

Report of the Chief Executive

APPLICATION NUMBER:	23/00627/FUL
LOCATION:	181 Nottingham Road, Nuthall
PROPOSAL:	Construct a single storey side/rear extension

A decision on this application was deferred by Committee on 8 November 2023.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the construction of a single storey side / rear extension. This application was first brought before Planning Committee on 8 November 2023 with a recommendation to grant conditional planning permission. Members deferred making a decision on the application to allow for consideration reduce the impact on neighbours at the eastern boundary. The original report is included at **APPENDIX 2**.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in appendix 1.

3. Detail

- 3.1 The application seeks full planning consent to construct a single storey side and rear extension to create an open plan lounge/kitchen and downstairs shower room. There is currently a rear conservatory with hipped roof and a detached garage to the rear of the site, both will be removed as part of the proposal.
- 3.2 The application site consists of a two storey semi-detached dwelling with a drive way and garden area to the front and a garden to the rear. The dwelling is located in a residential area with a mix of two storey and single storey properties.
- 3.3 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, the extension would have an acceptable design, would have an acceptable scale, would not have a significant negative impact on neighbour amenity, and would be in accordance with the policies contained within the development plan. There are considered to be no negative impacts.

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

Any Climate Change Implications are contained within the report.

8. Background Papers

None.

APPENDIX 1**1. Details of the application**

- 1.1 This application seeks consent to construct a single storey side and rear extension following the demolition of the existing conservatory and rear garage. The extension, as amended, will have a depth between 5.5m and 7.1m with a total width of 7.6m. The extension would have a flat roof with a maximum height of 3m and would have a pyramidal roof lantern (bringing the total height to 3.4m). The rear elevation would have a window and bi-folding doors, the west (side) elevation would have a window and the east (side) and front elevations would be blank. The extension was reduced by 0.5m.

2. Site and surroundings

- 2.1 The application site is located within a predominantly residential area and consists of a two storey semi-detached house with a hip roof. The materials are red bricks, white render and dark roof tiles. The property has a single storey rear extension with lean-to roof, a rear conservatory and a detached garage to the rear beside the boundary with no.179 Nottingham Road. The rear garden is relatively generous with a length of 22m and is bound to the north by the A610.
- 2.2 To the front, the site slopes up from south to north. There is a drop in level at the rear of 0.4m (stepped down, rather than sloped from south to north, and then slopes down towards the rear boundary with the A610. At the front there is a paved driveway partially open to Nottingham Road with parking space for three vehicles.
- 2.3 No.179 Nottingham Road is a detached bungalow situated to the west of the application site. This property is at higher level than no.181 by approximately 0.8m, and has two windows on the side elevation facing the application site. The common side boundary is formed by a 0.8m high block wall with a 1.4m high fence above. The common rear boundary is a 1.6m high fence.
- 2.4 No.183 Nottingham Road is the adjoining two storey dwelling situated to the east of the application site. This property has a single storey rear extension and a rear conservatory. There is an outbuilding in the rear garden along the boundary with no.185 which has a length of approximately 5.7m. The common rear boundary is a 1.8m high fence which decreases to 1.5m high towards the rear.

3. Re-Consultations

- 3.1 As the plans were amended the neighbours were given a period of 14 days to comment on the amended plans. One response was received raising no objection to the proposed development.

