

Report of the Chief Executive

APPLICATION NUMBER:	23/00750/FUL
LOCATION:	5 Audon Avenue, Chilwell
PROPOSAL:	Construct two storey side extension, two storey front extension including canopy over, additions to roof including half hipped roofs to facilitate increase in height of overall building, single storey rear extension, rear dormer, installation of external wall insulation, installation of PV panels to the resulting roof front and rear, changes to glazed openings and external finishes, new front boundary wall and driveway. (Revised scheme)

The application is brought to the Committee at request of Councillor H Faccio.

1. Purpose of the Report

- 1.1 The application seeks planning permission for two storey and single storey extensions and additions to the roof including a dormer, and installation of external wall insulation, PV panels and alterations to glazed openings. Construct new boundary wall and driveway.

2. Recommendation

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

3. Executive Summary

- 3.1 The application is a revised scheme that seeks planning permission to construct a two storey side extension, a two storey front extension including a canopy over, additions to the roof including a half hipped roof to facilitate the increase in height of the overall building, to construct a single storey rear extension, a flat roofed rear dormer, installation of external insulation, installation of PV panels to the resulting roof to the front and rear, changes to glazed openings and external finishes and construct a new front boundary wall and driveway. This is a revised planning application as planning permission under reference 23/00043/FUL was refused on 31 May 2023.
- 3.2 The application site consists of a two storey detached dwelling with a single storey flat roofed extension a drive way and garden area to the front and a garden to the rear. The dwelling is located in a residential area with mainly two storey hipped roof properties.
- 3.3 The main issues relate to whether the principle of the proposed extensions is acceptable in terms of size and scale, the impact upon neighbour amenity and the character and appearance of the street scene.

3.4 The benefits of the proposed work are that it would extend an existing residential dwelling, would improve the property to the benefit of the occupants and would result in a house to be to the standard of PassivHaus. The negatives of the proposal are the design and scale of the proposed extensions.

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. Background Papers:

None.

APPENDIX

1. Details of the application

- 1.1 This application seeks planning permission to construct a two storey side extension, a two storey front extension including a canopy over, additions to the roof including a half hipped roof to facilitate the increase in height of the overall building, to construct a single storey rear extension, a flat roofed rear dormer, installation of external insulation, installation of PV panels to the resulting roof to the front and rear, changes to glazed openings and external finishes and construct a new front boundary wall and driveway.
- 1.2 The two storey side extension would extend 4.6m beyond the north west elevation and would have a length of 8.6m. It would have a hip roof, with an eaves height of 5.7 to the rear and 4.9m to the front and a ridge height of 8.3m. The side extension would have a window on the front elevation, a first floor window on the rear elevation, a first floor window and a door on the side (north west) elevation.
- 1.3 The two storey front extension would project 1.1m beyond the front elevation and would have a width of 7.9m. The extension would have a front facing gable roof with a flat roofed section. The roof would have an eaves height of 5.3m and a ridge height of 8.7m. There would be a front canopy projecting 0.9m beyond the new front wall. The front element would have three windows at first floor level, two doors and two windows at ground floor level.
- 1.4 The rear dormer would extend from the flat roofed section, matching the ridge height and would drop down up to the eaves. It would extend out by 3.7m and would be 7.8m wide. The dormer would be 3m high with a flat roof. It would have two windows on the rear elevation. The side elevations would be blank.
- 1.5 The single storey rear extension would be built across the width of the side extension and across the width of the existing rear elevation. It would have a width of 11.7m and a depth of 2.3m, the extension would have a flat roof with a parapet wall with a maximum height of 3.7m. The rear elevation would have sliding doors and two windows.
- 1.6 A boundary wall is proposed to the front of the site. The wall will be 1.2m in height with 1.4m high piers.
- 1.7 The proposed materials are charred/dark stained vertical timber boarding, brick slips, render and artificial slates.

2. Site and surroundings

- 2.1 The application site is located within a predominantly residential area and consists of a two storey detached house with a hip roof and double height bay windows. The property has a single storey side extension and garage with flat roof beside the boundary with no.3 Audon Avenue. The site is mainly flat. At

the front there is a paved driveway partially open to Audon Avenue with parking space for two vehicles.

