

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>23/00512/FUL</b>
<b>LOCATION:</b>	<b>97 Lynncroft, Eastwood, Nottinghamshire, NG16 3ER</b>
<b>PROPOSAL:</b>	<b>Construct ground floor side / rear extension</b>

This item was deferred by the Committee meeting of 4 October 2023.

1. Purpose of the Report

- 1.1 The application seeks full planning permission for the construction of single storey side/rear extension to a semi-detached dwelling.

2. Recommendation

**The Committee is asked to resolve that planning permission is approved subject to the reasons outlined in the appendix.**

3. Detail

- 3.1 This application was first brought before Planning Committee on 4 October 2023 with a recommendation to grant conditional planning consent. Members deferred making a decision on the application for allow for consideration to provide parking within the site to reduce the impact on street parking.
- 3.2 In response to the decision at the previous Planning Committee the agent has investigated the potential for onsite parking provision, concluding that the access is short of the required width to accommodate access to the rear of the site (2.7m and should be 3m) and the visibility exiting the driveway would not comply with Nottinghamshire County Council Highway Authority standing advice. Moreover, the garden area would not allow for vehicles to enter and exit in a forward gear due to the site not having the required dimensions for parking and a turning area.
- 3.3 The Committee is asked to resolve that planning permission be approved for the reason set out in the appendix 1.

4. Financial Implications

- 4.1 The comments from the Head of Finance Services were as follows:  
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.

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.

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

- 1.1 The proposal seeks to demolish part of the existing dilapidated extension to the rear elevation and create a flat roof single storey rear extension to the existing dwelling. The extension will square off the rear elevation creating a walkway, two bedrooms with en suites. To the principal elevation the existing elevations will be retained to ensure the character of the dwelling is retained.
- 1.2 The extension will measure approximately 2.69m wide, 7.9m in length, 2.69m to the eaves and 3m to the top of the flat roof. The extension will be constructed out of matching materials to the host dwelling.
- 1.3 The dwelling will be modernised to create a 6 bed HMO, to the ground floor is three bedrooms with en suite and communal kitchen. To the first floor there are a further two bedrooms with en suites and to the second floor is an additional bedroom. The agent has confirmed each room will have one person within each of the rooms. It should be noted that the proposed change of use does not require planning permission. Planning permission is only required for the single storey rear extension as applied for.

**2 Site and Surroundings**

- 2.1 The application site is located within the built framework of Eastwood. The property is a late Victorian two-storey semi-detached dwelling with a bay window to the principal elevation and dilapidated extensions to the rear. To the north western elevation is a vehicular access leading to the rear garden. The rear garden is very over grown and the dwelling is not being lived in due to the poor state. The land around the dwelling is fairly level.
- 2.2 Around the site is a mixture of semi-detached and terrace dwellings constructed out of red brick with some render added at a later date. The dwellings are either accessed off the pavement or have a small parcel of land forward of the principal elevation. The land levels fall east to west and the dwellings follow the lay of the land.

**3 Assessment**

- 3.1 It remains consideration that the proposed scheme does not result in an unacceptable loss of amenity for any neighbouring properties, the scheme retains the character of the dwelling, which is welcomed by the Conservation Officer and Historic England.
- 3.2 The agent has assessed the possibility of the provision of off road parking within the site. The assessment concluded that the access is short of the required width to accommodate access to the rear of the site at 2.7m and should be 3m. The visibility exiting the site would not comply with Nottinghamshire County

Council Highway Authority standing advice and the land to the rear of the dwelling does not have the required dimensions for a parking and turning area.

- 3.3 It is considered that due to the siting, scale and design of the proposal the application will not be significantly detrimental to the amenity of any neighbouring properties in terms of any potential overlooking, overbearing or overshadowing impact. The level of parking provision is appropriate for a residential dwelling.

**4 Conclusion**

- 4.1 To conclude, it is considered that the proposal would bring back a vacant dwelling back into use, retain the character of the dwelling, which is welcomed by the Conservation Officer and Historic England.
- 4.2 On balance, it is considered that any potential concerns would be outweighed by the benefits of the scheme, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.
- 4.4 It is recommended that planning permission is granted, subject to the conditions set out below.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be approved for the following reasons:</b>	
<b>1.</b>	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
<b>2.</b>	<p><b>The development hereby permitted shall be carried out in accordance with the site location plan, existing and proposed block plan C112-ASD-DR-E001 received by the Local Planning Authority 11 July 2023. Proposed elevations C112-ASD-DR-PL04 Rev A, proposed floor plans C112-ASD-DR-PL02 Rev A and Demolition plan C112-ASD-DR-E004 Rev A received by the Local Planning Authority 7 September 2023.</b></p> <p><i>Reason: For the avoidance of doubt</i></p>

