

Report of the Chief Executive

18/00516/FUL
ERECT 10 ONE BEDROOM APARTMENTS
147 - 151 QUEENS ROAD, BEESTON, NOTTINGHAMSHIRE, NG9 2FE

1. Details of the application

- 1.1 This major planning application was first brought before Planning Committee on 9 January 2019 with a recommendation for approval (original report attached as an appendix). Members deferred making a decision on the application to allow further consideration to be given to providing parking provision on site and reducing the size of the building to reduce the impact on neighbour amenity.
- 1.2 The applicant has considered the issues raised by Planning Committee and has provided one internal parking space on site and reduced the overall height of the building by 0.3m - 0.4m. As a result of the parking space, the internal bin storage has been relocated to the south west of the building.

2. Supporting information

- 2.1 Supporting information has been provided which includes a travel plan statement, parking survey, review of census data and sunshade analysis. The conclusions of each report will be summarised below. One objection was received which in summary, explains that even with the amended height of the building, it is still unnecessarily tall in comparison to neighbouring properties and that the proposal of one car parking space is insufficient to service the amount of flats proposed. Photographs were provided to demonstrate the level of parking on Queens Drive and Hawthorn Grove. Further concerns raised have already been addressed in the original report.
- 2.2 The travel plan statement discusses pedestrian accessibility, accessibility by cycle and accessibility by public transport in relation to the proposed development. It is concluded the site is well serviced by regular bus services within walking distance of the site and beyond this, a regular tram and train service. A 'residential travel planning pack' will be provided for each resident which will include several promotions and incentives for alternative methods of transport (e.g. free travel cards, car clubs and information on local taxi services).
- 2.3 On-street car parking occupancy surveys have been undertaken within the vicinity of the area and when considering Hawthorn Grove alone, it was found that some capacity remains to accommodate a small level of additional on-street parking. The surveys conclude that the increases in demand for on-street parking that may result from the development proposals will be negligible and can be accommodated sufficiently on Hawthorn Grove and neighbouring roads.
- 2.4 A review of the most recent census data demonstrates that the Central Beeston Ward has an extremely high proportion of 'no car households'. 47% of households do not have access to a private vehicle compared with the national average of 26%. The information provided concludes there is a recent trend of

falling levels of car ownership amongst younger people and that this area of the Borough has a higher proportion of younger people.

- 2.5 The sunshade analysis has been provided for the months of March, June, September and December at the times of 12:00 and 17:00. It concludes that whilst there will be a loss of sunlight experienced by no. 145 Queens Road and no. 1 Hawthorn Grove which directly adjoin the site (and some neighbouring properties), this will not be to a detrimental level.

3. Re-consultations

- 3.1 Amended plans were submitted and a further seven-day consultation has been undertaken with the occupants of neighbouring properties.

4. Appraisal

- 4.1 It is considered the provision of one car parking space is within an acceptable location that would not cause an unacceptable impact on the surrounding neighbours' amenity due to it being accommodated internally within the building. The original roller shutter door has been removed and the car parking space will be visible from Hawthorn Grove. It is considered the removal of the roller shutter door provides more visibility to this side of the building and is an acceptable change in design.
- 4.2 The relocated bins to the south east of the building will be 1.1m from the boundary with no. 1 Hawthorn Grove and will be obscured from view by a 2.5m high fence. As the bins will be sheltered by an overhang of the building and the 2.5m high fence, it is considered they are in an acceptable location that they will have minimal impact on the surrounding neighbours.
- 4.3 The overall height of the building has been reduced by 0.3m – 0.4m which is considered to be an acceptable amount that reduces the impact of the building on surrounding properties, in particular the south west (side) window of no. 145 Queens Road. The reduced height building is considered to have an acceptable impact on the street scene of Hawthorn Grove and Queens Road, whilst remaining a prominent feature on this corner plot.
- 4.4 The supporting information provided concludes that it is likely that car ownership associated with one bedroom apartments within this area will be low and that any parking associated with the flats can be accommodated on Hawthorn Grove and nearby roads. It is acknowledged that there will be some impact on a loss of sunlight to neighbouring properties but this is considered to be within acceptable levels. Furthermore, the proposed plans show the view from the south west (side) window of no. 145 Queens Road as being improved from the reduction in height of the building and provides a line of sight to show the loss of light to this window will not be detrimental.

