

Report of the Chief Executive

APPLICATION NUMBER:	23/00110/FUL
LOCATION:	70 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD
PROPOSAL:	Demolition of existing dwelling and construction of a two storey dwelling with detached garage

The application is brought to the Committee as requested by Councillor D K Watts.

1.1 Purpose of Report

This application seeks to gain planning permission for the demolition of the existing dwelling and construction of a two storey dwelling with detached garage.

1.2 Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

1.3 Detail

- 1.3.1 The principle of development has been considered acceptable through the granting of planning permission under reference number 21/00843/FUL for the demolition of the existing dwelling and construction of a two storey dwelling with detached garage. The former dwelling has now been demolished and construction works for the replacement dwelling are now well underway on site with the dwelling now watertight. The main alterations involve the provision of a balcony to the rear first floor elevation and alterations to the previously approved velux roof lights.
- 1.3.2 The previous dwelling was traditional in style and the new dwelling will be contemporary. It will have hipped roofs with a single storey element to the side. It will be a maximum height of 9.39m which is an increase of approximately 0.8m in height from the previous dwelling. The dwelling will have five bedrooms (three with en-suites). The proposed double garage will have a hipped roof and will be positioned in the rear north west corner of the site. Within the street scene of Beeston Fields Drive there are other examples of new build contemporary replacement dwellings.
- 1.3.3 The main issues relate to whether the principle of residential development is acceptable; whether the layout and design of the development is acceptable, whether there will be any impacts upon residential amenity and whether there would be any detrimental impact on highway safety.
- 1.3.4 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

1.4 Financial Implications

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.

1.5 Legal Implications

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.

1.6 Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

1.7 Background Papers

None

APPENDIX

1 Details of the Application

- 1.1 This application seeks to gain planning permission for the demolition of the existing dwelling and construction of a two storey dwelling with detached garage.

2 Site and surroundings

- 2.1 The application site is located within a residential area with detached dwellings of varying house styles. The site is surrounded by hedgerows and a variety of mature trees which are to remain. The existing vehicle access is also proposed to remain, with the provision of an additional driveway within the site to the front of the dwelling. The site is relatively flat, sloping off to the rear of the site towards number 48 Troutbeck Crescent.

3 Relevant Planning History

- 3.1 Planning permission was granted under reference number 95/00517/FUL for the replacement of a flat roofed single storey sun lounge with a pitched roof extension.
- 3.2 Planning permission was granted under reference number 21/00843/FUL to demolish an existing 2 storey detached dwelling and associated outbuildings and the construction of a replacement detached two storey dwelling with a detached double garage and associated works.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 8: Housing Size, Mix and Choice
- 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 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity

4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

5 Consultations

- 5.1 No relevant consultee responses received.
- 5.2 Five properties either adjoining or opposite the site were consulted, with 2 letters having been received objecting on the grounds of loss of privacy.

6 Assessment

- 6.1 The main issues relate to whether the principle of residential development is acceptable; whether the layout and design of the development is acceptable, whether there will be any impacts upon residential amenity and whether there would be any detrimental impact on highway safety. These will be discussed as follows:

6.2 **Principle**

- 6.2.1 Policy 8 of the Broxtowe Aligned Core Strategy (ACS) and Policy 15 of the Part 2 Local Plan 2019 state that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes. Policy 17 of the Part 2 Local Plan states that permission will be granted for development which integrates into its surroundings, creates well defined streets and places, provides adequate amenity space, ensures a satisfactory degree of amenity and does not prejudice the satisfactory development of a wider area. Policy 10 of the ACS (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development.
- 6.2.2 The existing house has now been demolished and the replacement new dwelling and detached garage are currently being built out on the site. It is considered the principle of residential development on the site is already established as this is a replacement dwelling.
- 6.2.3 It is acknowledged the new dwelling, proposed under this application, will be larger in scale and height and will be different in appearance to the previous dwelling. However, Beeston Fields Drive is a private road with large detached houses on substantial sized plots that vary in design that this is not considered to represent an overdevelopment of the plot.

