

Report of the Chief Executive

APPLICATION NUMBER:	23/00344/FUL
LOCATION:	32 Town Street, Bramcote, Nottinghamshire, NG9 3HA
PROPOSAL:	Dormer window to bedroom 3 on first floor rear elevation and removal of window from third bedroom on gable wall

Councillor D K Watts has requested this application be determined by Committee.

1.1 Purpose of Report

The application seeks permission to construct a dormer window to bedroom 3 on the first floor rear elevation and the removal of a window from the third bedroom on the gable wall.

1.2 Recommendation

The Committee is asked to RESOLVE that planning permission be refused for the reasons set out in the appendix.

1.3 Details

1.3.1 The dwelling is a detached house with a detached garage. The property is located in the Green Belt and in Bramcote Conservation Area, within the built up area along the classified Town Street. To the rear of the site is King George’s Park.

1.3.2 The main issues relate to whether or not the principle of development is acceptable in the Green Belt and Conservation Area, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity and parking.

1.3.3 The benefits of the proposal are that it would provide an improved outlook and increased bedroom space for the occupiers. The negative impacts are the inappropriateness of the development in the Green Belt and its impact upon the openness in this location, in respect of which the applicant has not demonstrated very special circumstances which would allow for development over and above the allowed 30%.

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 Climate Change Implications

Climate change implications are considered within the report.

1.8 Background Papers

Nil.

APPENDIX

1. Details of the Application

- 1.1 The application seeks permission to construct a dormer window to bedroom 3 on the first floor rear elevation and the removal of a window from the third bedroom on the gable wall. The dormer would be situated on the first floor, north west part of the rear roof slope and be a gable. It would be a depth of 3m extending out over the roof of the existing single storey rear extension, and a width of 2.1m. The dormer would have a total height of 2.3m, and be set down 0.5m below the main roof ridge. Facing the rear there would be a window.

2. Site and surroundings

- 2.1 The application property is a detached house, with a detached double garage. To the front of the dwelling Town Street is a classified highway and is at a lower level than the site, there is no pavement to the front of the site with a gate and stepped access up to the dwelling. The garage block is separate to the dwelling, slightly further downhill in a north westerly direction. The main garden area sits in between the dwelling and garage. To the rear there is paved amenity space which is lower than and shielded from the adjacent rear King George's park by a high wall, there is access from the garden to the park via steps upwards and landscaped areas. From the park the first floor of the dwelling can be seen. The site is less steep than Town Street, but slopes downhill to the garage.
- 2.2 The property is located in the Green Belt and in Bramcote Conservation Area. To the north west boundary no. 26 is a detached building operating as a nursery, is at a lower level and is beyond the site's detached garage. To the south east, No. 34 is a detached dwelling and a local interest building, is at a higher level, and has its garage block along the common boundary.

3. Relevant Planning History

- 3.1 There have been previous planning applications at this property with the associated works carried out, as follows:
- 85/00328/FUL Construct brick garage
 - 88/00130/FUL Construct two storey extension
 - 89/00765/FUL Construct utility and shower room extension
 - 05/00878/FUL Construct two storey rear extension – Withdrawn as would have exceeded 50% volume increase.
 - 05/00880/CAC Conservation Area Consent to demolish rear lean-to and single storey side extension
 - 06/00111/FUL Construct two storey rear extension and front porch (re-submission) – Approved as would have been below 50% volume increase, but not constructed.

- 09/00249/FUL Construct two storey and single storey rear and single storey side extensions (revised scheme) – Refused on Conservation Area grounds. Would represent a 48% volume increase.
- 09/00570/FUL Construct two storey and single storey rear extension (revised scheme) – Approved and constructed as would represent a below 50% volume increase.

4. Relevant Policies and Guidance

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

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment

4.2 Part 2 Local Plan 2019

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
- Policy 23: Proposals Affecting Designated and Non-Designated Heritage Assets

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 Land
- Section 16: Conserving and enhancing the historic environment

5 Consultations

5.1 Councillors & Forum:

- Councillor H Land - no comment received.
- Councillor A Kingdon - no comment received.
- Councillor D Watts - no comment received
- Bramcote Neighbourhood Forum - no comment received.

