

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>23/00080/FUL</b>
<b>LOCATION:</b>	<b>6 Ilkeston Road Stapleford Nottinghamshire NG9 8JL</b>
<b>PROPOSAL:</b>	<b>Construct two storey and single storey side extensions</b>

The application is brought to the Committee at request of Councillor J W McGrath.

1 Purpose of the Report

- 1.1 The application seeks full planning permission for the construction of a two storey side extension to the western elevation, single storey side extension to the eastern elevation and alteration to the existing bay window to a detached dwelling that has already been extended by two storey to the rear elevation.

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 detached double garage to the side of the dwelling and the construction of a two storey side extension to the western elevation and a further addition to an existing single storey side extension to the eastern elevation, alteration to the existing bay window on the principal elevation and to render the whole dwelling in a white smooth render. To the principal elevation there will be off road parking.
- 3.2 During determination of the application the agent was asked to reduce the width of the two storey side extension by 1m, to enable the two storey side extension not to be wider than the host dwelling. The agent/applicant was unwilling to reduce the width of the extension to overcome the concerns regarding the size of the two storey side extension.
- 3.3 The main issues relate whether the scale, siting and design of the extensions is acceptable and whether the development has an unacceptable impact on the visual amenity of the area and neighbour amenity.
- 3.4 The benefits of the scheme are that the extension will create a four-bedroom dwelling with a study, large games room, large garage and enlarged lounge area. The negatives are related to the two storey side extension only. The size, bulk and mass along with the prominence harms the character and appearance of the dwelling and the wider area.
- 3.5 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.     Climate Change Implications

Any climate change implications are considered within the report

8     Background Papers

- 8.1    Nil.

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

- 1.1 The proposal seeks to demolish the existing detached double garage and construct a two storey side extension to the western elevation and a single storey extension that will attach to an existing side extension on the eastern elevation. To the principal elevation, changes to the existing bay window by squaring it off and creating a modern large window along with rendering the whole dwelling in white render is also proposed.
- 1.2 The agent declined to amend the application to reduce the extension in width and so the recommendation has been put forward using the submitted plans received at validation.
- 1.3 The proposed single storey side extension measures approximately 2.7m wide, 3.8m in length, 2.5m to the eaves and 3.5m to the ridge (mono pitched roof) and will match the existing roof height and width of the existing single storey side extension. The two storey side extension has a lower ridge height than the host dwelling, with the ground floor projecting further forward than the existing ground floor and the first floor being set back from the principal elevation. The two storey side extension measures 5.3m wide, 10.5m in length on the first floor and 12m to the ground floor, 5.1m to the eaves and 7m to the ridge. The proposed extensions, along with the previous two storey rear and side extensions, will create a large lounge, kitchen dining area, games room and garage to the ground floor. To the first floor will be four bedrooms, one being a master suite with a dressing room and en-suite, study/office and family bathroom.
- 1.4 The application form states that the extensions and the host dwelling will be rendered white with blue/grey slate tiles. The render will hide the joints in the previous and proposed extensions.

**2 Site and Surroundings**

- 2.1 The application site is located within the built framework of Stapleford and is a detached two storey dwelling with a detached double garage. The host dwelling has a modest rear garden with a high hedge along the northern and eastern boundary and a 1.8m close board fencing on part of the western boundary. The detached garage forms part of the western boundary also. To the principal elevation, along Ilkeston Road is a small 1m fence and 2m plus mature hedge.
- 2.2 To the east is a detached dwelling and to the west a semi-detached dwelling, each with a vehicular access off or close to the mini traffic islands on Ilkeston Road. To the north of the site is a row of terrace dwellings on Longden Close.
- 2.3 To the south of the site is a cluster of shops comprising convenience store, chip shop and sandwich shop.

**3     Relevant Planning History**

- 3.1     95/00608/FUL Two storey rear extension to creating a dining room and bedroom at first floor. This was approved and implemented.

**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 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 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

**5     Consultations**

- 5.1     A total of five neighbours were consulted and one letter of support has been received.

- I support the application and raise no objection.

