

Report of the Chief Executive

APPLICATION NUMBER:	23/00666/REG3
LOCATION:	Scalby Close (3-12 and 14-41), Eastwood Nottinghamshire
PROPOSAL:	Replacement roofs to 38 properties (3-12 and 14-41 Scalby Close) with insulation, increase in roof height and replacement cladding to some properties

The application is brought before Planning Committee as the Council is the landowner and applicant.

1. Purpose of the Report

1.1 The application seeks full planning permission to replace roofing to 38 properties, including additional insulation that results in the increase in ridge height, cladding to certain elevations, new fascia and guttering.

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 The application seeks full permission for the alterations to 38 dwellings, replacement of the roofing, including insulation along with replacement cladding to side/principal elevations, fascia and guttering.

3.2 The application has been accompanied by existing and proposed elevations, details of the replacement roofing including the insulation along with details of the cladding.

3.3 There are 38 dwellings in total of which 36 are bungalows, with No.3 and 4 Scalby Close being two storey end terrace dwellings. The area is open plan with ramped approaches to the bungalows, communal parking and some landscaping.

3.4 The main issue relates to whether the principal of the replacement roofing, insulation and cladding is acceptable in terms of design, makes a positive contribution to the character and appearance of the area, and impact on neighbour amenity.

3.5 The benefits of the proposal would be a visual improvement and better insulation to the 38 dwellings so as to increase energy efficiency.

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

Climate Change implications are considered within the report.

8. Background Papers

Nil.

1 Details of the Application

- 1.1 This application seeks consent to replace the roofing to 36 bungalows and 2 two storey dwellings, including new roofing installation that will increase the ridge height by approximately 100mm, the replacement of cladding to certain elevations, replacing fascia and guttering.

2 Site and Surroundings

- 2.1 The application site is located within the built framework of Eastwood in a predominantly residential area. The site consists of 2 x two storey dwellings (part of a terrace row), 2 x detached bungalows, 6 x block of three bungalows (terrace) and 8 x semi-detached bungalows, a total of 38 dwellings.
- 2.2 The site is open plan with parking and landscaping and limited parking peppered around the site leading to a community centre to the south of the site.
- 2.3 The two storey dwellings are located to the north west of the site and are in an elevated position and part of a block of terrace properties. The lower portion of the elevations is red brick and cladding to the first floor. The bungalows are constructed out of red brick, with the side elevations being a mixture of brick and cladding.

3 Relevant Planning History

- 3.1 No planning history.

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 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 8: Housing 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) 2023:

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

5 Consultations

5.1 Neighbours and members of public

5.1.1 A total of seven neighbours were consulted and no comments have been received.

5.2 Councillors & Parish/Town Councils:

- Councillor D Bagshaw – No comment
- Councillor K Woodhead – No comment
- Eastwood Town Council – No comment

6 Assessment

6.1 The main issues relate to whether the principal of the replacement roofing, insulation and cladding is acceptable in terms of design, makes a positive contribution to the character and appearance of the area and 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 proposal seeks to replace the existing roofing material and install additional insulation that will result in an increase in the ridge height, approximately 100mm. The roofing material will be Ultratile brown pantile, the cladding will be Monterrey Taupe Hardie plank laid vertically with white soffit and fascia with black pipework.

6.2.3 The changes in the external materials will improve the appearance of the area and provide additional insulation the dwellings and complies with the NPPF and appropriate policies.

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 Given the nature of the development it is considered there would not be any impact on residential amenity of dwellings around the site.

7 Planning Balance

7.1 The benefits of the proposal are that it would improve the appearance of the 38 dwellings and provide additional insulation, resulting in the properties being more energy efficient. The choice of materials is acceptable and would not appear out of character with the surrounding area. On balance, the scheme is acceptable and should be approved.

