

Report of the Chief Executive

APPLICATION NUMBER:	24/00482/FUL
LOCATION:	Canalside Heritage Centre, 2 To 3 Weir Cottages, Canal Side, Beeston, Nottinghamshire, NG9 1LZ
PROPOSAL:	Construct first floor to blacksmith's cottage; single storey rear extension to main building; and associated works

The application has been called in to Committee by Councillor S Dannheimer

1. Purpose of the Report

Councillor S Dannheimer has requested that the application be determined by the Committee as an acceptable proposal in the Greenbelt.

2. Recommendation

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

3. Detail

The application seeks full planning permission for the erection of a single storey extension onto the south western elevation of the property and the relocation of the existing covered seating area onto the proposed extension. Also included in the application is the erection of a second floor onto the existing detached ancillary building.

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. Background Papers

Nil.

Appendix

1. Details of Application

- 1.1 The application seeks full planning permission for the erection of a single storey extension onto the south western elevation of the property and the relocation of the existing covered seating area onto the proposed extension. Also included in the application is the erection of a second floor onto the existing detached ancillary building.
- 1.2 The rear extension will measure 2.3m by 7.2m and with a ridge height to match the existing rear projection. The upper floor addition will have a matching footprint to the existing building and will increase the height of the building to 7m. The installation of an external staircase to the southern elevation will allow access to the proposed upper floor.

2 Location and Site Characteristics

- 2.1 The application site consists of two storeys detached brick built property located adjacent to the River Trent and Beeston Canal. There is a large garden area to the rear (south) of the property with a small area of garden to the front (north) of the property.
The site is located within the Greenbelt.
- 2.2 In regards to neighbouring properties the site is located just outwith the built up residential area of Beeston with the only immediate neighbour to the north west (1 Canal Side).

3 Relevant Planning History

3.1

Planning		
13/00116/FUL	Change of use to convert existing cottages into The Canalside Heritage Centre and construct rear and side extension including the use of car park in association with the proposal	PERC
15/00236/ROC	Variations of condition 7 of planning permission 15/00236/FUL	PERC

4 Development Plan Policy

- 4.1 National Planning Policy

National Planning Policy Framework 2023

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making.
- Section 12 - Achieving well-designed and beautiful places
- Section 13: Protecting Greenbelt Land

- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 16 - Conserving and enhancing the Historic Environment

4.2 Local Planning Policies

4.2.1 Part 1 Broxtowe Aligned Core Strategy 2014: and Part 2 Local Plan 2019:

- Part 1 Policy 3 - Greenbelt
- Part 1 Policy 10 - Design and Enhancing Local Identity
- Part 1 Policy 11 - The Historic Environment
- Part 1 Policy 4 - Employment Provision and Economic Development

- Part 2 Policy 1 - Flood Risk
- Part 2 Policy 8 - Development in the Greenbelt
- Part 2 Policy 17 - Place-making, Design and Amenity
- Part 2 Policy 23 - Proposals affecting Designated and NonDesignated Heritage Assets

5 Consultee and Third Party Comments

5.1 Consultees

- Cllr S Webb - Beeston Rylands Ward -No Comment Received
- Cllr S Dannheimer - Beeston Rylands Ward – Requested the application be called to Committee but has no objection to the proposal.
- Conservation Officer (Toby Ebbs) – No Objection to the application subject to a condition requiring the windows to be flush fitting and no visible trickle vents.
- Environment Agency – Originally objected due to a lack of information regarding flood proofing. Objection was removed following further information submitted.

5.2 Neighbours

- One neighbour was consulted on the application with no comments received from the neighbour or any third parties.

6 Evaluation

6.1 Principle

The principle of a single storey rear extension and an upper floor extension to an existing commercial property within a semi-residential area in this location, is deemed acceptable in regard to the existing character of the property and the surrounding area.

6.2 Design

Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that development 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.