5.2 No response has been received to the neighbour consultation letters or site notice.

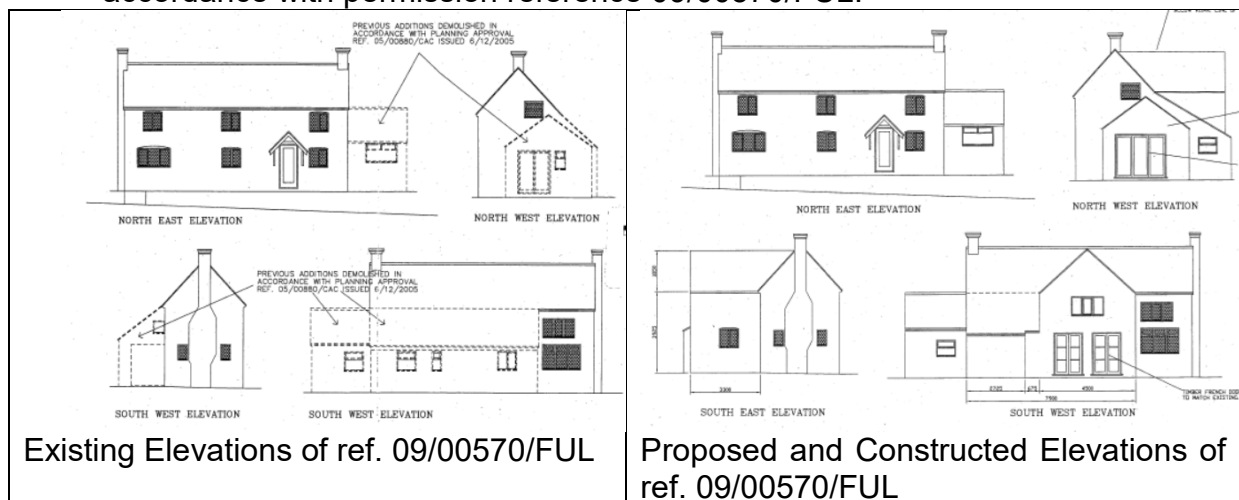
6 Assessment

6.1 The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt and Conservation Area, the design and appearance of the proposal, and its impact on neighbouring amenity and parking.

6.2 **Principle of development and Green Belt**

6.2.1 The application site is within the Green Belt, the boundary of which runs along the centre of Town Street. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Para 149 of the NPPF states that the Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, 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 of the P2LP states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

6.2.2 As shown below, the subject dwelling has previously been extended in accordance with permission reference 09/00570/FUL:



6.2.3 The original dwelling, excluding the garage, had a volume of 238.5m³. The previous increase was 137.8m³, representing 57.7% (this was assessed against Broxtowe Local Plan 2004 Policy E8, which allowed up to a 50% increase). The current proposal has a volume of 7m³, which, together with the previous increase, equates to 60.7 % of the volume of the original dwelling.

6.2.4 Consequently, this far exceeds the 30% allowance. Therefore, it is considered the proposal will add to the cumulative impact, be inappropriate development, be contrary to Policy 8 and have a significant impact upon the openness and character of the Green Belt.

6.3 Design and Appearance

- 6.3.1 The proposal is considered to be of an appropriate scale in relation to the dwelling, as the proposal whilst on the existing and extended roof slope, would be to the rear, set in by 0.3m off the side north west elevation, smaller than the existing extended rear gable end and set in off the rear eaves by 2.2m. Therefore, it would represent a modestly sized extension compared to the size of the main dwelling. In design terms it is considered that it would provide a visual improvement and additional character to the rear of this dwelling, and whilst it would be seen from the neighbouring King George's Park it would by no means represent an incongruous addition. With the addition of this proposed rear dormer, the removal of the first floor north west side window would have no significant impact on light within the property and is considered minimal and acceptable works.

