

**Report of the Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>23/00881/FUL</b>
<b>LOCATION:</b>	<b>53 City Road, Beeston, Nottinghamshire, NG9 2LQ</b>
<b>PROPOSAL:</b>	<b>Construct single/ two storey rear extension</b>

The application is brought to Committee at the request of Councillor V C Smith.

1. Purpose of Report

The application seeks full planning permission for the construction of a single and two storey rear extension.

2. Recommendation

**The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.**

3. Detail

The application site consists of a two-storey semi-detached dwelling with a shared two-storey rear outrigger, and shared rear outbuilding. It is situated within a built-up residential area and has a classified highway adjacent to the rear boundary.

The site is located within the Beeston Article 4 area for Houses in Multiple Occupation (HMO), and is currently occupied as a 4-person HMO.

4. Financial Implications

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

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

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 proposal is to construct a single / two storey rear extension. The single storey element of the proposal would extend the full width of the rear elevation and wraparound to infill next to the existing two storey outrigger. The single storey element would extend for a depth of 3.1m beyond the rear of the existing outrigger. The two-storey element would have a depth of 1.5m, projecting from the rear elevation of the main building. The proposal would have a flat roof throughout, with the two-storey element at a height of 5.5m to match the existing eaves height, and the single storey element at a height of 2.9m.

2. Site and surroundings

2.1 The property is a semi-detached house, with a coarse white render finish and dark pan tiles. It has a shared rear two-storey outrigger and rear boundary single storey outbuilding. The authorised use is as a 4-person HMO.

2.2 The site is relatively flat, with a raised bedded area in the rear garden.

2.3 To the north west, no 51 is a semi-detached house of a similar period, it has a wider two-storey frontage, with both properties having their pedestrian side access along the common boundary. With the rear garden, no. 51 has single storey outbuildings running along the common boundary.

2.4 To the south east, no. 55 is the attached semi, and has a cladded frontage and red paint applied to the other elevations. Both the site dwelling and no. 55 have a shared rear two-storey outrigger and rear boundary single storey outbuilding.

3. Relevant Planning History

3.1 There is no relevant planning history post-1974 relating to this site.

4. Relevant Policies and Guidance**Broxtowe Aligned Core Strategy 2014:**

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

- Policy A: Presumption in favour of sustainable development
- Policy 2: The Spatial Strategy
- 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 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.

## 5. Consultations

### 5.1 **Councillors:**

- Councillor G Bunn - no comment received.
- Councillor V C Smith - Requested the application be called into Committee due to concerns regarding impact on neighbour amenity and over-intensification.

### 5.2 **Consultees:**

- Private Sector Housing – The existing use is confirmed as a 4-person HMO in 2020.
  - Room sizes now appear adequate.
  - Fire alarm now shown in the 1<sup>st</sup> floor landing now shown.
  - FD30s for the ground floor front bedroom, 1<sup>st</sup> floor front bedroom or 1<sup>st</sup> floor rear bedroom, now shown.
  - En-suites now shown.
  - The ground floor rear bedroom off the kitchen must have a fire escape window, please confirm this will have keyless egress for use in event of an emergency.

Will need to apply for a HMO licence with the property coming up to six bedrooms.

### 5.3 **Neighbours**

Ten neighbours were consulted on the application with no responses received.

## 6. Assessment

### 6.1 Description

6.1.1 The proposal is to construct a single / two storey rear extension. The single storey element of the proposal would extend the full width of the rear elevation and wrap around to infill next to the existing two storey outrigger. The single storey element would extend for a depth of 3.1m beyond the rear of the existing outrigger. The two-storey element would have a depth of 1.5m, projecting from the rear elevation of the main build. The proposal would have a flat roof throughout, with the two-storey element at a height of 5.5m to match the existing eaves height, and the single storey element at a height of 2.9m.

6.1.2 Facing the rear garden there would be a smaller and larger window, on the side facing the boundary with no. 51 there would be a door and a window, and on the first floor facing the rear there would be a window. On the existing side elevation there would be the removal of two smaller windows, and the addition of two larger windows, one on the ground floor and one on the first floor.