6.3 **Design**

- 6.3.1 The existing design of the property is traditional with white smooth render and grey tiles. The proposed replacement dwelling will look significantly different and reflect a contemporary design which is considered to be acceptable and given the varying styles of properties along Beeston Fields Drive, will not look out of keeping.
- 6.3.2 Whilst the overall property will reflect a contemporary appearance, it will still have a mixture of hipped roofs and chimneys which ties in with the traditional style houses either side of the plot. Within the street scene of Beeston Fields Drive there are other examples of new build contemporary replacement dwellings.

- 6.3.3 The proposed dwelling will be two storey in style with two dormer windows to the front within the main roof and two within the single storey section to the side. A main entrance feature is proposed to the front with concrete piers and a gable end feature at first floor level. To the side a single storey section is proposed with a garage and carport which will allow vehicle access to a driveway and double detached garage.
- 6.3.4 The plans state the dwelling will be constructed with smooth red bricks and grey slate roof materials, along with a variety of other materials adding a variation to the elevations. It is considered these materials are acceptable and will tie in with the mixture of materials in the area.
- 6.3.5 To conclude, it is considered the proposed replacement dwelling reflects an acceptable level of design and although this is contemporary, still takes a form from a traditional appearance through hipped roofs and chimneys. The property is positioned on a substantial plot and is set back from Beeston Fields Drive meaning there is an opportunity for a larger structure without appearing overbearing in the street scene. This is further enhanced through the retention of the existing hedgerow to the front and around the boundaries and mature trees within the site.
- 6.3.6 Given the design and siting of the proposed replacement dwelling within the plot, it is not considered the proposal will give rise to any significant detrimental impact upon the character of the street scene or visual amenity of the area.
- 6.4 Amenity**
- 6.4.1 Concerns have been raised in respect of overlooking from the rear facing balcony, the overall height of the detached double garage and the siting close to the rear boundary.
- 6.4.2 In respect of overlooking from the first floor windows which would be serving a bedroom and dressing room area to the rear, the first floor windows will be approximately 18m from the rear boundary, a distance of 5m further into the site from the rear boundary of the previous dwelling. Whilst a balcony is also proposed, this area would be small in nature and would not protrude out from the rear of the existing dwelling by a significant distance. In addition, there is a 2m high close boarded timber fence and a hedgerow. Number 48 Troutbeck Crescent is located directly to the rear and set approximately 3m lower than the application site. In addition, there is a garden area serving this property of approximately 10m. Given the separation distance and existing boundary treatments, it is not considered there will be any significant detrimental impacts upon the residential amenity of number 48 Troutbeck Crescent.
- 6.4.3 Whilst the proposed dwelling will be larger in scale and height, is still considered to retain an acceptable relationship with the two properties directly adjacent (numbers 68 and 72). All three properties have substantial sized plots in terms of front driveways, plot widths and private rear gardens. In respect of windows, there are three windows serving the carport facing serving number 72 and one window on the side elevation at first floor level serving a dressing room. Given the separation distance and existing boundary treatments, it is not considered there will be any significant detrimental impacts upon the residential amenity of these properties.

6.4.4 Due to the separation distance, it is considered the proposed replacement dwelling will have any significant detrimental impact upon the amenity of any other neighbours.

6.5 Access

6.5.1 The existing vehicle access into the site and driveway will remain along with a new circular driveway being created. Within the site there is significant space for multiple cars and a new double garage will be constructed for two cars to the rear. In addition, a new 1.5m high brick wall and 2m high access gate have also been constructed. There are no highway safety issues.