6.4 Impact on the Conservation Area

- 6.4.1 It is considered that the proposal would have no significant impact on the Conservation Area, as it would be to the rear and within the footprint of the existing dwelling. Whilst it could be viewed from King George's Park it would be in the context of the existing extended building and set below the highest ridge line.

6.5 Amenity

- 6.5.1 For the occupiers, the proposal would provide an increased third bedroom room size, and an outlook towards the park.
- 6.5.2 It is considered that the proposal would have no significant impact on surrounding neighbours, as the proposal would be on the existing previously extended roof slope, it would be to the rear and barely noticeable from within the plots of neighbours.

7 Planning Balance

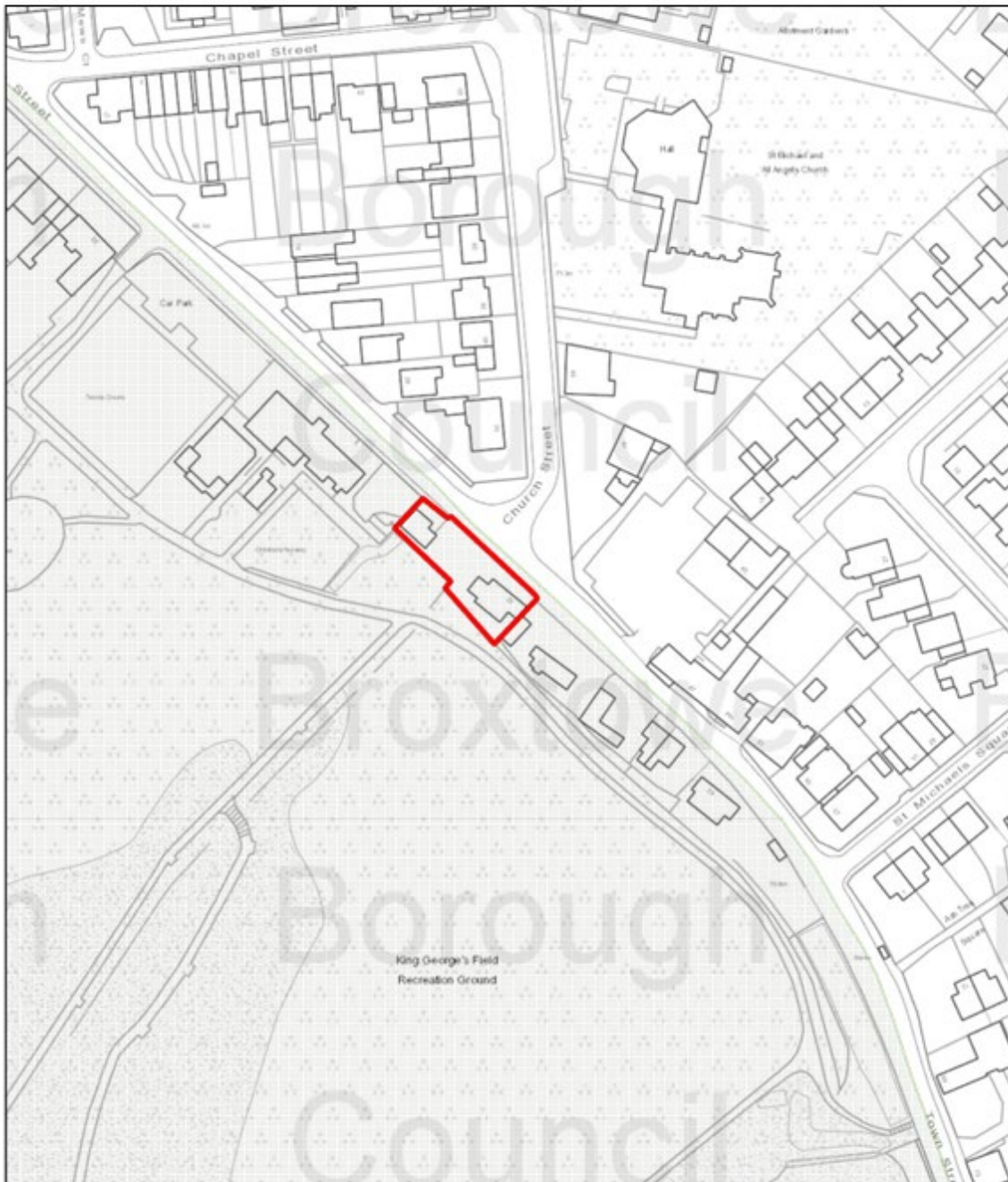
- 7.1 The benefits of the proposal are that it would provide an improved outlook and increased bedroom space for the occupiers, and it would not harm the Conservation Area.
- 7.2 The negative impacts due to the cumulative nature of the proposal, are the inappropriateness of the development in the Green Belt, its impact on openness in this location in respect of which there are no 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.**