- 2.2 No.3 Audon Avenue is a detached two storey dwelling situated to the north west of the application site. This property has a two storey side extension, a single storey side and rear extension and a rear conservatory. This property has no windows in the facing elevation. No.7 Audon Avenue is a detached two storey dwelling situated to the south east of the application site. This property has a garage beside the common boundary.
- 2.3 To the north east (rear) are located nos.25 and 27 Audon Avenue, semi-detached two storey dwellings, and to the south west, opposite the site, are nos. 4 and 6 Audon Avenue.

3. Relevant Planning History

- 3.1 Planning permission was refused under reference 23/00043/FUL to construct a three storey side extension, a single storey rear extension, a two storey front extension including canopy over, a rear dormer, installation of external wall insulation, changes to glazed openings and external finishes, and a new front boundary wall and driveway.

4. Relevant Policies and Guidance

4.1 **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 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 17: Place-making, Design and Amenity

4.3 **National Planning Policy Framework (NPPF) 2023:**

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

5. Consultations

- 5.1 Environmental Health – No objections. As the proposed development is close to existing residential properties which might be adversely impacted by excessive construction noise, recommended the following conditions:

- No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect nearby occupants from excessive construction noise and vibration.

- No materials produced as a result of the sites operational activities, development or clearance shall be burned on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions whilst the activities are in operation.

Reason: To protect nearby residents from excessive air pollution

- No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:
 - a) The means of access for construction traffic;
 - b) parking provision for site operatives and visitors;
 - c) the loading and unloading of plant and materials;
 - d) the storage of plant and materials used in construction/demolition of the development;
 - e) a scheme for the recycling/disposal of waste resulting from construction / demolition works / site clearance; and
 - f) details of dust and noise suppression to be used during the construction phase

The approved statement shall be adhered to throughout the construction period.

Reason: To protect the amenity of neighbouring residents.

- 5.2 Seven neighbours were consulted on the application, with three responses received raising no objection and in support of the development as it will create an environmentally friendly /sustainable home.

6. Assessment

- 6.1 The main issues relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity.

6.2 **Design**

- 6.2.1 In terms of mass and scale, the extensions are a significant addition to the dwelling and are considered to be disproportionate and are not subservient to the main dwelling. The proposed extensions would dominate the existing building and appear over-prominent from the street scene due to the size and

scale of the roof extension in conjunction with the two storey side extension and rear dormer.

6.2.2 The dashed line on the front elevation below shows the existing dwelling compared to the proposed extensions. The dashed lines demonstrate the excessive size, massing, scale and bulk of the proposed development when compared to the existing dwelling and is therefore considered to be out of keeping with the surroundings dwellings. Whilst there are some properties along Audon Avenue that have a width similar to the proposed extension, the extensions are legible as additions and considered not to dominate the original dwelling.



6.2.3 Most of the Audon Avenue dwellings are semi-detached and of a similar inter-war design with hipped roofs and front gables with bay windows, and where nearby properties which have extensions, these have been designed to ensure the extensions are legible as additions to the main dwelling and are subservient in nature, and the proposed development would not respect this, which is contrary to Local Plan policy.

6.2.4 In regards to the rear dormer, it is considered to be large and bulky and creates a top-heavy addition to the dwelling and is considered to further exacerbate the disproportionate size, massing and scale of the roof extension. The dormer extends from the flat top section of the proposed new roof and is not set back from the eaves. The dormer is considered to dominate the rear roof slope reflecting unacceptable, poor design. The massing of the dormer also contributes to the overall bulky and domineering appearance of the proposed extensions.

6.2.5 It is considered the two storey side extension, rear dormer and new roof would be overly prominent. It is also considered that the roof design would result in a top heavy roof arrangement and that the cumulative impact of the increase in massing and scale would result in a dwelling that would fail to integrate with its surroundings and the street scene. It is therefore considered the proposed development fails to make a positive contribution to the character and appearance of the area and would have a significant negative impact on the street scene of Audon Avenue due to their scale and proportion to the detriment of the visual amenity of the area.

6.2.5 Whilst the Planning Department acknowledges the principle of designing a house to be to the standard of PassivHaus and supports this kind of development, in terms of design, the proposed extension would result in the dwelling becoming significantly bigger, the scale and massing of the new roof are considered to be cumbersome and heavy, and the two storey extension does not appear as subservient to the main dwelling.