7 Planning Balance

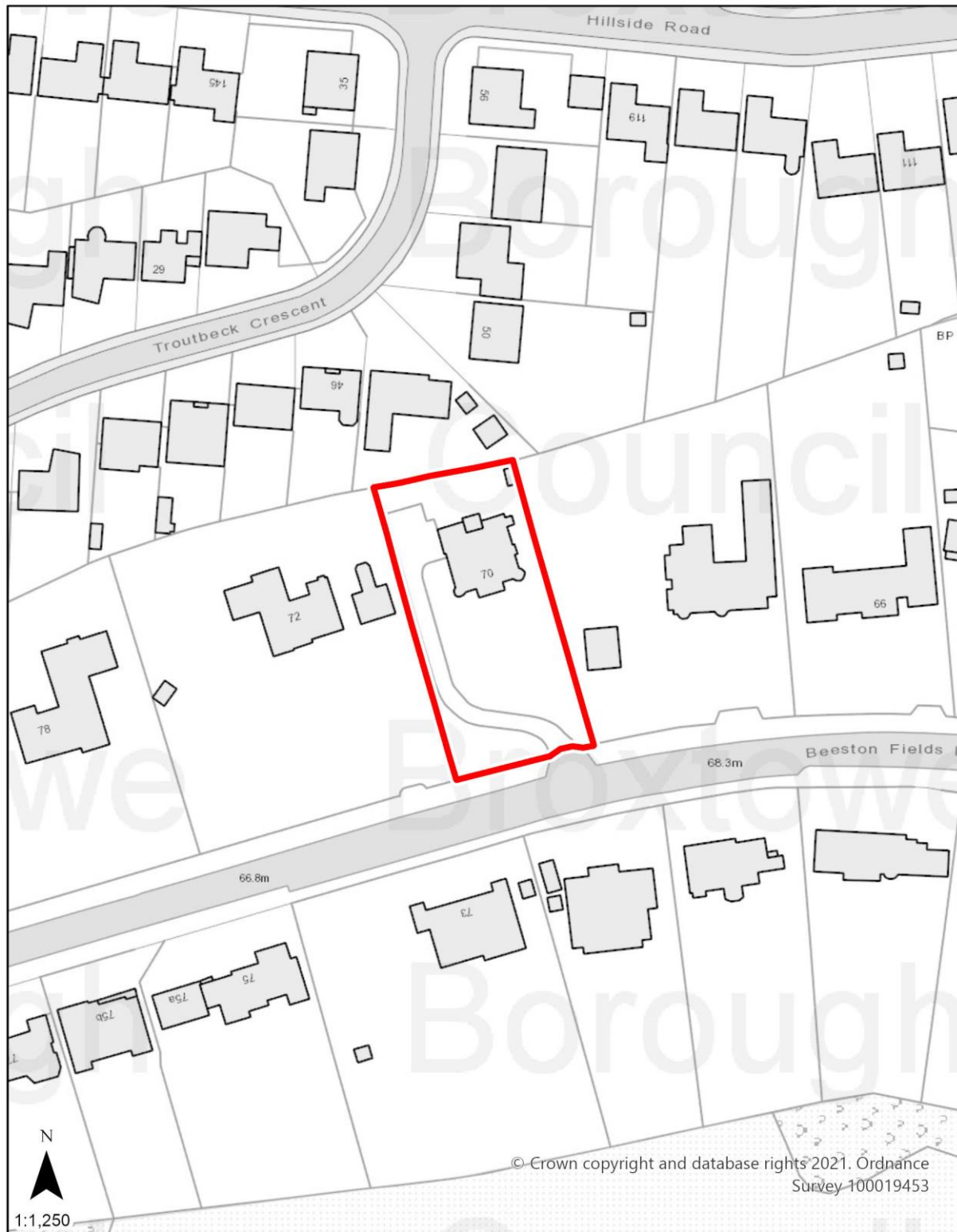
7.1 The benefits of the proposal are that it would provide additional space for a family on a substantial sized plot that’s in accordance with development plan policies. The proposal reflects an acceptable level of design and would not appear out of character with the surrounding area. On balance, the scheme is acceptable and should be approved.

