

Report of the Chief Executive

18/00849/FUL
CONSTRUCT TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS
4 MURIEL ROAD, BEESTON, NOTTINGHAMSHIRE, NG9 2HH

Councillor S J Carr has requested this application be determined by Planning Committee.

1 Details of the application

- 1.1 The application seeks permission to construct a two storey side extension and single storey front and rear extensions.
- 1.2 The two storey side extension will have a 7.5m high hipped roof and will be set down 0.5m from the main ridge. It will be set back 0.4m from the south east (front) elevation and align with the north west (rear) elevation of the main property. The extension will have a first floor dormer window, ground floor window and garage door in the front elevation. It will have a ground floor, high level, obscurely glazed, non-opening window in the south west (side) elevation and a first floor dormer window in the rear elevation. A roof light is proposed in the south west and south east roof slopes.
- 1.3 A single storey rear extension with a 3.2m high lean-to roof is proposed to adjoin the two storey side extension. It will be 3.8m in width and project 0.8m in length. It will have a roof light in the lean-to roof, glazed doors in the north west (rear) elevation and a blank south west (side) elevation.
- 1.4 A single storey extension with 3.6m pitched roof is proposed on the front elevation of the main property and will be 1.5m by 2.4m. The front elevation will have a door with glazed surround that extends into the apex of the pitched roof. It will have a window in the north east (side) elevation and a blank south west (side) elevation.
- 1.5 At ground floor level, the extensions will serve a porch, store (labelled garage), utility room, WC/ shower room and study/garden room. At first floor level, the extension will serve two bedrooms and a shower room. An existing bedroom will be converted into an office. The application form states matching render and plain roof tiles will be used.
- 1.6 During the course of the application, amended plans were received which included the following changes: gable roof changed to hipped roof on two storey side extension and set down 0.5m from main ridge, dormer windows in front and rear elevations included, removal of first floor windows in front side and rear elevations, ground floor window in south west (side) elevation reduced in size, roof light in south west roof slope and garage door and ground floor window in front elevation repositioned.

2 Site and Surroundings



South east (front) elevation



Front/side boundary with no. 6 Muriel Road



View of nos. 6 and 8 Muriel Road from rear garden of application property



South west (side) elevation of application property from rear garden of no. 8 Muriel Road

- 2.1 The application property is a detached dwelling with hipped roof, front bay window, front porch with pitched roof, single storey rear extension with hipped roof and a detached, flat roof garage positioned to the side. The property is finished in a white smooth render and the roof constructed from plain tiles. The garage is built up to the south west (side) boundary with no. 6. The rear garden is enclosed by a 1.8m high fence. A 1.2m high stone wall extends across the front and north east (side) boundary with no. 2. The wall wraps around the boundary with no. 6 and adjoins the detached garage.
- 2.2 Muriel Road is a street formed of bungalows, semi-detached and detached dwellings with varying character. The site is relatively flat. A number of properties have had permission for two storey extensions, including nos. 1, 3, 5, 6 (partially constructed), 8, 14, 28 and 32.

3 Relevant Planning History

- 3.1 An application (78/00997/FUL) for a detached garage and single storey rear extension received permission in November 1978.

- 3.2 An application (01/00707/FUL) for a porch received permission in October 2001.
- 3.3 An application (91/00751/FUL) for a two storey side extension was refused in January 1992. The reason for refusal stated the following: *The proposed extension would, by reason of its height, length and location have an overbearing effect on the adjacent property and result in an unacceptable loss of amenity to residents of that property. The garage would be too short to be used by all but small cars and, given the absence of a full length hardstanding, the proposal would result in an unacceptable reduction in parking provision on the site.*

4 Policy Context

4.1 **National policy**

- 4.1.1 The National Planning Policy Framework (NPPF) July 2018, outlines a presumption in favour of sustainable development, that planning should be plan-led, decisions should be approached in a positive and creative way and high quality design should be sought.

4.2 **Broxtowe Aligned Core Strategy**

- 4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.
- 4.2.2 Policy A 'Presumption in Favour of Sustainable Development' - reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.
- 4.2.3 Policy 10 'Design and Enhancing Local Identity' - states that development should be assessed in relation to its massing, scale, materials, design and impact on the amenity of nearby residents.