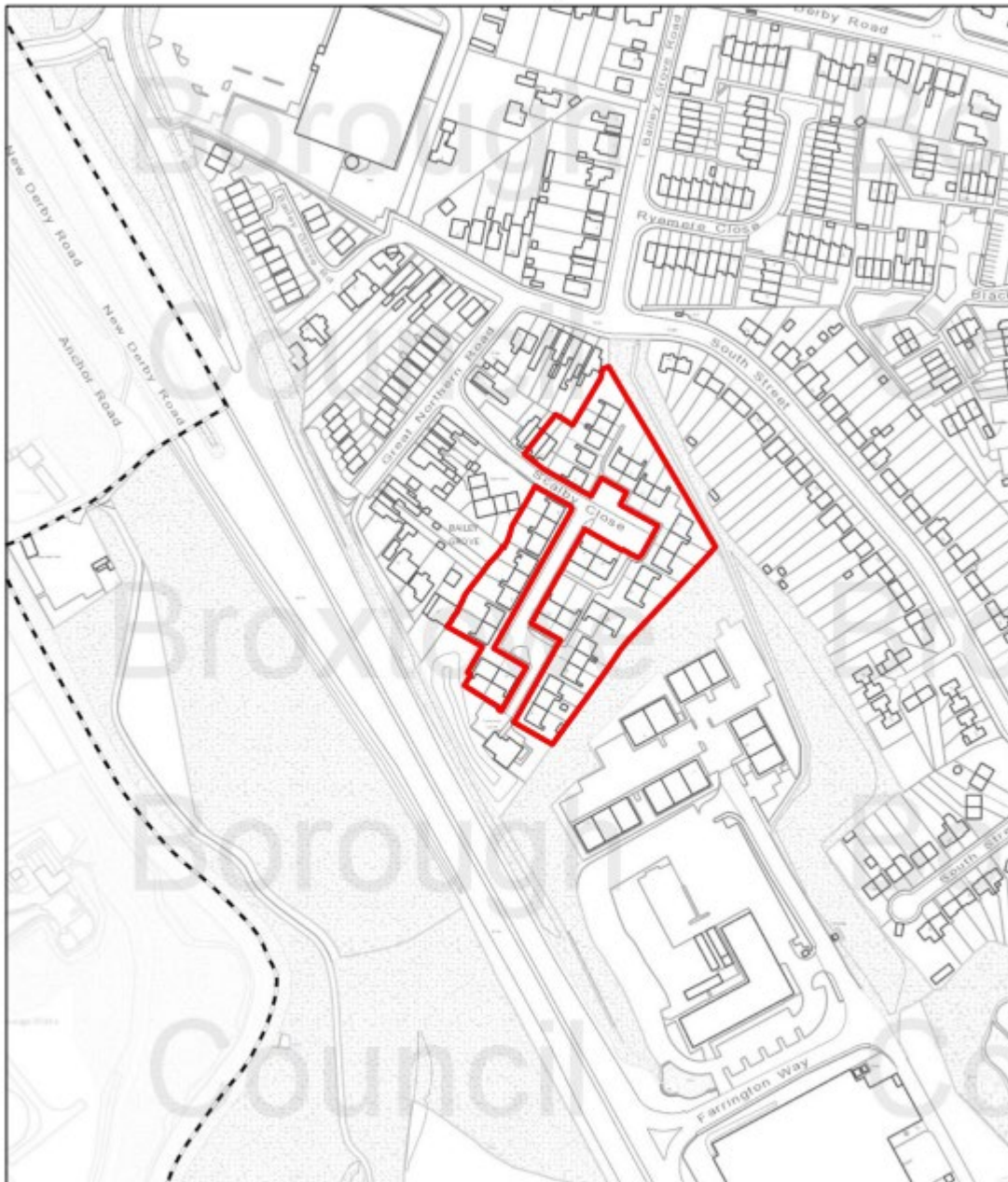
8 Conclusion

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 approved for the following reasons:	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <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>
2.	The development hereby permitted shall be carried out in accordance with the proposed eves details for 3 and 4 Scalby Close SC2023-004-A, proposed elevations of bungalows SC2023-001 and SC2023-007, proposed elevations of 3 and 4 Scalby Close and Ultratile brochure and Hardie-Plank Family Brochure received by the Local Planning Authority 15 September 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.

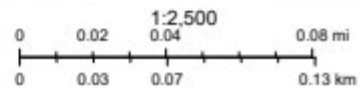
Map

23/00666/REG3 - Scalby Close Eastwood



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 Site



Photographs



Principal elevation and side elevation of 3 and 4 Scalby Close



Principal elevation of the detached bungalow



Principal elevation of the semi detached bungalow



Principal elevation of terrace bungalows



Rear elevation of terrace bungalows

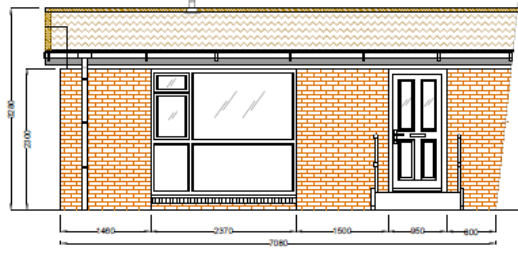
Plans (not to scale)



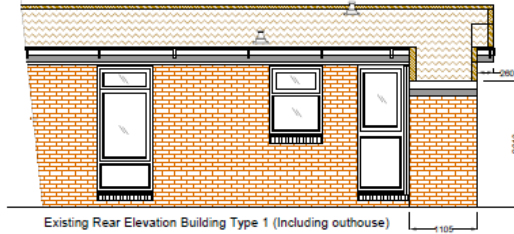
Existing elevations of 3 and 4 Scalby Close



Proposed elevations of 3 and 4 Scalby Close



Existing Front Elevation Building Type 1



Existing Rear Elevation Building Type 1 (Including outhouse)

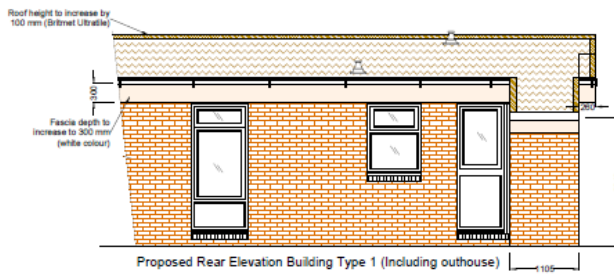


Existing Rear Elevation Building Type 1 (excluding outhouse)

Existing elevations building type 1



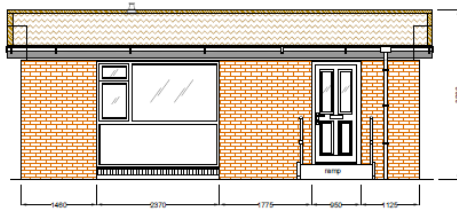
Proposed Front Elevation



Proposed Rear Elevation Building Type 1 (Including outhouse)



Proposed elevations building type 1

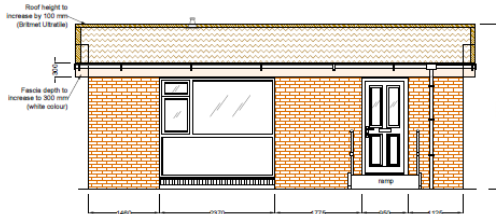


Existing Front Elevation Building Type 2



Existing Front Elevation Building Type 3

Existing elevations building type 3



Proposed Front Elevation Building Type 2



Proposed Front Elevation Building Type 3

Proposed elevations building type 3