6.3 **Amenity**

6.3.1 The two storey side extension and the projection of the roof extension would be built adjacent to the north west boundary. No.3's south east elevation forms part of the common boundary and has no windows in the facing elevation. Furthermore, a distance of 1.6m minimum to the common boundary would be maintained and the proposed side extension will be almost in line with no.3's rear elevation. As such it is considered that neither element of the development would have a significant impact on the amenities of the occupiers of this property in terms of loss of light, outlook or privacy.

6.3.2 Regarding the rear dormer, whilst it is acknowledged there will be some level of overlooking to adjacent neighbours, it is considered this relationship is not uncommon with roof extensions such as this. It is considered the dormer will not have a detrimental impact on the amenity of neighbouring dwellings through of loss of light or privacy.

6.3.3 No. 7, to the south east of the site, is separated from the site by a garage and as such it is considered that the development would not have a detrimental impact in terms of neighbour amenity on this property.

6.3.4 Overall it is considered that the proposed development will not result in an unacceptable loss of amenity for the residents of any neighbouring property.

7. Planning Balance

7.1 Whilst the benefits of the proposal are that it would be an extension to an existing residential dwelling creating additional living accommodation and would achieve the PassivHaus energy standard, this does not outweigh the significant concerns raised in relation to the cumulative impact of the excessive massing, scale and design of the development. Given the significant scale of the proposed extensions including the rear dormer, the proposed roof exacerbates the harmful impact on the appearance of the street

scene. The proposed extensions would dominate the existing building and appear over-prominent from the street scene due to the excessive massing and scale of the two storey side extension in conjunction with the roof extension. It is therefore considered the proposed extensions would have a significant negative impact and would be highly visible within the street scene of Audon Avenue due to their scale and proportion and would be out of character of the street scene to the detriment of the visual amenity of the area.

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 Duty, the development is unacceptable and that there are no circumstances which otherwise would justify the granting of planning permission.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reason:	
1.	The proposed development, by virtue of its design, scale and massing, including the top-heavy roof extension, is disproportionate and would unduly dominate the host dwelling due to its size, would be visually dominant within the street scene and as a result be detrimental to the character and appearance of the dwelling and the surrounding area. Accordingly, the proposed development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).
	NOTES TO APPLICANT
1.	Whilst it has not been possible to achieve a positive outcome, due to the fundamental concern regarding the size, scale and impact on the street scene, the Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

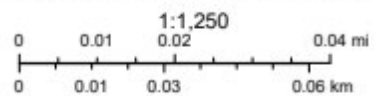
Map

23/00750/FUL - 5 Audon Avenue, Chilwell NG9 4AW



11/16/2023, 11:56:54 AM

-  Flood Zone 2
-  Flood Zone 3
-  Site



© Crown copyright and database rights 2023. Ordnance Survey
AC0000820870. You are not permitted to copy, sub-license, distribute or sell
any of this data to third parties in any form