<p>3.</p>	<p>The extensions hereby approved shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing dwelling.</p> <p><i>Reason: To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
	<p><b>NOTES TO APPLICANT</b></p>
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
<p>2.</p>	<p>The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.</p> <p>Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:  <a href="http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries">www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries</a></p> <p>Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.</p> <p>If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal</p>

	<p>Authority on 0345 762 6848. Further information is available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>
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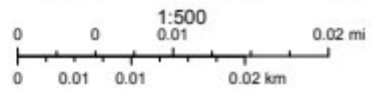
Map

23/00512/FUL -97 Lynncroft



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 Site



Photographs



Principal elevations



Rear elevation



Rear garden area



Rear elevation – some elements to be demolished



Neighbouring dwelling to the north west principal and rear elevation





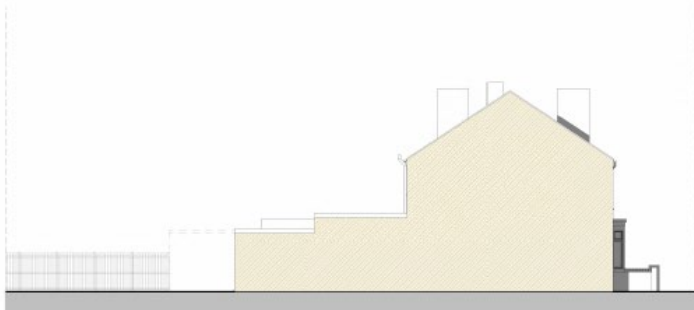
**Plans (not to scale)**



**1 East Existing**  
1: 100



**1 South Existing**  
1: 100

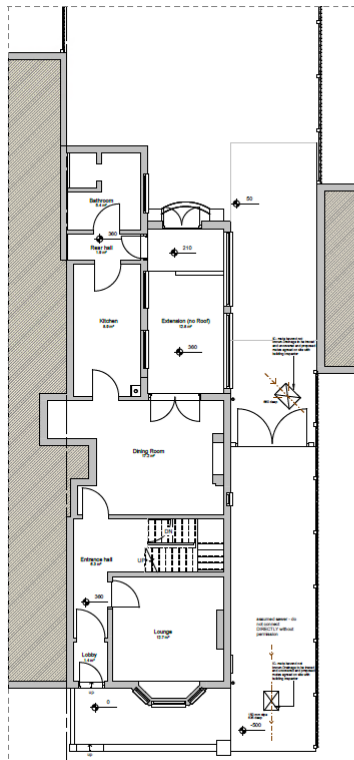


**1 West Existing**  
1: 100

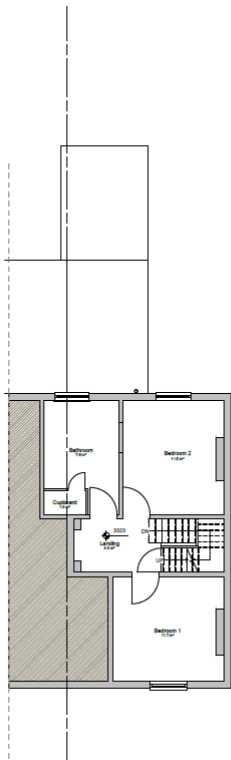


**1 North Existing**  
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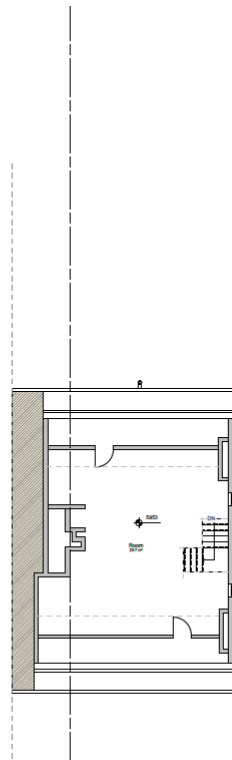
**Existing elevation**



**1.0 Existing Ground Floor**  
1: 50



**1.1 Existing First Floor**  
1: 50



**1.2 Existing Second Floor**  
1: 50



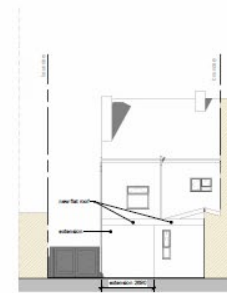
**1.00 Existing Basement**  
1: 50

Approved Plans, as a part of the...  
All works to be carried out in accordance with the manufacturer's instructions...  
The contractor shall ensure all works are completed with the existing...  
level of ground (including any new work) to be shown on the existing...