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

- Former Councillor J Goold – No comment
- Councillor R D MacRae – No comment
- Stapleford Town Council – No comment

**6     Assessment**

- 6.1     The main issues relate to whether or not the changes to the detached dwelling creating a larger dwelling is of an acceptable design and appearance and does not have a significant impact on neighbour amenity

**6.2     Design and scale**

- 6.2.1   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.

- 6.2.2 The single storey side extension has been designed to continue the length and width of the existing extension and there is no concern regarding the size, siting and design of the single storey side extension to the eastern elevation. Given the position of the mature boundary treatment along the southern boundary with the Ilkeston Road the single storey side extension will not dominate or appear overbearing prominent in the street scene and is modest in size.
- 6.2.3 The change in the existing bay window from an arched arrangement to a square modern design will not dominate or appear over prominent when viewed from with the street scene. There are no concerns regarding the rendering of the dwelling and the extensions as other dwellings along Ilkeston Road are either painted brick or rendered.
- 6.2.4 The two storey side extension to the western elevation has been designed to have a lower ridge height to the host dwelling, but is wider than the host dwelling itself. The extension fills the gap between the western elevation and the western boundary with 8 Ilkeston Road, just leaving a 1m path running along the joint boundary.
- 6.2.5 An amended plan was requested to reduce the width of the extension by 1m to enable the extension not to dominate the host dwelling and be in proportion to the host dwelling, but the agent/applicant was unwilling to do so and requested the application be determined by the Planning Committee.
- 6.2.6 It should be noted the principle of an extension to the dwelling is acceptable, but should be in proportion to and not dominate the host dwelling enabling an extension to be read as a later addition to the dwelling. Should the agent/applicant reduce the width of the extension then the Local Planning Authority would look more favourably on the proposal.
- 6.2.7 The two storey side extension to the western elevation will be highly visible when traveling along Ilkeston Road, would be visually dominant within the street scene and would be out of proportion with the host dwelling, contrary to Policy 17 of the Part 2 Local Plan (2019). As a result, the two storey side extension would be out of keeping with the character of the scene to the detriment of the visual amenity of the area.

### 6.3 **Amenity**

- 6.3.1 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.
- 6.3.2 The dwelling located to the east, 4 Ilkeston Road, has a detached garage within close proximity to the joint boundary with the site. Given the size and location of the proposed single storey side extension it is considered no significant impact on the residential amenity of 4 Ilkeston Road. As the two storey extension is the opposite side of the site there is no impact on this dwelling from the two storey side extension.

6.3.3 To the west is a semi-detached dwelling, 8 Ilkeston Road. There is a large gate, covered area and then a garage running along the joint boundary with the site. On the eastern elevation facing the site is three non-habitable windows and a door. Given the position of the two storey side extension and the structures running along the joint boundary it is considered there would be no impact on this dwelling from the two storey side extension.

6.3.4 The proposal does not raise any residential amenity issues, subject to a condition for obscure glazing to the western first floor dressing room window, should it be resolved to grant planning permission.

#### 6.4 Highway Safety

6.4.1 There is an existing vehicular access to the site and two garages, that are to be demolished to facilitate the two storey side extension.

6.4.2 Nottinghamshire County Council Highways Authority residential car parking standard states for a four plus bedroom dwelling there should be 3 off road parking spaces and the dimensions for a garage is 6m by 3m for a single garage and 6m by 6m for a double garage.

6.4.3 The proposal demonstrates an attached garage measuring 5.3m by 5.6m which is short of the required dimensions for a double garage but meet the dimensions for a large single garage. The block plan shows four off road parking spaces, this is a cramped arrangement and not ideal. Given the requirement for three off road parking spaces it is considered that the site can accommodate three off road parking spaces, including the attached garage.

#### 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 two storey side extension to the west elevation will have a negative impact by virtue of its design, scale, massing, and the disproportionate width would be visually dominant within the street scene and be detrimental to the character and appearance of the dwelling and the surrounding area.