6.2.1 The proposal seeks to extend the existing main building to the rear of the building to create a larger kitchen area. The proposed extension will measure 2.3m by 7.2m and will utilise the existing finish materials that are currently in place. There is currently an existing covered seating area within the location of this extension that is being proposed to be relocated onto the new extension once it has been erected. Given the scale and massing of the proposed rear extension and the choice of finish materials it is considered that the extension will have no negative impact on the existing building and in principle this part of the proposal raises no concerns in terms of its design.

6.2.2 Also included in the proposal is the addition of a second floor extension onto the existing outbuilding. The outbuilding was originally a two storey building before being reduced to single storey. The proposal is to add a second floor addition onto the building. The principle of increasing the building back to its original form is considered acceptable. Discussions were had at pre-application stage with regards to an appropriate finish material for the addition. Due to weight implications it is not possible to rebuild the upper floor in brick and so a timber frame structure is the only possibility. Given this fact consideration would need to be given to the external finish of the proposal to ensure it is acceptable within the site as a whole and as a locally listed building. It was agreed that either brick slips or brick effect render would be the only viable options and so a condition would be added to ensure samples of the final finish material is provided prior to the commencement of development.

6.3 Amenity

Policy 10 of the Aligned Core Strategy states that the impact of a development on neighbour amenity will be a consideration. 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.

6.3.1 The nearest neighbouring property is located to the north west of the site. The proposed additional floor to the outbuilding raises no concerns on neighbour amenity due to the separation distances involved and the intervening development.

6.3.2 The proposed rear extension is small in terms of its scale and massing and will not create an intensification of the site. Given the proposed use of the extension it is considered that the extension will have no negative impact on neighbour amenity.

6.3.3 Given the proposed extensions location on the existing property and its relationship with the neighbouring houses it is considered that there will be no

additional significant loss of sunlight/daylight to the surrounding neighbouring amenity spaces.

6.4 Heritage

Policy 23 of the Part 2 Local Plan 2019 states that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance.

6.4.1 The site is a locally listed building and so consideration in its design and appearance in the context of its heritage asset need to be taken into account. The Conservation Officer was consulted on the application and no objection was raised.

6.4.1 No objection to the proposal. A detailed Heritage Impact Assessment has been submitted which fully articulates the significance of the site, which is recognised as a non-designated heritage asset.

The material palette for the single storey extension to the Blacksmith's Cottage is:

- Reclaimed Welsh slate
- Brick slips in finish to match existing
- Timber frame windows to match existing
- Timber ledged tenor doors -
- Stairs with glass handrail to match existing

The material palette for the minor works to the museum / cafe is:

- Flat roofing to match existing
- Timber cladding to match existing
- Blue bricks to match existing
- Relocated existing window

The material palette to both elements of the scheme are acceptable. They are quality traditional materials that will maintain the character of the non-designated heritage asset.

Because of the nature of the application and the grant funded process (which applies very strict conditions on the finish of grant funded schemes), it is not considered necessary to place strict conditions on the scheme.

However, to ensure the timber windows are acceptable, it is considered that a condition is required to ensure all new windows to be flush fitted (not stormproofed) and not feature visible trickle vents.

6.5 Greenbelt

Policy 8 of the Part 2 Local Plan 2019 states that applications for development in the Green Belt will be determined in accordance with the NPPF, as supplemented by the following Broxtowe-specific points. 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