4. Assessment

- 4.1 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.
- 4.2 In terms of mass and scale, it is considered that the development as amended (reduced in length by 0.5m and roof lantern moved away from the eastern boundary), does not represent a disproportionate addition and will appear subservient to the main dwelling as the single storey rear extension would be situated in a similar position to the existing rear conservatory and would occupy part of the space of the existing garage. It is considered that because the extension is single storey, has a flat roof and would not significantly reduce the size of the application property's rear garden, the scale is acceptable.
- 4.3 In terms of design, the proposed extension is considered acceptable for a contemporary single storey side/rear extension not readily visible from the street. The development has been designed to provide an enhanced kitchen space for the occupiers. The design is considered acceptable and would not result in harm to the street scene, given its position to the rear, the set back and the existing boundary treatment.
- 4.4 It remains the consideration that the proposed rear and side extension is not considered to result in an unacceptable loss of amenity for neighbouring residents. The extension has been reduced in length and the roof lantern has been relocated further away from the eastern boundary to avoid shadowing and reduce any overbearing and light pollution impact on neighbours. The amended plan has reduced the projection of the rear extension by 0.5m to reduce the potential loss of natural light and visual impact of this extension on neighbour amenity. There will be no impact on privacy as the impact of the new window and bi-folding door would be unlikely different to the existing situation.
- 4.5 Overall it is considered that the proposed single storey rear and side extension will not result in an unacceptable loss of amenity for the residents of any neighbouring properties.

5. Conclusion

- 5.1 It is considered that, having regard to the relevant policies of the Development Plan, Nuthall Neighbourhood Plan, National Planning Guidance and to all other material considerations, the development is acceptable and there are no circumstances which otherwise would justify the refusal of permission.

<p><u>Recommendation</u></p> <p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</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>
2.	<p>The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 12 September 2023, Proposed Block Plan Revision A and Proposed Floor Plans and Elevations Revision A received by the Local Planning Authority on 20 November 2023.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The extension shall be faced using off-white render finish, in accordance with the approved plans.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of Broxtowe Aligned Core Strategy (2014) and Policy 17 of Part 2 Local Plan (2019).</i></p>
<p>NOTES TO APPLICANT</p>	
1.	<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>
2.	<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</p>

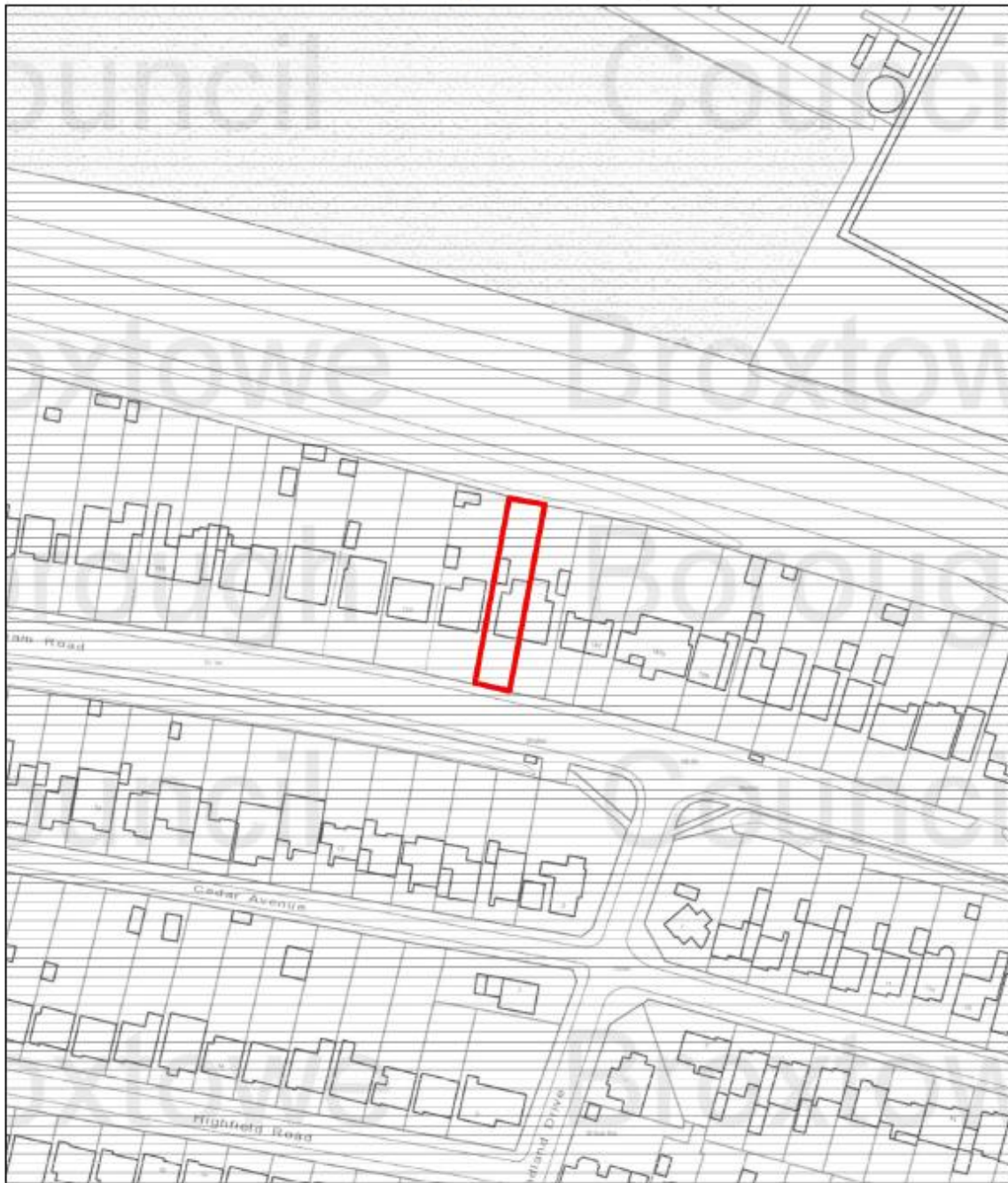
avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