#### 8 Conclusion

8.1 Recommend that planning permission for the development is refused.

#### **Recommendation**

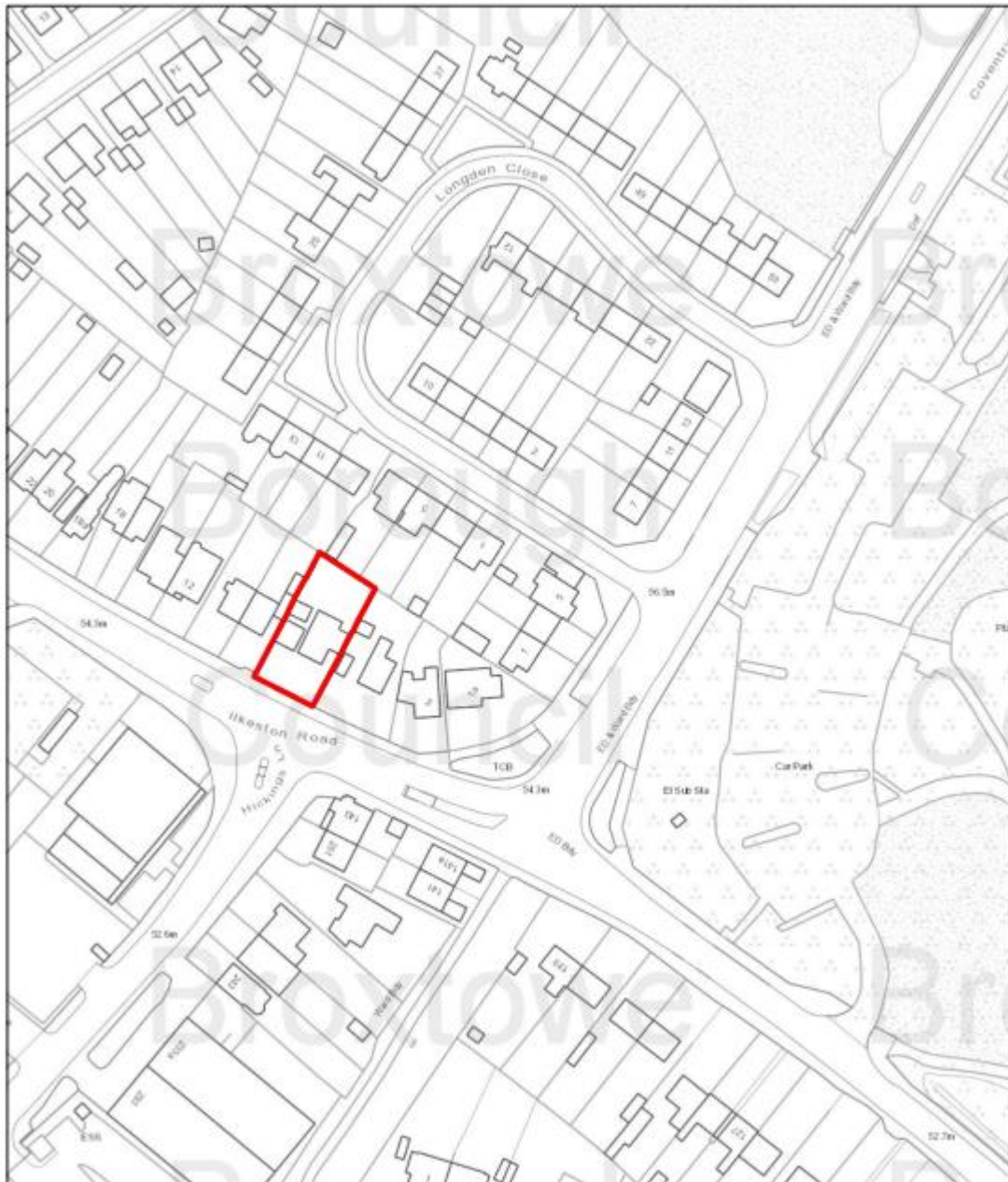
**The Committee is asked to RESOLVE that planning permission be refused for the following reasons:**

- |    |  |
|----|--|
| 1. | <b>The two storey side extension to the west elevation will have a negative impact by virtue of its design, scale, massing, and the disproportionate width would be visually dominant within the street scene and be detrimental to the character and appearance of the dwelling and the surrounding area, contrary to the aims of</b> |
|----|--|

	<b>Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</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, even delaying determination of the application to enable minor alterations which could be made to the scheme to make the proposal acceptable.</b>

