

Report of the Chief Executive

APPLICATION NUMBER:	23/00689/FUL
LOCATION:	74 Moorgreen, Newthorpe, Nottinghamshire, NG16 2FB
PROPOSAL:	Construct two storey side and rear extensions

The application is brought to the Committee at request of Councillor D Bagshaw.

1. Purpose of the Report

1.1 The application seeks planning permission for the erection of a two storey side and rear extension.

2. Recommendation

The Committee is asked to resolve that planning permission be refused for the reasons outlined in the appendix.

3. Executive Summary

3.1 The application seeks full planning permission for the erection of a two storey side and rear extension on to the existing property.

3.2 The application site consists of a two storeys detached brick built property located on a central plot of the Moorgreen. There is a small drive to the north of the property and garden area to the front (west) of the property with a large area of garden to the rear (east) of the property. The site is located within the Greenbelt.

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. 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.

APPENDIX

1. Details of the application

1.1 The application seeks full planning permission for a two storey side and rear extension to the existing property.

2. Site and surroundings

2.1 The application site consists of a two storeys detached brick built property located on a central plot of Moorgreen. There is a small drive to the north of the property and garden area to the front (west) of the property with a large area of garden to the rear (east) of the property. The site is located within the Greenbelt.

2.2 In regards to neighbouring properties the site is located in a semi-rural area of Newthorpe with an adjacent neighbour to the north (80 Moorgreen) and also an immediate neighbour to the south (76 Moorgreen). 47 Moorgreen is located to the west on the opposite side of the public road and with 82 Moorgreen located to the east of the site linked by the rear gardens.

3. Relevant Planning History

3.1

23/00216/FUL	Construct two storey side and rear extensions	REFUSED
23/00426/FUL	Construct two storey side & rear extensions (re submission)	REFUSED

3.2 Two previous permissions for extensions to the property have previously been submitted and both were refused under delegated powers.

23/00216/FUL was proposing two storey side and rear extensions that extended the property by 82% where the maximum permitted extension for a property within the Greenbelt is 30% under Policy 8 of the Part two Local Plan.



23/00426/FUL was proposing two storey side and rear extensions that extended the property by 64.3%.



4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy 3: Greenbelt
- Policy 10 - Design and Enhancing Local Identity.

Part 2 Local Plan 2019

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Greenbelt
- Policy 17: Place-making, design and amenity.

National Planning Policy Framework (NPPF) 2023

- Section 2: Achieving sustainable development
- Section 4: Decision-making.
- Section 12: Achieving well-designed places
- Section 13: Protecting Greenbelt Land

5. Consultations

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

- Councillor H L Crosby – No Comments Received
- Councillor M Brown - No Comments Received
- Councillor A W G A Stockwell - No Comments Received
- Councillor Bagshaw – Requested Call in to Committee
- Greasley Parish Council - No Comments Received

5.2 **Consultees:**

- None

5.3 **Neighbours:**

- Four neighbours were consulted on the application with no comments being received from any neighbours or third parties.

6. Assessment

6.1 **Principle**

The principle of a two storey rear and side extension an existing dwelling within a residential area in this location, is deemed acceptable subject to any assessment of the design and appearance and its impact on neighbouring amenity.

6.2 **Design**

Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that development 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.

The surrounding development is made up of a mixture of single storey bungalows and large previously extended two storey properties. The site in question is the last of the two storey properties before the single storey dwellings start and so the increase of the building will be visually more distinctive. However, the neighbouring property to the south is large in terms of its scale and massing which will assist in assimilating this extended property into the street scene.

The rear extension has a triple peaked roof design which assists in breaking up the mass of the roof. With the side extension raising just below that of the existing roof, the proposal will create a long ridge line which would normally be considered to be unacceptable. However, in this case the ridge is visually broken by the two chimneys and the front projection which makes the proposal acceptable in this instance.

Information submitted on the application form indicates that the finish materials of the proposed extension will match that of the existing house with facing bricks and partial render used in the construction of the walls and concrete tiles to be used on the roof. The windows and doors will be constructed of Upvc double glazed casement style in a similar appearance and design to those existing. Therefore, it is considered that the proposed finish materials to be used in the development are considered acceptable in respect to their appearance within the local streetscape.

It is considered that the proposed extension will make a large visual impact on the street scene given the overall increase in the scale and massing of the existing house and its location immediately adjacent to the public road. However, given the location of the proposed extension to the rear of the existing house and the lower ridge height, the extension will read as a subsidiary addition to the property and acceptable in terms of its impact on the street scene and compatible with the local vernacular.