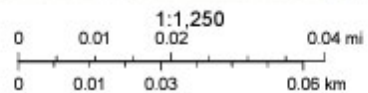
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There 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.
	NOTES TO APPLICANT
1.	Whilst it has not been possible to achieve a positive outcome due to the fundamental concern regarding impact on the Green Belt, the Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	Coal NTA: Yes

32 Town Street Bramcote Nottinghamshire NG9 3HA



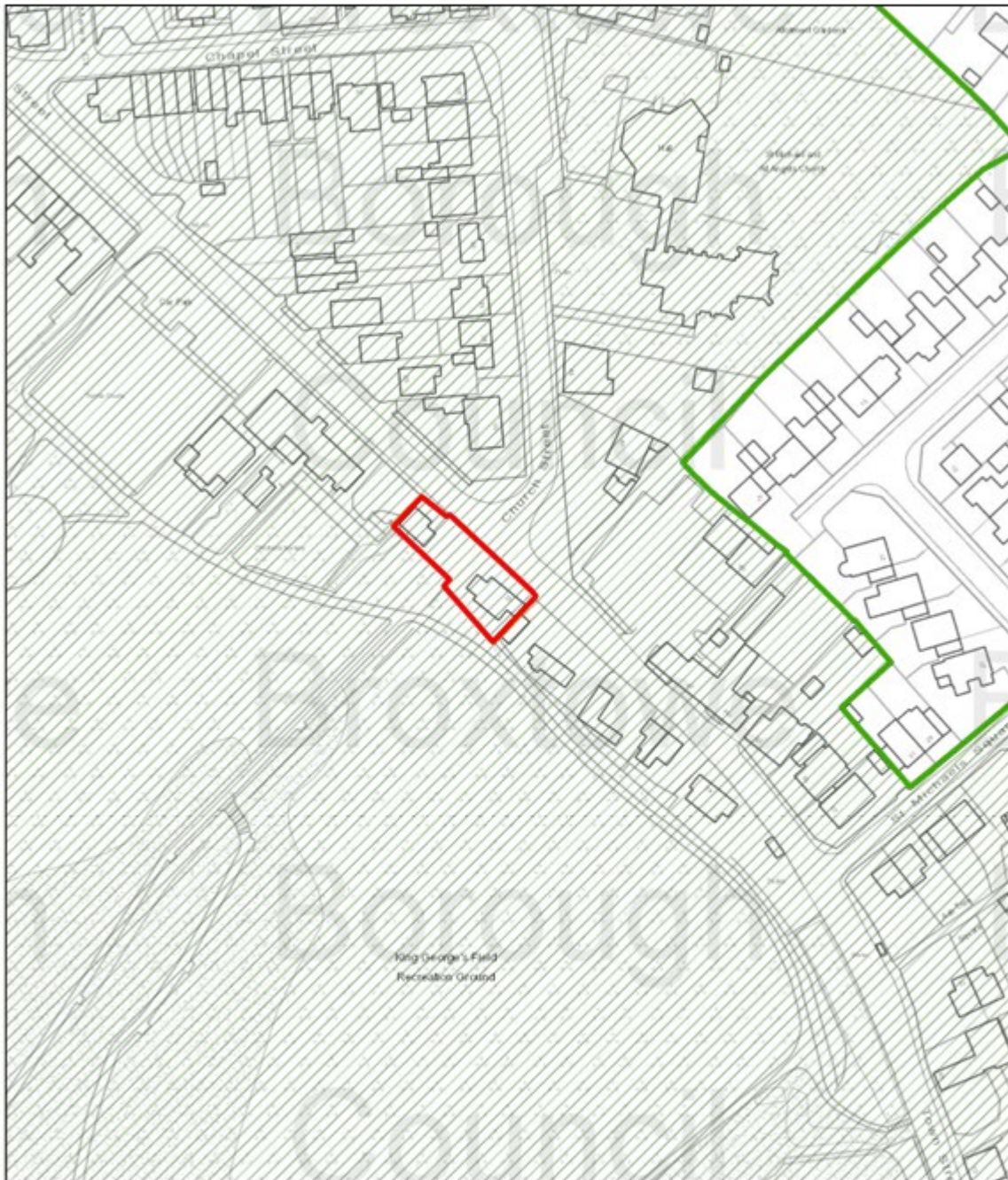
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-  Green Belt
-  Site