4.3 **Saved Policies of the Broxtowe Local Plan**

- 4.3.1 The Part 2 Local Plan has recently been examined. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:
- 4.3.2 Policy H9 'Domestic Extensions' - states that extensions will be permitted provided that they are in keeping with the original building in terms of style, proportion and materials, are in keeping with the appearance of the street scene and do not cause an unacceptable loss of privacy or amenity for the occupiers of neighbouring properties.
- 4.3.3 Policy T11 'Guidance for parking provision' - new development will not be permitted unless appropriate provision is made for vehicle parking and servicing.

4.4 **Part 2 Local Plan (Draft)**

- 4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has recently been examined, with the

Inspector's report awaited. The representations on the plan included 11 no. representations in relation to Policy 17. Given that there remain outstanding objections to Policy 17 with the Inspector's view on these not yet known pending her report, this policy can be afforded only limited weight.

4.4.2 Policy 17 'Place-Making, Design and Amenity' - 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.

5 Consultations

5.1 There have been seven representations received, two objections and two no objections to the original plans and three objections in relation to the amended plans. The responses are summarised as follows:

- Reasonable extension which is in keeping with others constructed in recent years
- Reduction in natural light
- Extension follows footprint of existing single storey garage but this does not impact on a loss of natural light in the same way as proposed two storey extension would
- Sense of enclosure
- Visually overbearing due to proximity to boundary
- Overlooking and loss of privacy from first floor rear window
- Application for a two storey side extension was refused and nothing has changed to make this application now acceptable
- Devalue property.

5.2 Councillor Carr objects to the application as the application property has a garage that is up to the boundary with no. 6 and as this is single storey with the addition of another storey, this would mean it is overbearing and have an unacceptable impact on neighbour amenity.

6 Appraisal

6.1 The main issues to consider with this application are the design of the extensions and the impact on neighbour amenity.

6.2 Muriel Road is a street formed of bungalows, semi-detached and detached dwellings with a varying character. A number of properties have had permission for two storey extensions in the area. Some of these are within close proximity to the application property, including no. 6, which has had permission for a single storey rear and two storey side/ rear extension (partially constructed), no. 8 which has had permission for a two storey side and single storey front extension and no. 1 which has had permission for a two storey side extension.

6.3 An application for a two storey side extension with hipped roof was refused in January 1992. The reason for refusal stated the following: *The proposed extension would, by reason of its height, length and location have an overbearing effect on the adjacent property and result in an unacceptable loss of amenity to*

residents of that property. The garage would be too short to be used by all but small cars and, given the absence of a full length hardstanding, the proposal would result in an unacceptable reduction in parking provision on the site. It is acknowledged that the previous refused application is not dissimilar to the current proposal in terms of scale, height and massing as this application was for a two storey side extension with hipped roof. However, planning policies have changed significantly since this application was determined and additional development has been undertaken since then which has a bearing on the impact on neighbours.

- 6.4 The design of the extension is considered to be appropriate for this domestic property and will be in keeping with other extensions in the area. As the plans do not state the materials proposed, they will be conditioned to ensure they match the main property. The two storey side extension will be set down 0.5m from the main ridge and set back 0.4m from the front elevation which creates a subservient appearance and ensures a shadowing effect is created between the extension and main property. The dormers are considered to be an acceptable size and positioning and replicate the pitch of the porch roof which is considered to be a positive design feature. Whilst it is acknowledged the front dormer is not located centrally above the garage door, the window next to the garage door would need to be removed to centralise it which would reduce light into the hallway. It is considered the garage door is in an acceptable position and will not appear out of character in the street scene of Muriel Road. The single storey front extension is not dissimilar to the existing porch in relation to size and scale and is considered to be an acceptable addition to the property. The glazing in the front elevation of the porch extending into the apex, represents a contemporary appearance alongside the smooth white render of the main property. Overall, it is considered the extensions achieve an acceptable level of design and are in keeping with the main property and surrounding properties on Muriel Road.
- 6.5 During the course of the application, several amendments were made to the application (as mentioned above). The most significant change was from the gable to hipped roof and the reduction in ridge height by 0.5m. It is acknowledged that no. 6 will experience the greatest impact from this extension. However, it is considered the reduction in ridge height by 0.5m and the hipped roof improve the relationship with no. 6 to an acceptable level. No. 6 have a partially constructed extension which has resulted in a 2.1m – 3m long rear garden. In addition to this, no. 6's rear garden faces north east meaning it will already experience restricted sunlight. The application that was granted permission for no. 6 (16/00214/FUL), clearly shows three areas annotated as 'garden area' which are land to the rear of the extension and two areas to the front of the property. It is clear from the plans that the primary amenity space has shifted from the rear to the side as a result of their extensions. It is acknowledged that the impact of a two storey extension will cause a loss of light to the rear garden area of no. 6 but the 11m garden length to the side and front of the property is considered sufficient and useable space that the overall amenity of this neighbour would not be detrimentally affected. Furthermore, due to the orientation of no. 6, the 11m garden to the front receives the most sunlight/daylight. The ground floor level window and roof light facing south west will both be conditioned to be obscurely glazed in order to protect the amenity of no. 6. As the ground floor window is 1.7m above the floor level it is considered

