

Report of the Chief Executive

18/00490/FUL**NON-MATERIAL AMENDMENT TO CONSTRUCT SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION AND HIP TO GABLE LOFT EXTENSION WITH REAR DORMER (REVISED SCHEME)
60 BRAMCOTE ROAD BEESTON NOTTINGHAMSHIRE NG9 1DW**

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

1 Details of the application

- 1.1 A non-material amendment application has been submitted to retain the repositioning of a flat roof rear dormer that has not been constructed in accordance with the approved plans.
- 1.2 A non-material amendment is an application by where a change to a previously approved planning application is requested in which a determination is made by the Council as to whether the proposed change is considered 'materially' different. Whilst there is no statutory definition of a non-material amendment, it could be suggested that this would constitute a change that does not vary significantly from what was approved. Examples could include: the development does not significantly increase the footprint or height of a roof, does not introduce or move windows or other openings that could affect other properties or does not result in a noticeable change in the appearance of the development. A non-material amendment to a scheme, should not significantly alter the original planning approval, otherwise by definition it would not be considered 'non-material'.
- 1.3 The flat roof rear dormer extends from the ridge of the main roof and is set up from the eaves by 0.2m. It projects 4.1m from the rear roof slope and is 2.7m in height and extends 4.5m in width. The north east and south west (side) elevations are blank and the south east (rear) elevation has two windows. The smaller window is obscurely glazed and the larger window is clear glazed.
- 1.4 The dormer has been constructed 0.3m closer to the properties along Hope Street which adjoin the site to the south west (side).

2 Site and Surroundings

- South east (rear) elevation showing dormer South east (rear) elevation showing dormer
- 2.1 The application property is a semi-detached dwelling with gable roof, two storey side extension and single storey rear extension with lean-to roof. The property is finished in a white rough render, red bricks and clay tiles. The dormer is constructed from black UPVC hollow cladding. The rear garden is enclosed by 1.5m to 2.2m high fencing. The single storey rear extension adjoins the single storey rear extension belonging to no. 58.
- 2.2 Bramcote Road is a street formed of flats, bungalows, detached and semi-detached dwellings. No. 58 is the adjoining semi-detached dwelling with a two storey side extension and single storey rear extension, positioned to the south east. No. 62 is a semi-detached dwelling positioned to the west.
- 3 Relevant Planning History
- 3.1 An application (18/00490/FUL) for a single storey rear extension, two storey side extension, a hip to gable loft extension and rear dormer received permission in September 2018. The works have been substantially completed.
- 4 Policy Context
- 4.1 **National policy**
- 4.1.1 The National Planning Policy Framework (NPPF) February 2019, 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 representations in relation to Policy 17. The Inspector issued a 'Post Hearing Advice Note' on 15 March 2019. This note did not include a request that further modifications be undertaken to Policy 17. Whilst this is not the inspector's final report, and the examination into the local plan has not been concluded, it does mean Policy 17 can now be afforded moderate 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. Dormers should not dominate the roof.

5 Consultations

5.1 Six neighbours were consulted and one letter of objection was received which included photos of the dormer and a sketch plan showing the application site in relation to properties along Hope Street. The objection can be summarised as follows:

- Imposing and invasive
- Properties along Hope Street have north facing gardens meaning the rear of the garden receives the most light which is overlooked by the dormer
- The bottom panes of glass in the window should be obscurely glazed to restore privacy.

6 Appraisal

6.1 The main issues to consider with this application are the repositioning of the dormer and its impact on surrounding neighbours.

6.2 The dormer has been constructed 0.3m closer to the properties on Hope Street that adjoin the site to the south west. Whilst this may increase the presence and visibility of the dormer to the neighbours on Hope Street, it is considered the dormer being 0.3m closer is a relatively minor difference in relation to the overall size of the dormer. Furthermore, the window closest to the boundary with Hope Street would not significantly increase the amount of overlooking due to it being obscurely glazed.

6.3 If the committee disagrees with this officer advice, it is possible to impose conditions on a non-material amendment decision, including that all the windows in the rear elevation of the dormer shall be obscure glazed. As with other conditions there are rights of appeal against this.

