

Report of the Chief Executive

APPLICATION NUMBER:	24/00155/FUL
LOCATION:	Broad Oak, Farm Main Street, Strelley NG8 6PD
PROPOSAL:	Construct two-storey and single-storey rear extensions, side infill extension and new porch along with front boundary access and wall

The application is brought to the Committee at request of Councillor P J Owen.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the construction of two-storey and single-storey rear extensions, a side infill extension and a new porch along with front boundary access and wall.

2. Recommendation

The Committee is asked to resolve that planning permission be refused as it represents a disproportionate addition to a property in the Green Belt.

3. Detail

- 3.1 The application seeks full planning permission to construct two storey and single storey rear extensions, a side infill extension, a new porch along with a front boundary access and wall.
- 3.2 The application property is a Local Interest Building. The site is located within Article 4 Direction Area of the Strelley Conservation Area. The site also lies within the Nottinghamshire Green Belt where Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). The Policy also states that disproportionate additions to a building will be treated as those that, taken cumulative, exceed 30% of the volume of the original building.
- 3.3 The design of the proposed extensions and proposed boundary wall is considered to be acceptable. It is also considered that the impact of the proposed wall on the street scene will not be significant and therefore will not substantially harm the character and appearance of the Strelley Conservation area
- 3.4 It is considered that the proposal is not acceptable as it represents a disproportionate addition to a property in the green Belt. Accordingly, planning permission should be refused in line with the resolution set out in the appendix.

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 and income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106 (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 permission to construct two storey and single storey rear extensions, a single storey infill side extension and a new porch along with a front boundary access and wall.
- 1.2 The two storey rear extension would have a gable roof with a ridge height of 7.5m and an eaves height to match the house; the ridge would be set down by 1.1m from the main ridge. The single storey rear extension would adjoin the two storey element, it would have a flat roof with a height of 3.1m. The proposed side extension would be an infill and would link the main house to the existing garage, it would have a hipped roof with a ridge height of 4.7m and an eaves height to match the eaves of the existing garage (2.4m). In terms of materials, the information provided on the submitted elevation indicates the use of bricks and roof tiles to match those of the existing house. The front porch
- 1.3 The proposed boundary wall would have a height of 1.2m and would extend for a length of 22.2m. It would include 3.3m wide and 1.1m high timber gates in front of the existing porch. The boundary wall would be built using Bulwell stone. The plans show that a mixture of hawthorn, holly and privet hedge will be planted behind the wall, with a grass verge in front of the wall. The proposed gates would be timber with boarded infill panels hinged on timber posts.

2. Site and surroundings

- 2.1 The application site is set back from the highway and consists of a two storey detached dwelling with hipped roof. It has a single storey side extension with hipped roof, a rear conservatory, a front porch with gable roof and a detached garage to the side with hipped roof. To the front, there is a 1.8m high hedgerow with an access either side with timber farm gates leading into a driveway and a lawn area to the rear.
- 2.2 The site is located within a residential area within the Strelley Conservation Area and the Nottinghamshire Green Belt. Directly to the rear, there is an open paddock area with associated structure (barn), with open fields located directly beyond. Directly adjacent the site, to the east side, there are dwellings, some of the dwellings being Local Interest Buildings. Further west, along Main street there are some Local Interest Buildings and two Grade II Listed Buildings: Stables at Golder Close and Golder Close and adjoining boundary wall.

3. Relevant Planning History

- 3.1 The application property has planning permission for a detached garage and a front porch (86/00417/FUL), and a rear conservatory (94/00134/FUL). The site also has extant planning permission to construct single/two storey rear

extension, single storey infill side section and replace front hedge with stone wall (21/00098/FUL) which has not been implemented.

4. Relevant Policies and Guidance

4.1 **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 3: The green belt
- Policy 10: Design and Enhancing Local Identity
- Policy 11: The historic Environment

4.2 **Part 2 Local Plan 2019**

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Green Belt
- Policy 17: Place-Making, Design and Amenity
- Policy 23: Proposals Affecting Designated and Non-Designated Heritage Assets

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

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 13 - Protecting the Green Belt
- Section 16 - Conserving and Enhancing the Historic Environment

5. Consultations

5.1 **Conservation Officer** - no objection to the concept of the extension and its impact on the Conservation Area. Strongly objects to the proposed front porch on the following grounds:

The host property - while not necessarily recognised as a non-designated heritage asset outright - makes a highly positive contribution to the streetscene of the conservation area.