Photos



Front elevation



Rear elevation



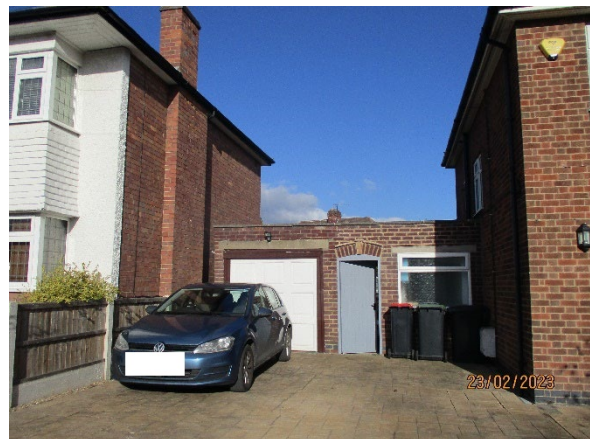
North east (side) elevation



North west (side) elevation



Relationship with no.3 Audon Avenue





Relationship with no.7 Audon Avenue



View of properties to rear of site

3D View Images



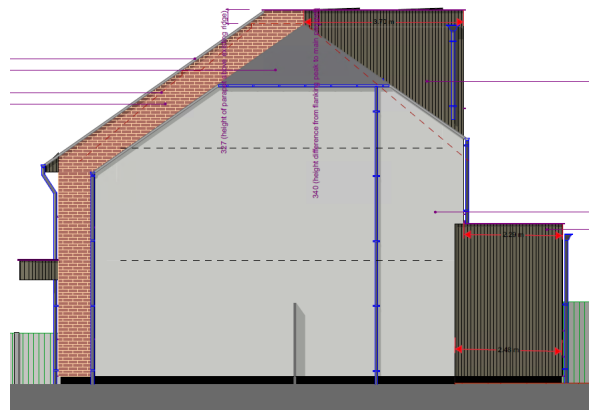
Plans



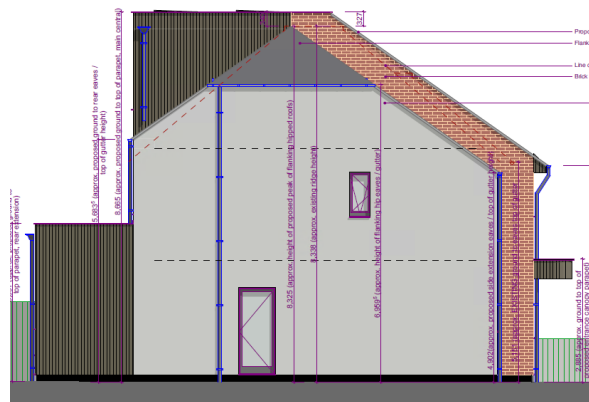
Proposed front elevation