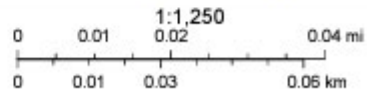
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-  Conservation Area
-  Site



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Photographs



Front (north east) elevation.



Detached garage.



Side (north west) elevation.



Side garden and detached garage, no. 26 nursery in background.



Rear elevation, garden and boundary wall.



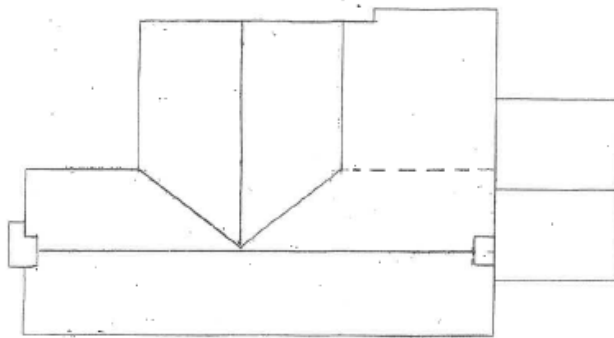
Access to parkland to the rear..



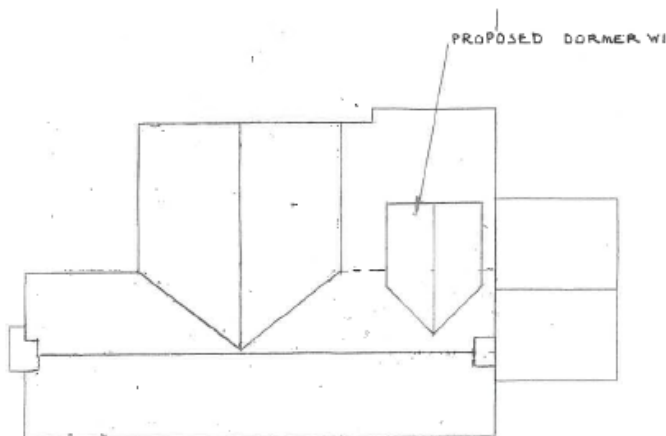
Rear (south west) elevation, and roof slope of proposed rear dormer.