Broad Oak Farm is a quintessential example of the late 'arts and crafts' movement. Demolition of this porch, to be replaced with a modern structure, would be wholly out of character with the streetscene of the CA, it would cause less than substantial harm to the character of the CA and the setting of a number of earlier buildings in close proximity that are recognised as non-designated heritage assets. It would set a dangerous precedent for harmful alteration in the CA and it is recommended that a revision is sought to remove this from the body of works included in this proposal.

It must be noted that the alterations to the rear of the property are also out of character with its arts and crafts style; the tall two storey fully glazed extension would be at odds with the vernacular revival character - but there are no

amendments sought here because it cannot be viewed from the streetscene of the conservation area.

At this stage, the scheme does not demonstrate a 'clear and convincing justification' for the proposed works which would result in harm to the special significance of the conservation area, in accordance with Para 212 of the NPPF. The proposal therefore would not preserve the special significance of the conservation area and would not achieve the desirable objectives as described within Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the amendments should be sought.

In regards to the 1.2m high boundary wall, the Conservation Officer raised no objections and advised that the proposed Bulwell stone wall with stone coping located in the same location as the existing boundary hedge, is a modest height and Bulwell stone is a vernacular material.

Following the Conservation Officer's concerns, amended plans were submitted showing that the porch would retain the existing design but the front elevation would have the front door with a full height side light on either side. The CO advised that the two flanking full height windows would be entirely out of character for the host property and the street scene of the Conservation Area. Suggested that the porch should be rebuilt like-for-like using matching bricks and same apertures.

Following receipt of amended plans showing that the new front porch would retain the design of the existing, the Conservation Advisor considers that the amendments address concerns about the front porch and has no further observations to make.

6. Assessment

6.1 The main issues for consideration are whether or not the principle of the development is acceptable in the Green Belt as well as the impact on the Strelley Conservation Area, impact upon residential amenity and the design of the proposal.

6.2 Green Belt

6.2.1 The application site is situated within the Green Belt and therefore the principle of the development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe's Part 2 Local Plan (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Paragraph 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, although an exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 states that additions that result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

6.2.2 As set out in the Planning History section of this report, the application property has been extended before. The proposed additions are a single/two storey rear

Extension, a front porch following the demolition of the existing and a single storey infill section to link the main dwelling to the existing garage. The combined volume of the proposed extensions together with the existing extensions and garage has been calculated at approximately 70.27% of the volume of the original dwelling which is significantly over the 30% restriction as set out in Policy 8.

6.2.3 As the proposed extensions will result in an increase of the volume of the original dwelling by more than 30%, they are considered to result in a disproportionate addition to the original dwelling that would be inappropriate development in the Green Belt. The application site is located within a visible location within the street scene of Strelley and it is considered that the construction of the single/two storey rear extension and the single storey extension to the side of the dwelling (in combination with the existing extensions) will result in disproportionate additions to the original dwelling, which would impact negatively on the openness of the Green Belt.

6.2.4 It is not considered that any 'very special circumstances' have been demonstrated that would outweigh the harm caused to the Green Belt by the inappropriate development and therefore the application should be refused.

6.3 Conservation Area, design and access

6.3.1 The Strelley Conservation Area was originally designated in 1973. Most of the buildings in the village originate from the 18th Century but many cottages have been modernised or replaced during the 19th Century. In 1981, an Article 4 Direction was designated which imposes further and stricter controls on minor changes to buildings and other structures. The Article 4 Direction covers most properties in Strelley Village and their curtilage and outbuildings.

6.3.2 Whilst the roof style of the two storey rear extension will be different to the style of the original dwelling as it is a gable roof, it is considered acceptable. The set down of the proposed roof is considered to be appropriate and will distinguish the extension from the original house. The single storey rear element would have a contemporary design but this is acceptable as it would be to the rear and would not be readily visible from the street scene. It is considered that the design of the proposed single/ two storey rear extension, front porch and infill side extension achieve an acceptable level of design and are in keeping with the character of the host dwelling and will not result in a negative impact to the setting or character of the Conservation Area.

6.3.3 The roof tiles and facing brickwork would match those of the existing dwelling. It is considered that the materials to be used are acceptable.

6.3.4 Following amended plans, the Council's Conservation Advisor considers the proposed extensions and boundary wall to be acceptable. The plans show that the existing grass verge will be retained and new grassed sections would be created to maintain a continuous section of grass beside the highway. The central gate will be solid timber with the height in line with the height of the

wall. In regards the materials, the wall would be of true natural stone and the existing hedge would be replaced behind the proposed boundary wall. Although the proposed boundary wall would result in a change to the character and appearance of the front elevation of the property, and its setting within the Conservation Area, it is considered to be acceptable because the grass verge will soften the appearance of the wall and will be in keeping with the character of the Conservation Area.