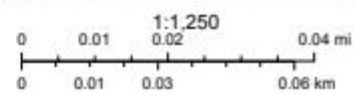
Map

23/00080/FUL - 6 Ilkeston Road Stapleford



6/14/2023, 2:01:31 PM

 Site





Photographs



Principal elevation when viewed from Ilkeston Road island



Principal elevation from access



Rear elevation



Rear elevation/gap between western elevation of the site and eastern elevation of the neighbour at 8 Ilkeston Road



Side elevation of 8 Ilkeston Road



Rear and side of 8 Ilkeston Road



Principal elevation existing side  
Extension and neighbours garage at  
4 Ilkeston Road



Rear boundary treatment with dwellings  
on Longdon Close

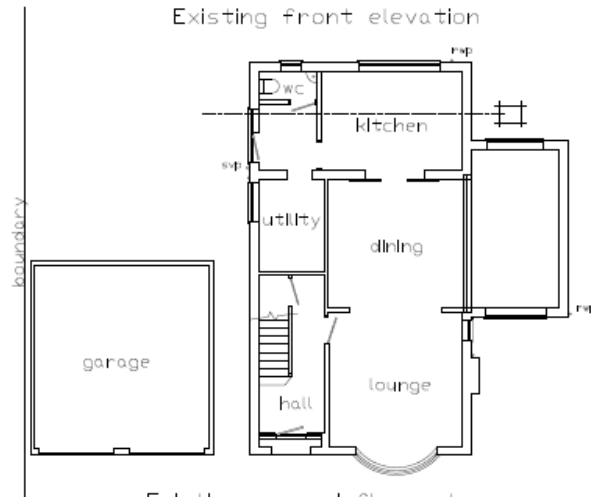
Plans (not to scale)