Dwelling viewed from King George's park

Plans (not to scale)

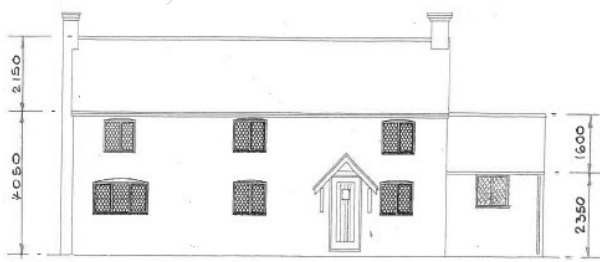


EXISTING ROOF PLAN

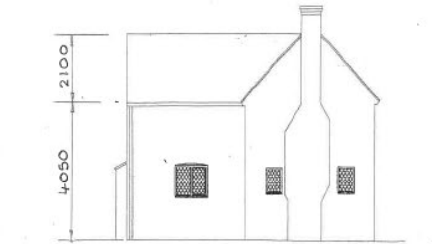


PROPOSED ROOF PLAN

Existing and Proposed Roof Plan



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION (SOUTH EAST FACING)

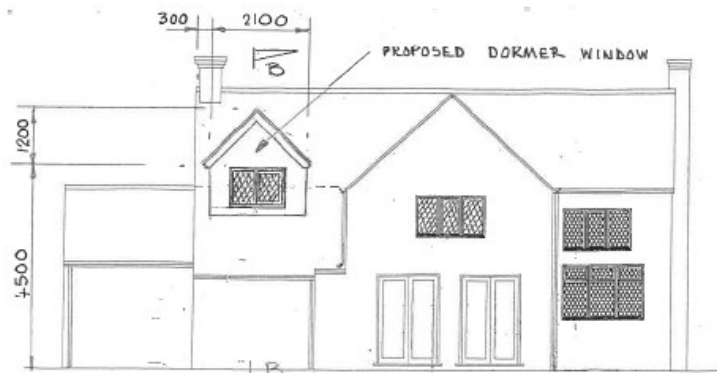


EXISTING REAR ELEVATION

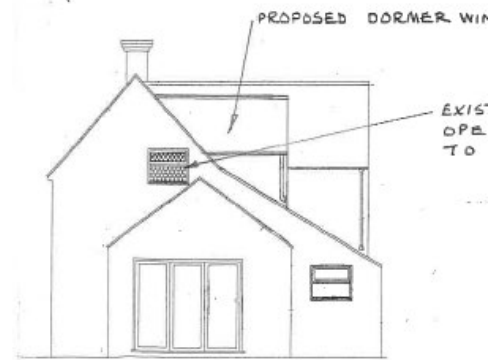


EXISTING SIDE ELEVATION (NORTH WEST FACING)