6.3 Amenity

Policy 10 of the Aligned Core Strategy states that the impact of a development on neighbour amenity will be a consideration. Policy 17 of the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

The proposed extensions are large in scale and massing and will reduce the separation distances between the property and the neighbour to the south. Even with the reduced distance of just over 2.2m it is considered that there will be no reduced impact on the amenity of the property and with the extension not protruding past the rear elevation of the neighbour there will be no additional impact on the amenity of this space.

The property to the north is a single storey bungalow with an existing separation distance of around 7m. The proposed extension will not reduce this separation distance but with the increase in the overall scale and massing of

the property increasing to such a scale there is the potential to have an unacceptable overbearing impact on the property.

The proposed extension has a single upper floor window on the southern elevation which serves a bathroom and also a window that will serve a walk in wardrobe. As these windows will serve a bathroom and wardrobe it is considered that the window would need to be glazed with frosted glazing preventing any views out of or into the room.

Given the proposed extensions location on the existing property and its relationship with the neighbouring houses it is considered that there will be no additional loss of sunlight/daylight to the surrounding neighbouring amenity spaces.

6.4 Access

Policy 17 of the Part 2 Local Plan 2019 states that planning permission will be granted for new development that provides sufficient, well-integrated parking and safe and convenient access.

There are no proposed changes to the existing access and parking arrangements on the site. The proposed extension will create an additional bedroom within the property and potentially create a need for additional parking requirements on the site. There is onsite parking on the driveway to the north of the site. Given the available on site parking and garage it is considered that there is adequate parking availability to accommodate the increased parking needs of the property.

6.5 Greenbelt

Policy 8 of the Part 2 Local Plan 2019 states that applications for development in the Green Belt will be determined in accordance with the NPPF, as supplemented by the following Broxtowe-specific points. 2. 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

Paragraph 147 of the NPPF (2023) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 of the NPPF (2023) states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The proposed is large in comparison to the existing house with the parent property having an overall volume of 468.6m³ and the proposed extended property having an overall volume of 769.94m³. Policy stipulates that extensions within the Greenbelt cannot exceed 30% of the existing building which in this case would equate to an increase of 140.6m³. The current

proposal is to increase the property by a further 286.55m³ which is an 74% increase and is therefore considered unacceptable and contrary to Policy 8 of the Part 2 Local Plan 2019.