6.1.3 Internally there would be layout changes throughout, on the ground floor a living room would become a bedroom with wet room, the existing kitchen would be open plan into the extension creating a kitchen and living area, into the rear part of the extension there would be a bedroom with wet room. On the first floor,

existing bedroom two would be altered, with an en-suite in the extended area. The chimney would be removed internally to provide more space.

- 6.1.4 The property would increase from 4 to 6 bedrooms. As the property is an existing HMO no change of use will occur with this proposed increase in bedrooms, as long as the total occupancy does not exceed 6. The property adheres to the Broxtowe HMO property standards.

## 6.2 Design

- 6.2.1 Policy 10 (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development. Policy 17 (4a) 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.
- 6.2.2 In terms of mass and scale, the extension does not represent a disproportionate addition as it would be single storey to its full width and depth and to the rear of the property. The first floor roof height would be lower than the main ridge height, with the two storey part an infill and a reduced depth when compared to the single storey part of the proposal. Both parts would have flat roofs and be set off neighbouring boundaries.
- 6.2.3 The design is relatively simple with a flat roof and rendered finish to match existing, there would be facing brickwork on the boundary with no. 55. The design is considered acceptable, the use of these materials is considered acceptable and have been annotated onto the plans.
- 6.2.4 The proposal would be visible from the rear highway, Regent Street, though the two-storey part is a minimal infill and the majority of the application extending beyond the existing rear elevation is single storey with a high brick wall rear boundary treatment, therefore it is considered that the proposal would have no significant visual impact on the street scene.

## 6.3 Amenity

- 6.3.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of the impact on the amenity of nearby residents or occupiers. 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.
- 6.3.2 During the course of the application amended plans were submitted, decreasing the length of the proposed rear extension, and increasing the main rear garden area to a depth of 4.1m – the existing outbuilding would also be demolished. Larger side windows will also be added to bedrooms three and five by removing the chimney internally. Therefore, as per the Broxtowe HMO property standards, and comments received from Private Sector Housing the dwelling is considered to provide an adequate standard of amenity for any likely occupiers.
- 6.3.3 The proposal is considered to have no significant impact on the surrounding neighbours as there are no rear neighbours, and with no. 55 the proposal would be single storey with a flat roof at a maximum height of 2.8m, a depth off the rear outrigger of 4.7m and set 0.2m off the common boundary. No. 55 also has no rear windows facing the rear garden from the outrigger. With no. 51, access to

the rear for both dwellings is along this common boundary, with the site dwelling extending as two-storey further in the rear than no. 51's elevation. No. 51 then has single storey outbuildings along this boundary, with the proposal only being two-storey for a depth of 1.5m and then single storey with a flat roof at a height of 2.8m and set no further to the side than the existing dwelling, retaining side access to the rear.

**7. Planning Balance**

The benefits of the proposal are that it would be an extension to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. As no change of use has occurred this proposal is only being considered in relation to the physical building. The negative impact would be the reduction in outside amenity space, though this is currently hard-standing and the remaining garden would need some clearance works to aid this proposal, therefore it is considered that the proposal is acceptable.

**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 and comments raised in representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