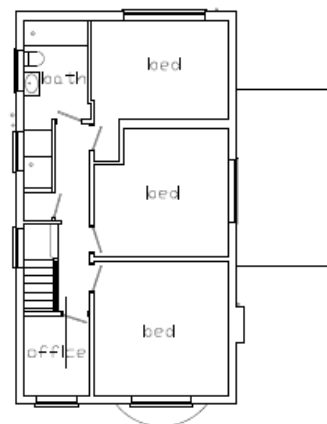
Existing front elevation



Existing side elevation

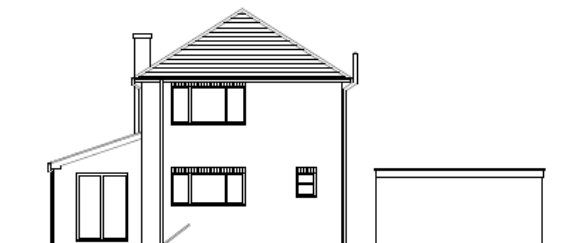


Existing ground floor plan

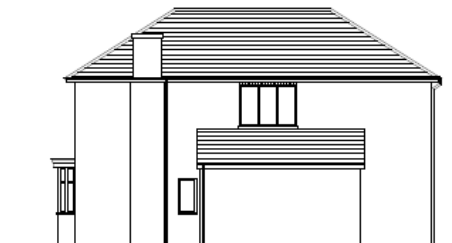


Existing first floor plan

Existing elevations and floor plans



Existing rear elevation

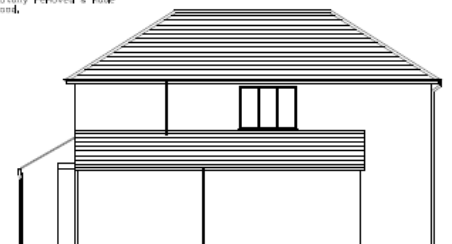


Existing side elevation on X



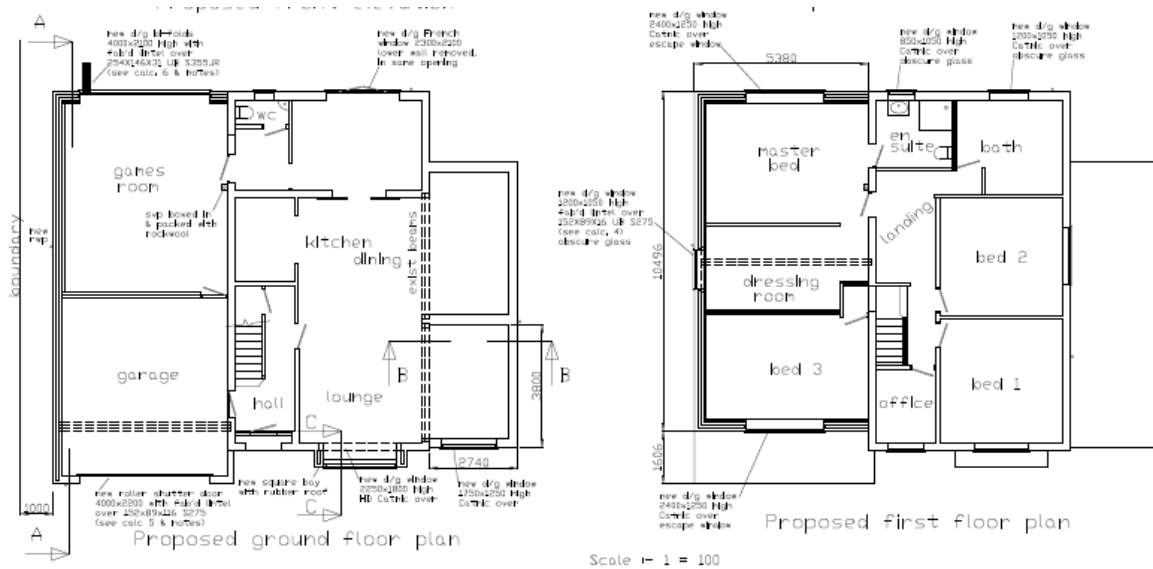
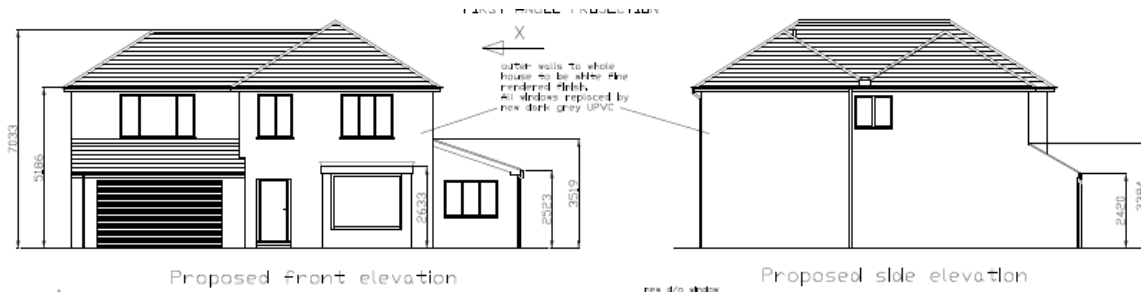
Proposed rear elevation

NOTE  
chimney stack & breast  
entirely removed & made  
good.

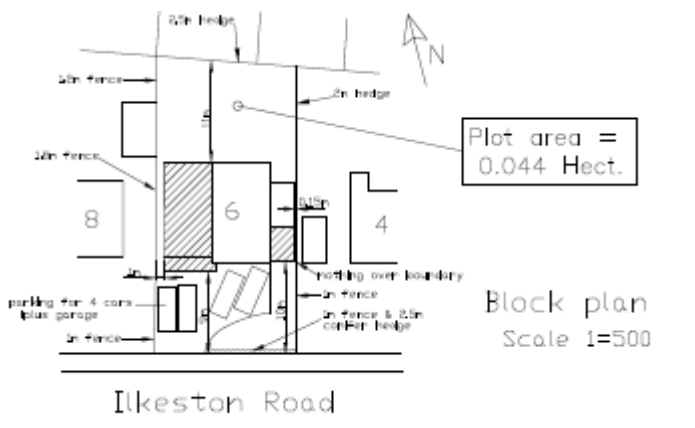


Proposed side elevation on X

Existing and proposed rear and side elevation (eastern elevation)



Proposed elevations and floor plans – western side elevation



Proposed block plan and parking arrangement