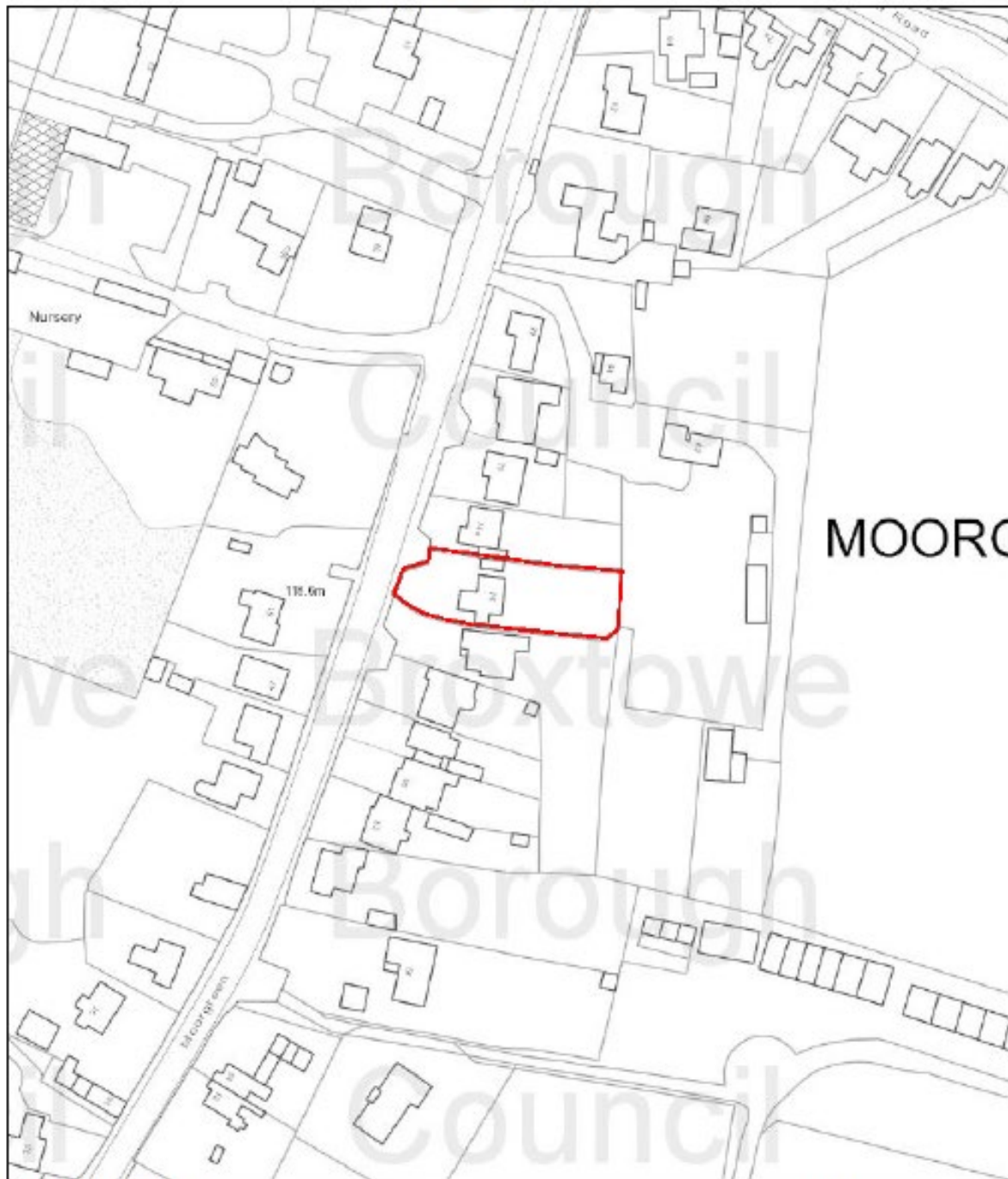
7. Conclusion

7.1 It is recommended that planning permission be refused.

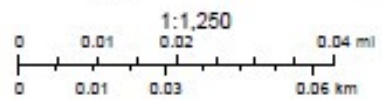
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons.	
1.	The extension is to a house within the greenbelt and has a proposed increase in volume of over twice that permitted by policy. Therefore, the proposed development would be contrary to the aims of Policy 8 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to these policies.
NOTES TO THE 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.

Location Plan

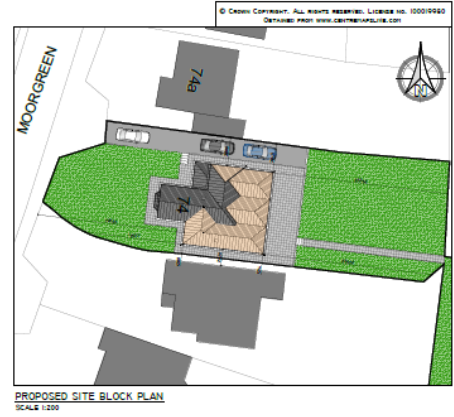
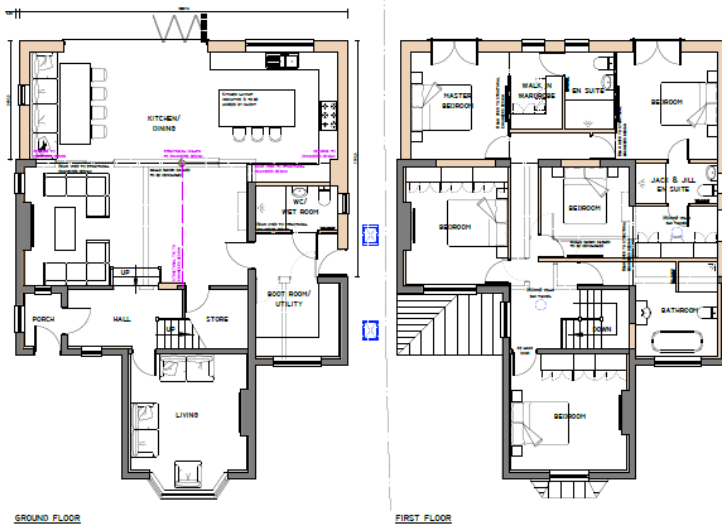
23/00689/FUL



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PROPOSED LAYOUTS
SCALE 1:50



PROPOSED ELEVATIONS
SCALE 1:50



DRAWING			
PROJECT NAME			
PROJECT ADDRESS			
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