this is a sufficient distance that it does not need to be conditioned to be non-opening. As the roof light serves an en-suite and is not a primary room, it is considered unnecessary to condition this to be non-opening.

- 6.6 No. 8 is positioned to the south west of the application property and has a north east facing garden meaning it already experiences restricted sunlight. Whilst it is acknowledged there will be some loss of light created from the two storey extension, it is considered the orientation of the application property would not cause an additional significant amount of restricted daylight or sunlight due to the orientation of no. 8. The proposal of the rear dormer window is considered to be an acceptable size and whilst it is acknowledged it is closer to the boundary with nos. 6 and 8, it is not dissimilar to the amount of overlooking from the first floor rear windows in the main property. It is considered the dormer window would not cause an unacceptable amount of additional overlooking as these three properties mutually overlook each other's gardens. It is considered the proposed porch and single storey rear extension, due to their modest size and positioning will not have a detrimental impact on the amenity of the occupants of nos. 6 and 8.
- 6.7 It is acknowledged that the application property and nos. 6 and 8 are in close proximity to each other. However, nos. 6 and 8 both have two storey extensions meaning these extensions already contribute to the restricted amount of sunlight and daylight received in their own rear gardens. The proposed extensions will contribute to some additional loss of sunlight and daylight but it is considered this would not be so detrimental as to warrant refusal.
- 6.8 It is considered the proposed extensions due to their size and proximity will not have a detrimental impact on the amenity of the remaining surrounding occupants, nos. 1, 2, 3 and 10 Muriel Road.
- 6.9 It is acknowledged the garage will be removed meaning there will be no parking associated with this property. However, the majority of Muriel Road and Endsleigh Gardens are subject to parking restrictions for permit holders (Monday to Saturday 09:00 – 10:00 and 15:00 -16:00) in order to prevent on road parking at potential busy periods or long periods of stay. Furthermore, only one additional bedroom will result from the extension. Any further cars on this road would be subject to a permit. It is considered that any further cars parked on nearby roads in association with this property would not be at the detriment of highway safety and therefore refusing this application on grounds of lack of parking would be unjustified.
- 6.10 The matter raised in relation to the proposed extension devaluing neighbouring properties is not a planning consideration that can be taken into consideration.

7.1 Conclusion

- 7.1 In conclusion, it is considered that the extensions are in keeping with the original property in terms of style and proportion, and will not have a detrimental impact on the street scene of Muriel Road. It is considered the extensions would not cause an unacceptable loss of privacy or amenity for the occupiers of neighbouring properties. The proposal therefore accords with Policy H9 of the

Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014), Policy 17 of the Draft Part 2 Local Plan (2018) and with the National Planning Policy Framework (2018).