- 6.5.1** The site is located within the greenbelt for which policy allows for extensions of up to 30% of the original volume of the building. The building in question has also been previously extended and so when calculating the proposed volume these existing extensions will need to be considered.
- 6.5.2** The permission granted in 2013 for the previous extensions to the building increased the property by 40%. This application was approved at committee and was prior to the current local plan and the 30% restriction. Due to the 30% restriction in Policy any future development of the site would automatically fail the 30% test as extensions to the property post 1947 already exceed the limitations.
- 6.5.3** The current application is looking to extend the property further and increasing the overall volume by 56% of the original building. This takes into account the previous 40% increase. As such the proposal is contrary to Policy and will not be supported.
- 6.6** Flooding
Policy 1 of the Part 2 Local Plan 2019 states that development will not be permitted in areas at risk from any form of flooding unless suitable measures are provided to mitigate any flood risk.
- 6.6.1** The Flood Team were consulted on the application and raised an initial objection to the application due to the lack of information to ensure that the occupiers and users of the property would be protected during a flooding event. Discussions were had between the agent, the LPA and the flood team with regards to the requirements to lift the objection and subsequently further information was submitted to show flood resilience measure are provided to protect the property and its inhabitants.
- 6.6.2** Following the submission of the additional information showing the flood resilience measures and the confirmation that finished floor levels on the proposals will be the same or higher than the existing the objection from the flood team as lifted subject to a condition regarding floor levels and the implementation of the resilience measures prior to first use of the proposed extension.
- 6.7** Access and Parking
Policy 17 of the Part 2 Local Plan 2019 states that planning permission will be granted for new development that provides sufficient, well-integrated parking and safe and convenient access.
- 6.7.1** There are no proposed changes to the existing access and parking arrangements on the site. As the proposal is not an extension to any of the publically available spaces and is only to increase the practical private spaces within the building it is considered that the proposal will not intensify the use of the site and therefore there is no further requirements for any additional onsite parking.
- 7** Conclusion
- 7.1** 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 the representations received, the development is unacceptable and that there are no circumstances which otherwise would justify the granting of permission.