7. Conclusion

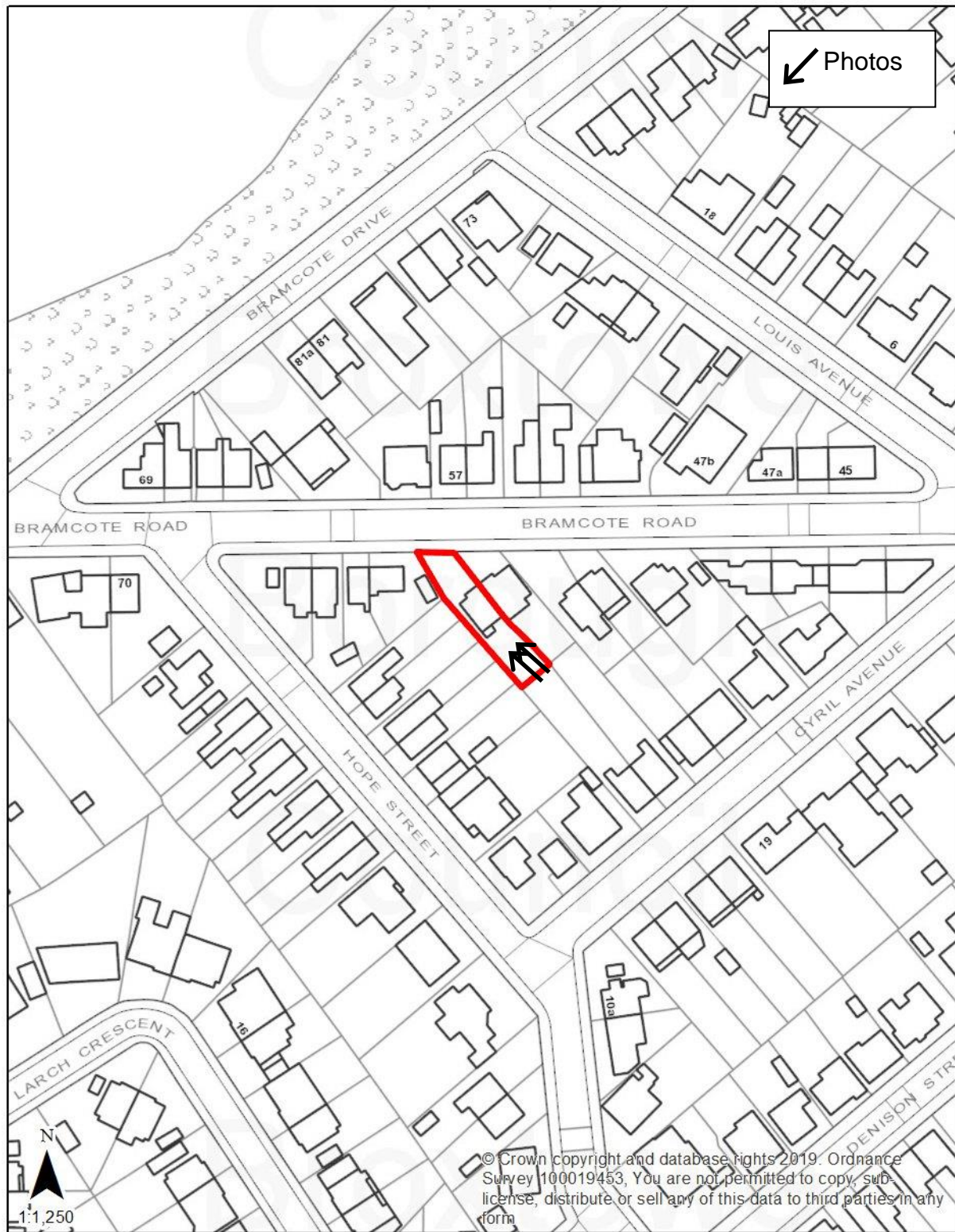
- 7.1 In conclusion, it is considered that the repositioning of the dormer by 0.3m closer to the properties on Hope Street is considered a non-material amendment to planning reference 18/00490/FUL and therefore a revised planning application is not recommended.

Recommendation

The Committee is asked to RESOLVE that the non-material amendment be granted subject to the following condition:

The 'repositioning of dormer by 0.3m closer to the south west boundary of the site' as shown on the amended plan 'proposed plans and elevations - resituated dormer Rev 01' received by the Local Planning Authority on 12 March 2019 to planning reference 18/00490/FUL, is a non-material amendment and a revised planning application is not required.

Background papers
Application case file



Legend

 Site