Recommendation

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

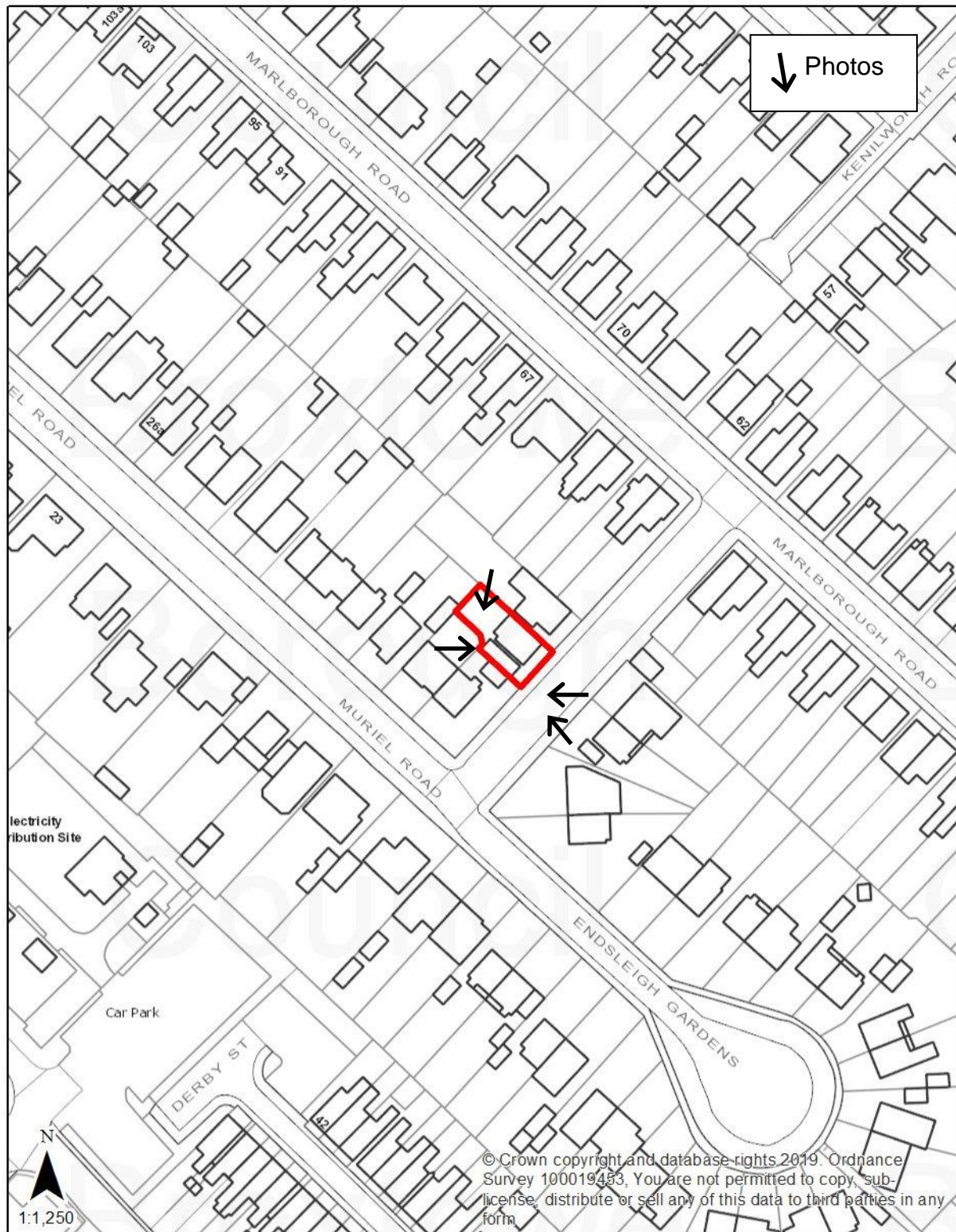
- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250) received by the Local Planning Authority on 14 December 2018 and Proposed Block Plan (1:500) and Proposed Elevations and Ground/First Floor Plans received by the Local Planning Authority on 21 February 2019.**
- 3. The walls shall be finished in a matching render and the roofs constructed with tiles of a type, texture and colour so as to match those of the existing house.**
- 4. The ground floor window in the south west (side) elevation and roof light in the south west roof slope 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 retained in this form for the life time of the development.**

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. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).**
- 4. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).**

Note to applicant

The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed extended determination timescale.



Legend

 Site