

Report of the Chief Executive

APPLICATION NUMBER:	24/00184/FUL
LOCATION:	43 Nottingham Road, Nuthall, NG16 1DN
PROPOSAL:	Construct single storey rear extension

1. Purpose of Report

Councillor P J Owen has requested that this application be determined by Committee because the recommendation would be to refuse due to site being in Green Belt and above the Green Belt Volume Policy.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be refused subject to conditions outlined in the Appendix.

3. Detail

The application seeks planning permission for a single storey rear extension to a residential property. The dwelling is a two storey semi-detached property and is located within the Nottinghamshire Green Belt.

The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and whether the impact upon the amenity and access (highway safety) of the adjacent neighbouring properties is acceptable. The benefit of the proposal is that it would provide enhanced living accommodation for the occupiers.

The negative impact of the proposal is the inappropriateness of the development on Green Belt land due to the development being contrary to Policy 8 of the Broxtowe Local Plan Part (2019) which states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

The Committee is asked to resolve that planning permission be refused for the reason set out in the **Appendix**.

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 and 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.