8 Conclusion

8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments made within representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be carried out in accordance with Proposed Site Plan, 1058 00 1E, Proposed Ground Floor Plan, 1058 002D, Proposed First Floor Plan, 1058 003E, Proposed Garage Elevations and Roof Plan, 1058 05B, Existing Elevations and Block Plan, 1058 001 received by the Local Planning Authority on 07 February 2023 and Proposed Elevations, 1058 004E received by the Local Planning Authority on 23 February 2023. <i>Reason: For the avoidance of doubt.</i>
	NOTES TO APPLICANT

1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
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Legend

 Site Outline

Photographs

Front Elevation



Location of Balcony



View from Balcony



Rear Boundary



View from Number 48 Troutbeck Crescent





Plans (not to scale)

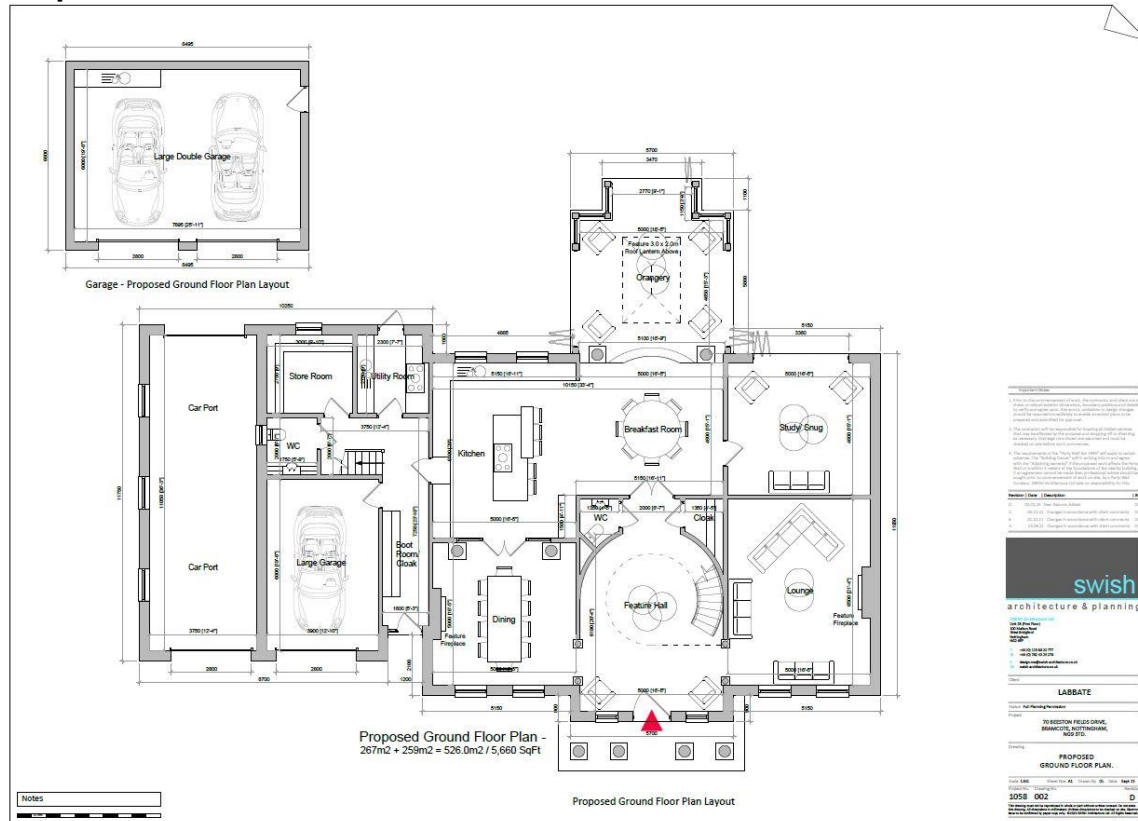
Proposed Block Plan



Proposed Elevations



Proposed Ground Floor Plan



Proposed First Floor Plan