8.2 It is recommended that conditional planning permission be granted.

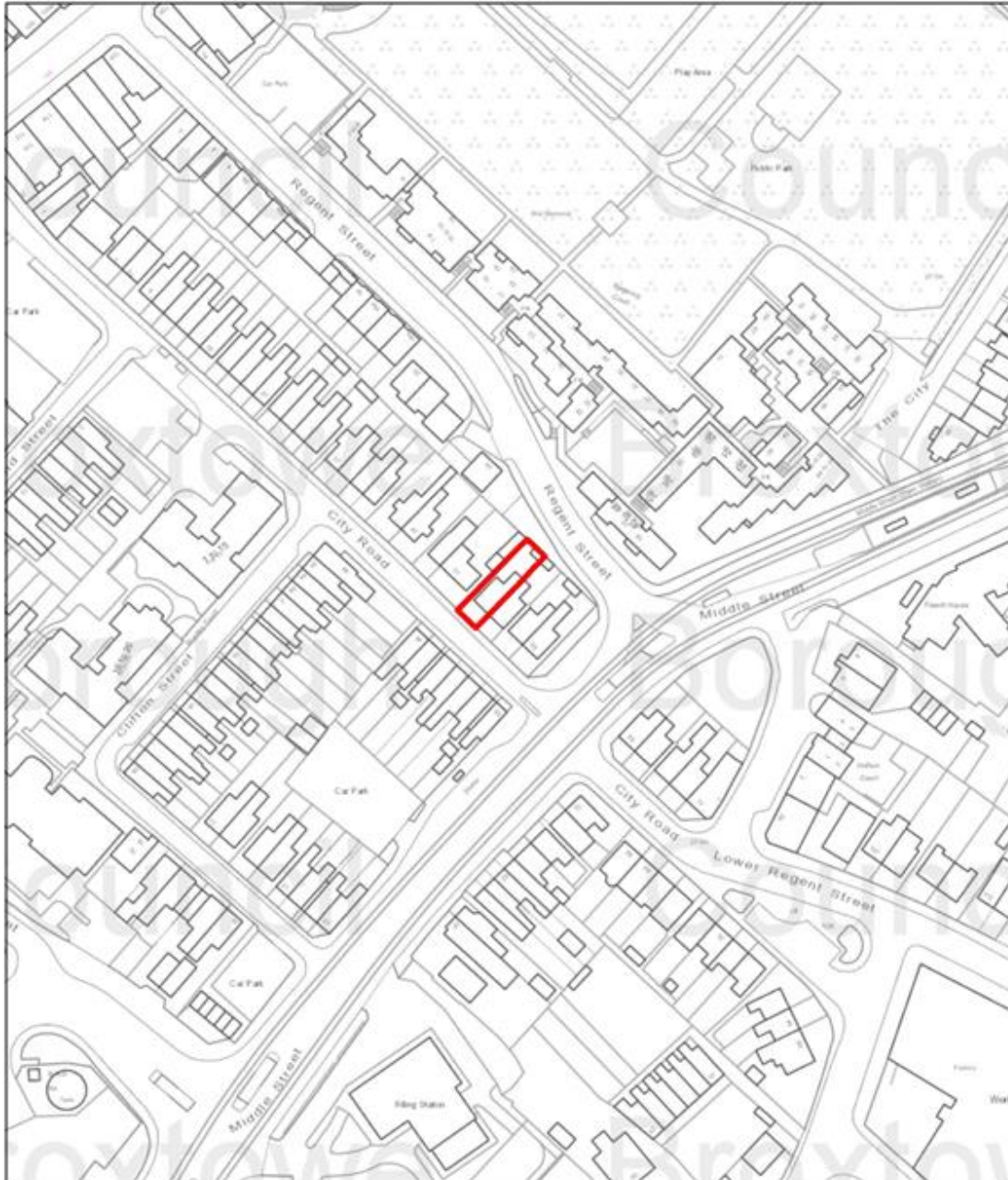
<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</b>	
<b>1.</b>	<b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b>  <b><i>Reason: 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></b>
<b>2.</b>	<b>The development hereby permitted shall be carried out in accordance with the site location plan received by the Local Planning Authority on 5 January 2024, and 23-09-01 P2 Rev 3 received by the Local Planning Authority on 14 March 2024.</b>  <b><i>Reason: For the avoidance of doubt.</i></b>



	NOTES TO APPLICANT
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 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: <a href="http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries">www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries</a></p> <p>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.</p> <p>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: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>

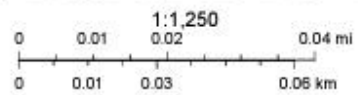
Map

53 City Road Beeston Nottinghamshire NG9 2LQ



2/15/2024, 12:02:36 PM

 Site



Photographs



Front (south west) & side (north west) elevations.



Rear of site viewed from Regent Street.



Rear garden and boundaries.



Boundary with no. 55.