5. Conclusion

- 5.1 The supporting information, alongside the lack of objection from the Highways Authority, and the fact the site is located within a sustainable location supported

by regular bus services along Queens Road, means it is still considered that the application would not lead to a detrimental impact on highway safety. Furthermore, it is considered the reduction in height of the building demonstrates the proposed flats will have an acceptable impact on the surrounding neighbours and reduces the impact of the building within the street scene. As such, the recommendation for approval remains the same.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of the permission.**
- 2. The development hereby permitted shall be carried out in accordance with drawing numbers: 003 Rev J and 004 Rev N received by the Local Planning Authority on 30 November 2018 and drawing numbers: 002 Rev P and 006 Rev Q received by the Local Planning Authority on 19 February 2019.**
- 3. No development above slab level shall be carried out until samples of the materials to be used in the facing walls have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**
- 4. No development, including site clearance, shall commence until wheel washing facilities have been installed on site in accordance with details first submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities shall be maintained in working order at all times.**
- 5. The building hereby approved shall be constructed to include the noise mitigation measures as detailed within section 4 of the noise assessment report ref: 12581.01.v2 dated November 2018. Confirmation of the installation of these measures shall be submitted to and approved in writing by the Local Planning Authority, prior to occupation of the development.**
- 6. No development above ground level shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:
 - (a) numbers, types, sizes and positions of proposed trees and shrubs;**
 - (b) planting, seeding/turfing of other soft landscape areas;**
 - (c) details of the site boundary treatments;**
 - (d) a timetable for implementation of the scheme.****

The landscaping scheme shall be carried out in accordance with the approved timetable. If any trees or plants, which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, they shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.

7. No development shall commence until a detailed surface water drainage scheme based on the principles of sustainable drainage and in line with the approved preliminary drainage layout plan, SCC / 001 rev A, OCT 2018, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to practical completion of the development. The scheme to be submitted shall:
- Limit the discharge rate generated by all rainfall events up to the 100 years plus 40% (for climate change) critical rain storm to a maximum of 2 l/s for the development area.
 - Provide surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments'.
 - Provide surface water run-off attenuation storage for the 100-year 40% climate change storm event of a minimum of 3m³.
 - Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
 - Make provision for all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.
 - Provide evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term operation to design parameters.
8. The windows in the north east elevation shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and fixed shut and retained in this form for the lifetime of the development.
9. No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 07.30-18.00 Monday to Saturday and at no time on Sundays or Bank Holidays. Exceptionally, specific works or operations may be carried out outside these times, but these must be agreed in writing with the Local Planning Authority 7 days in advance of being undertaken.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

3. Full details of materials were not submitted and in the interests of the appearance of the development and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).
4. In the interests of highway safety to mitigate the impact of the development on the highway network and in accordance with the aims of Policy T11 of the Broxtowe Local Plan (2004).
5. To protect residents from excessive external noise and in accordance with the aims of Policy E34 of the Broxtowe Local Plan (2004).
6. To ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policies H7 and E24 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).
7. The development cannot proceed satisfactorily without the outstanding matters being agreed and no such details were submitted with the application. Further to prevent the increased risk of flooding; to improve and protect water quality; and to ensure the future maintenance of the sustainable drainage structures in accordance with the aims of Policy E27 of the Broxtowe Local Plan (2004) and Policy 1 of the Broxtowe Aligned Core Strategy (2014).
8. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).
9. In the interests of the amenities of nearby residents and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).

Note to applicant

1. The Council has acted positively and proactively by working to determine this application within the agreed determination date.
2. Given the proximity of residential properties, contractors should limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.
3. The drainage information submitted during the course of the application will be taken into account when condition 7 is considered.

Background papers
Application case file

Appendix – report to Planning Committee 9 January 2019