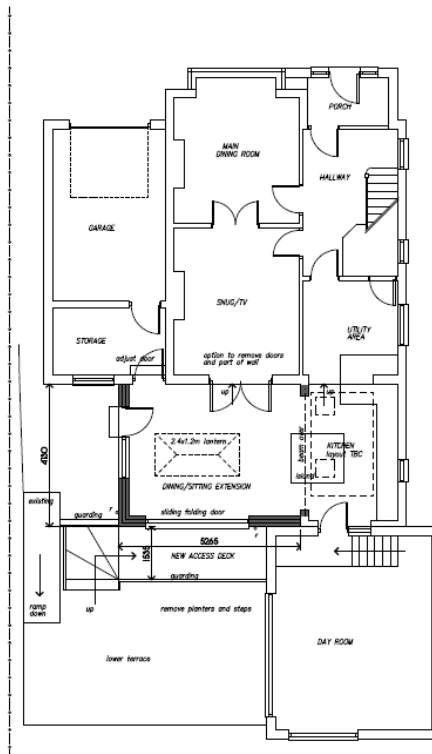
ROOF PLAN

Proposed elevations and roof plan.





GROUND FLOOR PLAN



GROUND FLOOR PLAN PROPOSED

Existing  
and  
proposed  
floor  
plans.