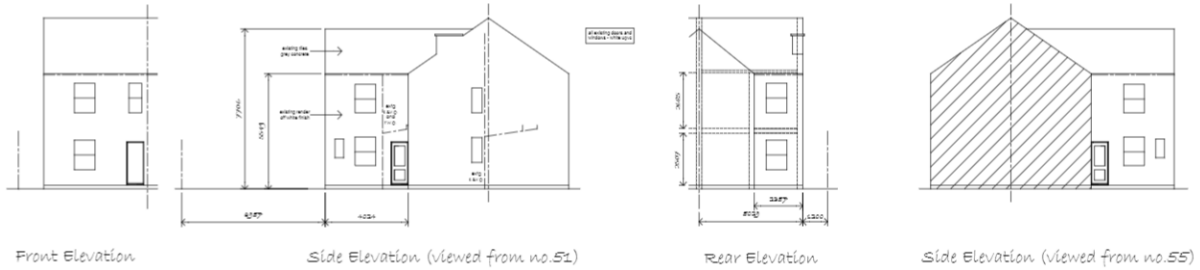


Rear (north east) elevation and boundary with no. 51.

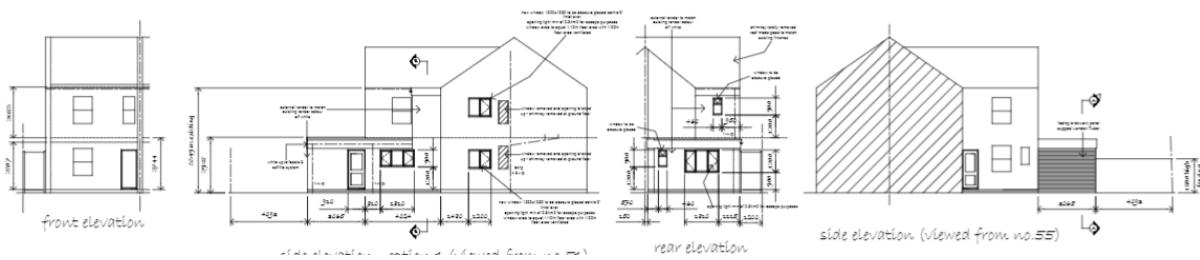


Rear (north east) elevation.