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.



If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

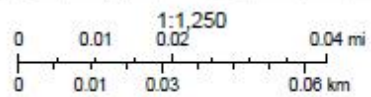
www.gov.uk/government/organisations/the-coal-authority

23/00627/FUL -181 Nottingham Road, Nuthall NG16 1AE



10/6/2023, 12:52:05 PM

-  Coal Standing Advice
-  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.

Site Location Plan

Photos



Front elevation



Rear elevation



Rear relationship with 179 Nottingham Road



Front relationship with 179 Nottingham Road

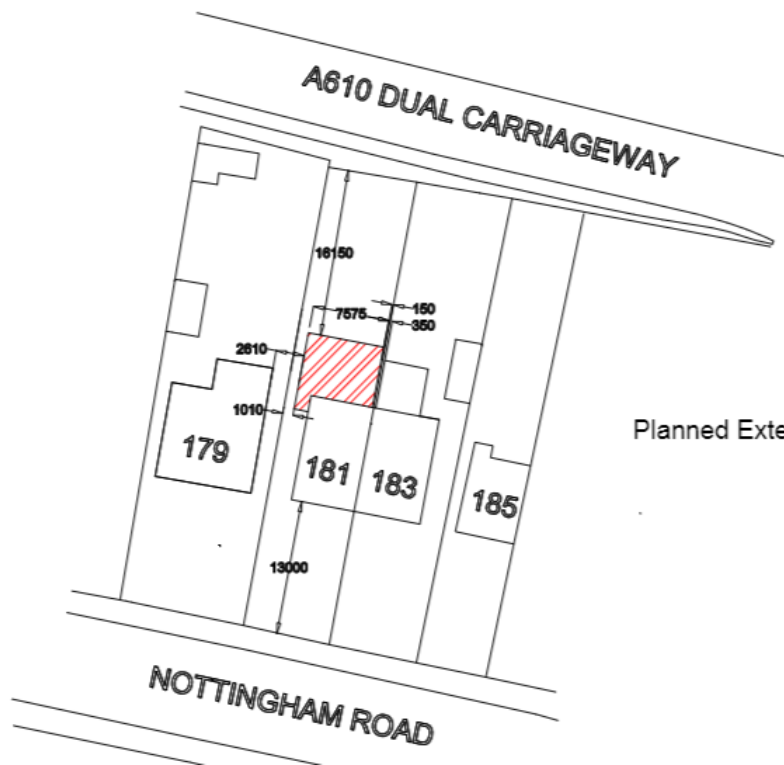


Relationship with 183 Nottingham Road



Rear boundary treatment with no.183

Proposed Block Plan



Planned Extension shown hatched