- 6.3.5 The application site is currently served by two vehicular access points located adjacent the boundaries with Pinfold Cottage and with the plot of land located to the west, with a centrally located hedgerow. The application proposes the provision of a centrally located vehicular access point which includes 3.3m wide and 1.1m high timber gates, with a driveway to the front and to the existing garage located to the side of the host dwelling. The driveway will provide the provision for the parking of four off street parking spaces along with space to allow vehicles to leave the site in a forward gear. It is considered there are no highway safety issues relating to this application.

6.4 **Amenity**

- 6.4.1 Directly to the east of the application site are Pinfold Cottage and nos. 1 and 2 Broad Oak Cottage. The host dwelling is set behind the rear of these neighbouring properties by approximately 7.6m, 10.4m and 16.6m respectively. Along the existing boundary of the application site and Pinfold Cottage there is the existing garage and a 1.6m high fence. Between the application site and nos. 1 and 2 Broad Oak Cottage, there is an existing 2m high hedgerow and a variety of trees within the curtilage of the neighbouring properties. Within the side (east) elevation of the proposed single storey rear extension, there would be full height glazed windows in the facing elevation and two first floor windows on the rear elevation of the two storey element. These two windows would be facing south. It is therefore considered that the proposal will not have any significant impact on the amenity of these immediate neighbouring properties in terms of loss of light, outlook or privacy.
- 6.4.2 Directly to the north of the application site, there is Broad Oak Public House, on the opposite side of Main Street. The proposed development does not involve new openings on the front elevation. It is therefore considered that the proposal will not have any significant impact on the amenity of the Public House.
- 6.4.3 The impact upon all other neighbouring properties is considered acceptable.

7. Planning Balance

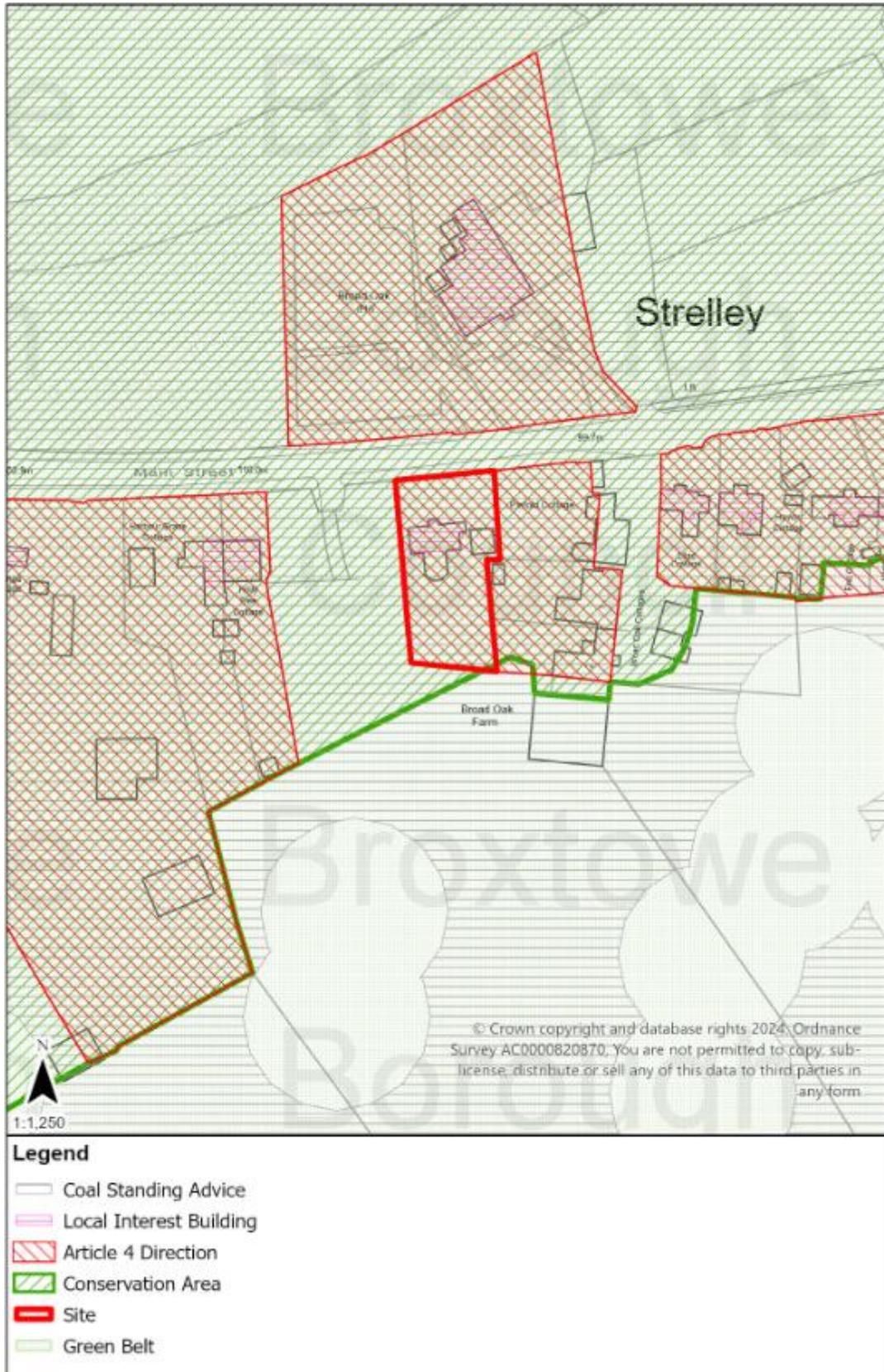
The proposed extensions will provide additional living space for the residents in the form of a new bedroom, living space and garden room and the design and impact upon neighbour amenity are acceptable. However, the proposal represents a disproportionate addition to the original dwelling that is harmful to the Green Belt. On balance, it is considered that the harm by virtue of the inappropriate development outweighs any benefits and the proposal is therefore not acceptable.