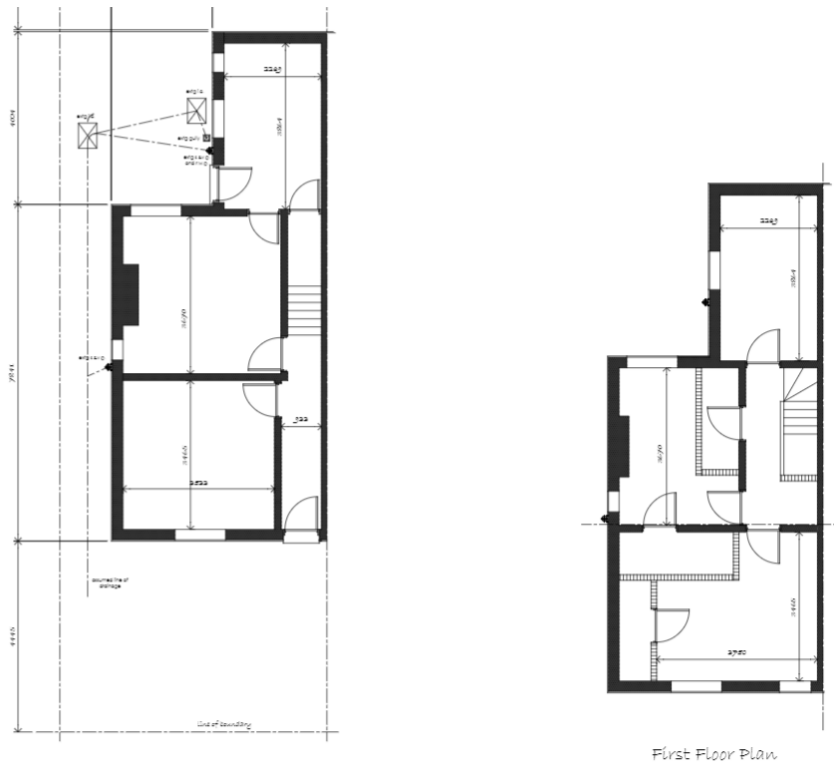
**Plans (not to scale)**



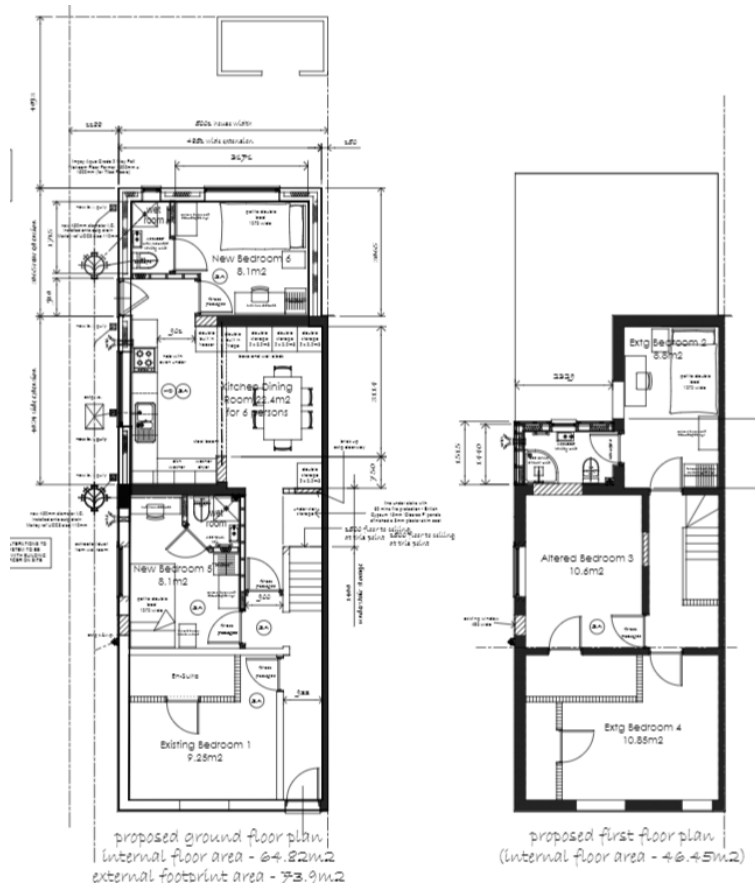
**Existing Elevations**



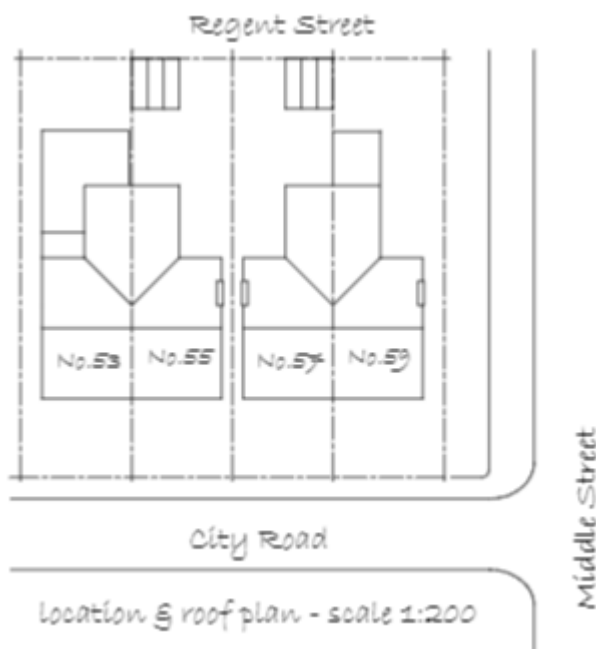
**Proposed Elevations**



**Existing Floor Plans**



Proposed Floor Plans



Proposed Block Plan