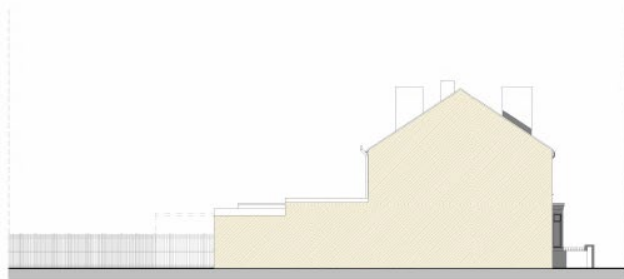
Existing floor plan



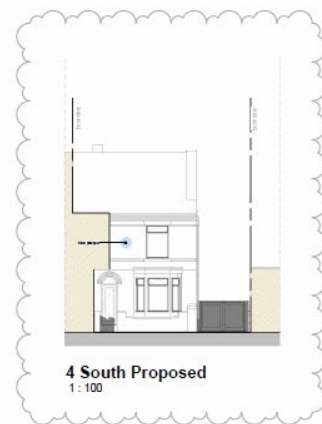
4 East Proposed  
1:100



4 North Proposed  
1:100

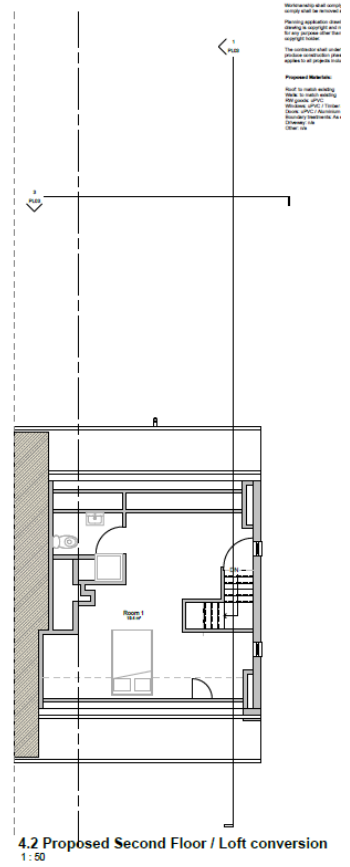
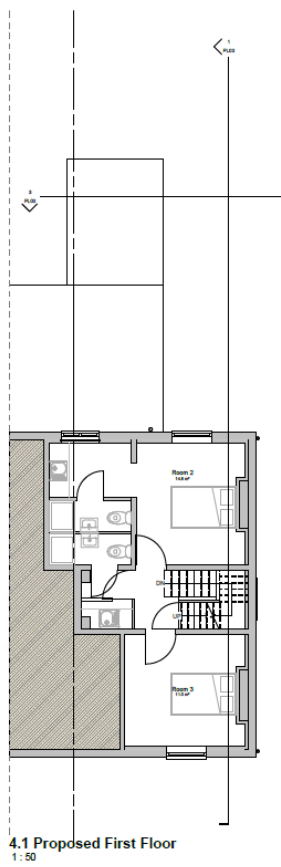
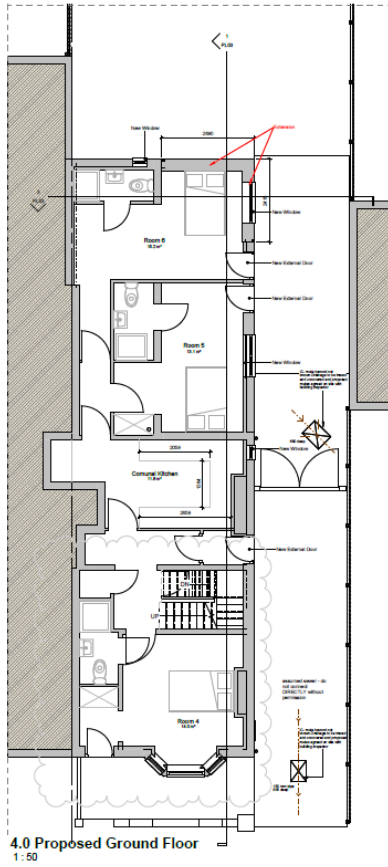


4 West Proposed  
1:100



4 South Proposed  
1:100

Proposed elevations



All drawings to be read in conjunction with the Planning Committee Report. The drawings are for information only and do not constitute an offer of any service. The drawings are the property of the architect and shall remain confidential. The drawings are not to be used for any other purpose without the written consent of the architect.

**Proposed Materials:**  
Roof: To match existing.  
Walls: To match existing.  
Floors: To match existing.  
Windows: To match existing.  
Doors: To match existing.  
Staircase: To match existing.  
Other: To match existing.

Proposed floor plans