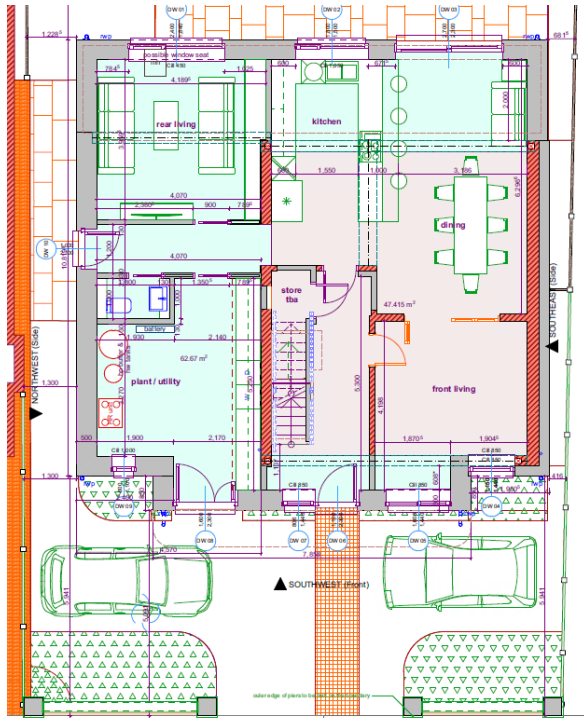
Proposed rear elevation



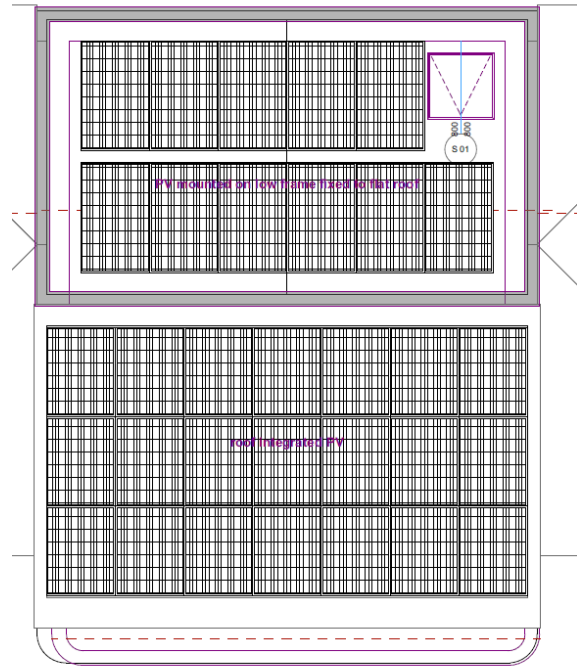
Proposed south east elevation



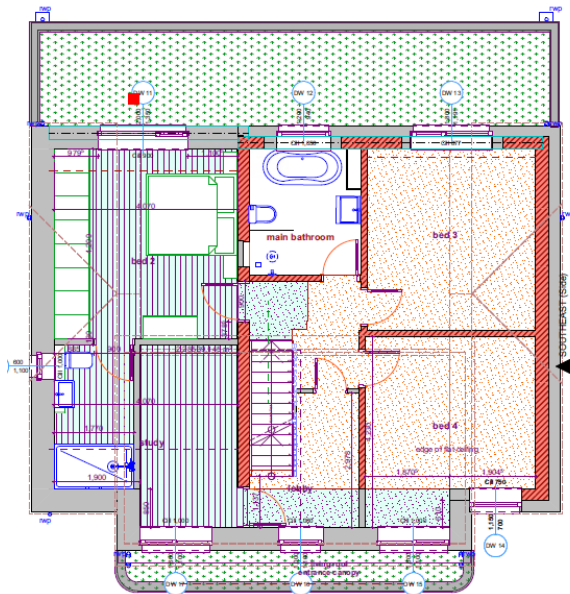
Proposed north west elevation



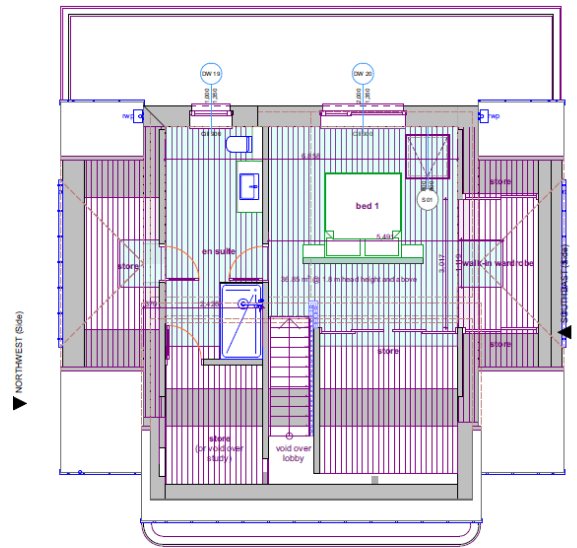
Proposed Ground Floor Plan



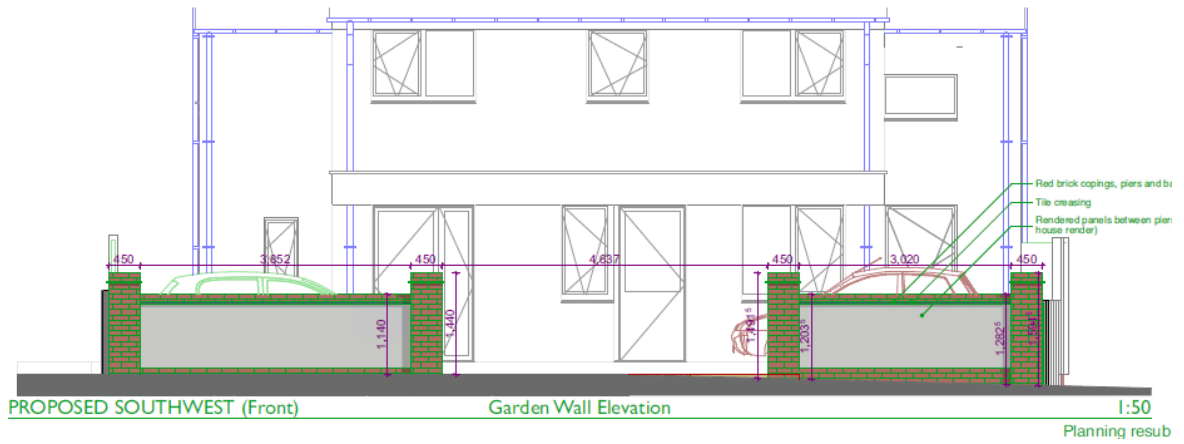
Proposed Roof Plan



Proposed first floor plan



Proposed second floor plan



Proposed boundary wall