8. Conclusion

The proposal is considered to be inappropriate development that is harmful to the openness of the Green Belt.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	<p>The site lies within the Nottinghamshire Green Belt, where in accordance with paragraph 152 of the NPPF, inappropriate development is by definition harmful and should not be approved except in very special circumstances. The proposal constitutes inappropriate development as the extensions represent a disproportionate addition to the dwelling. No ‘very special circumstances’ to warrant an exceptional permission being granted have been demonstrated.</p> <p>Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan (2019) and the National Planning Policy Framework (2023).</p>
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

Map



Photographs



Front elevation



Rear elevation



Side (west) elevation



Side (east) elevation

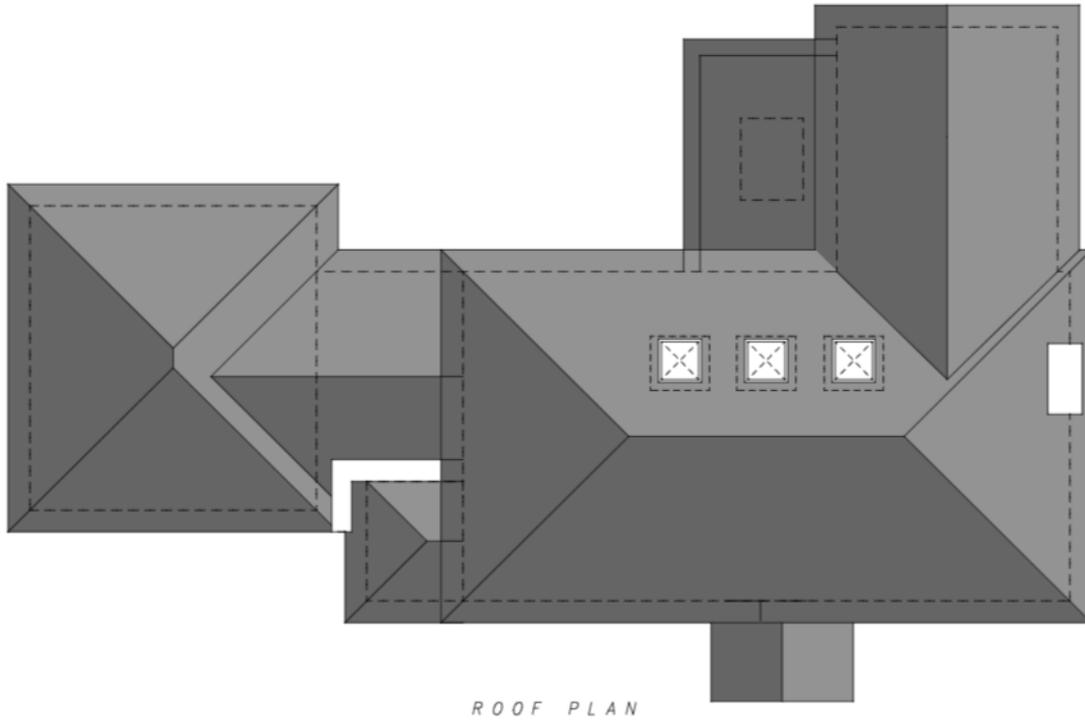


View of detached garage



Property viewed from main Street

Roof Plan



Proposed Elevations and Boundary Wall