Existing Elevations

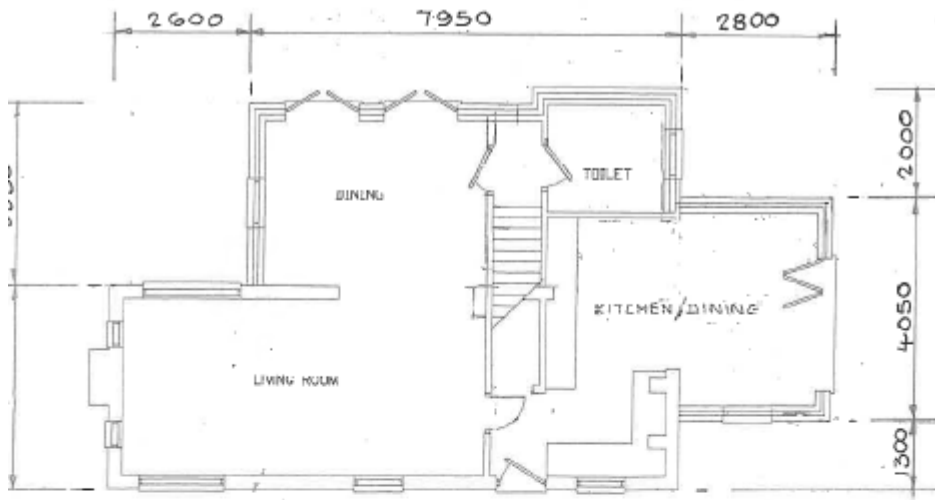


PROPOSED REAR ELEVATION

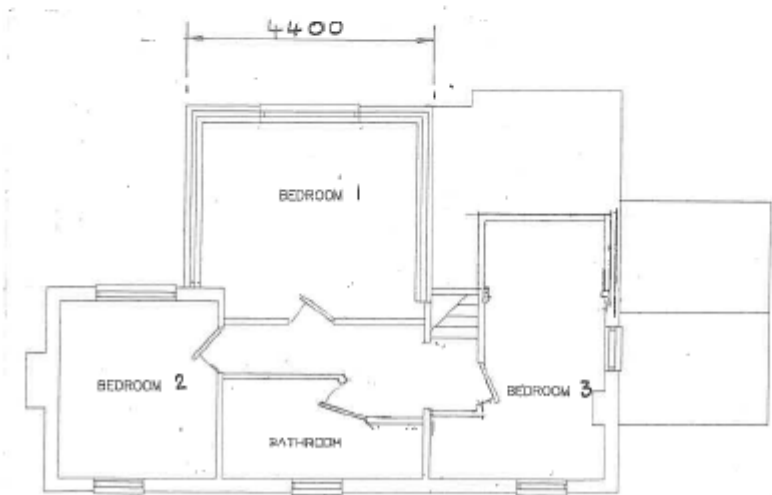


PROPOSED SIDE ELEVATION (NORTH WEST)

Proposed Elevations

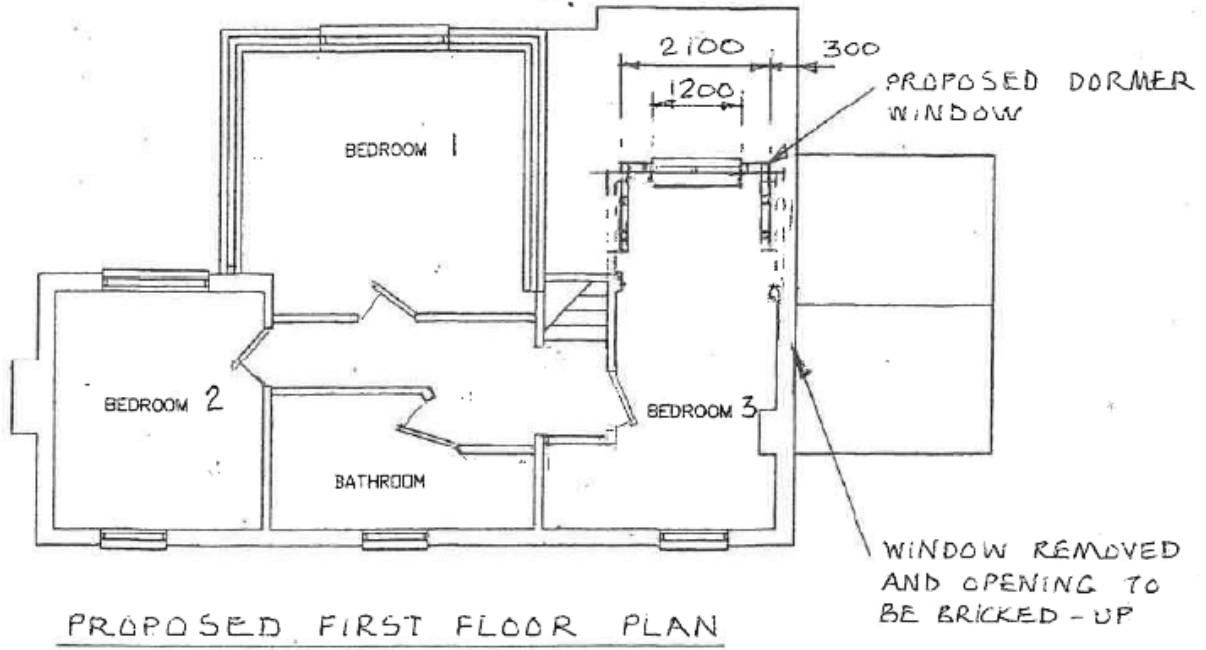


EXISTING GROUND-FLOOR PLAN



EXISTING FIRST FLOOR PLAN

Existing Floor Plan



Proposed First Floor Plan