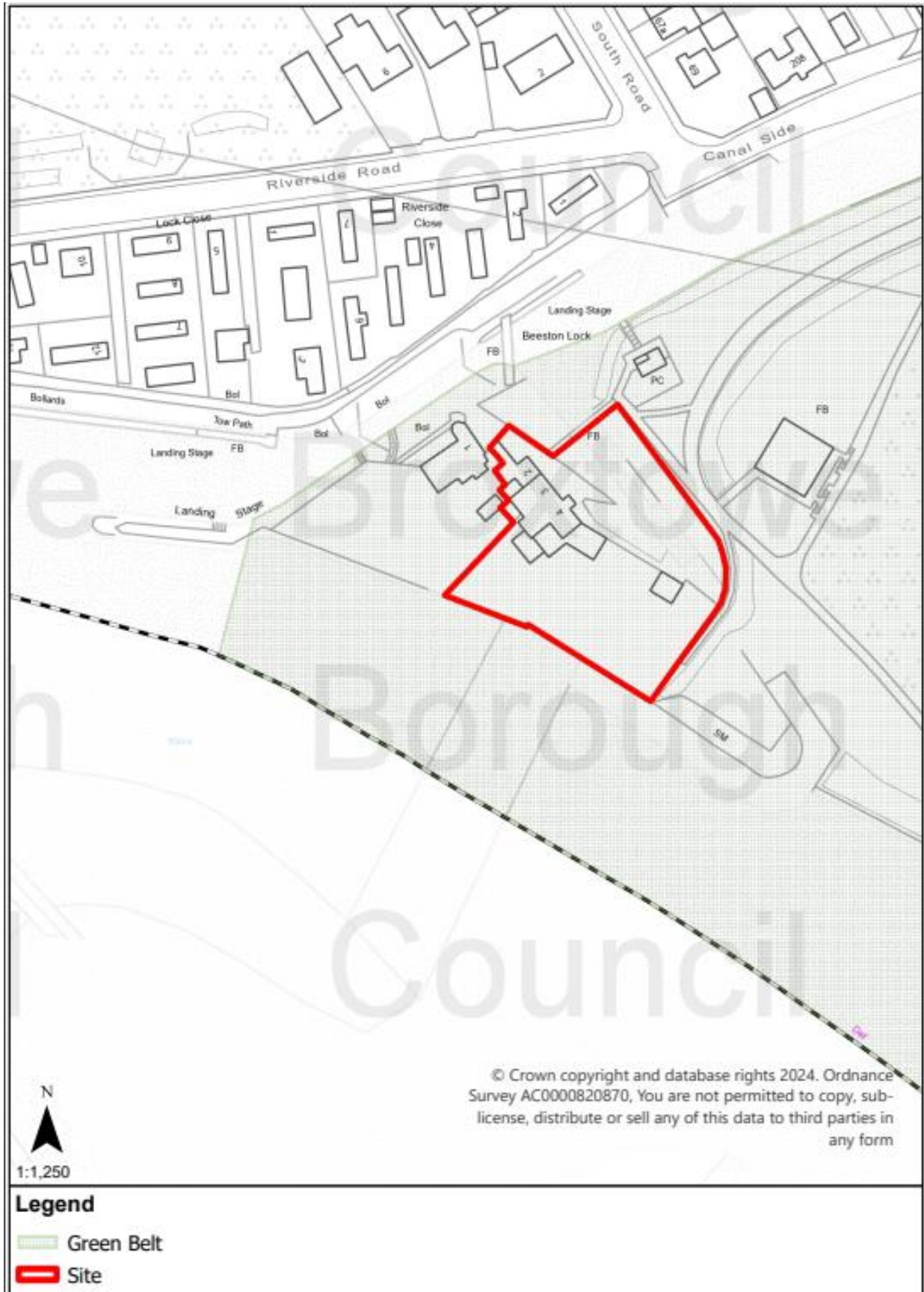
8 Recommendation

8.1 It is recommended that planning permission be refused for the reasons stated below.

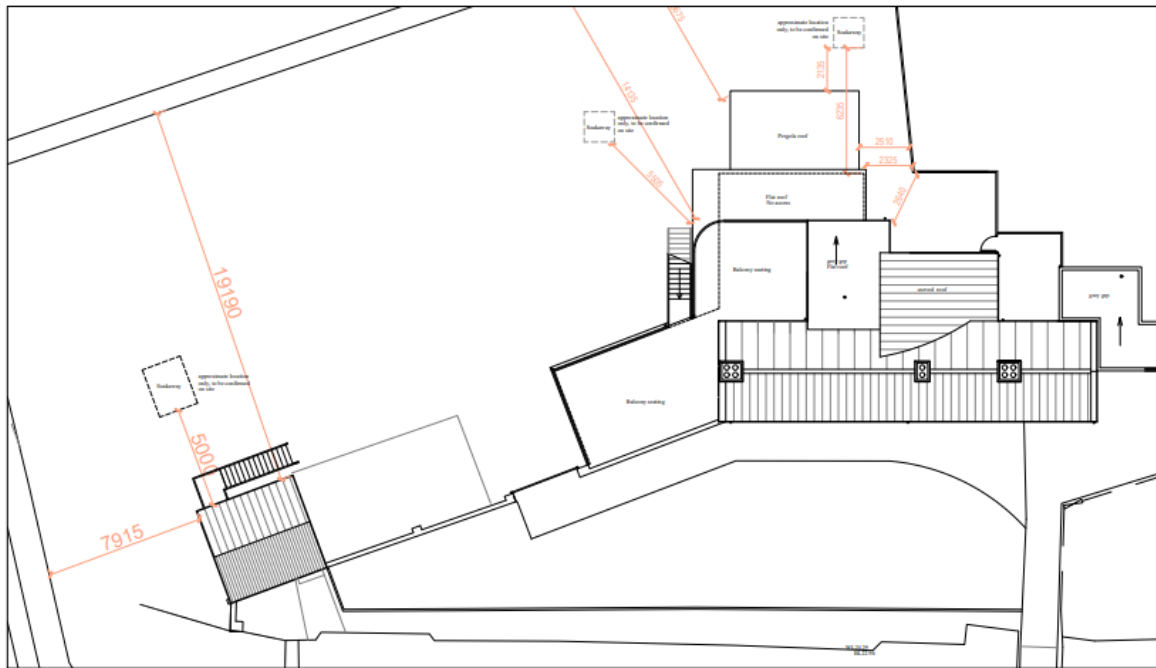
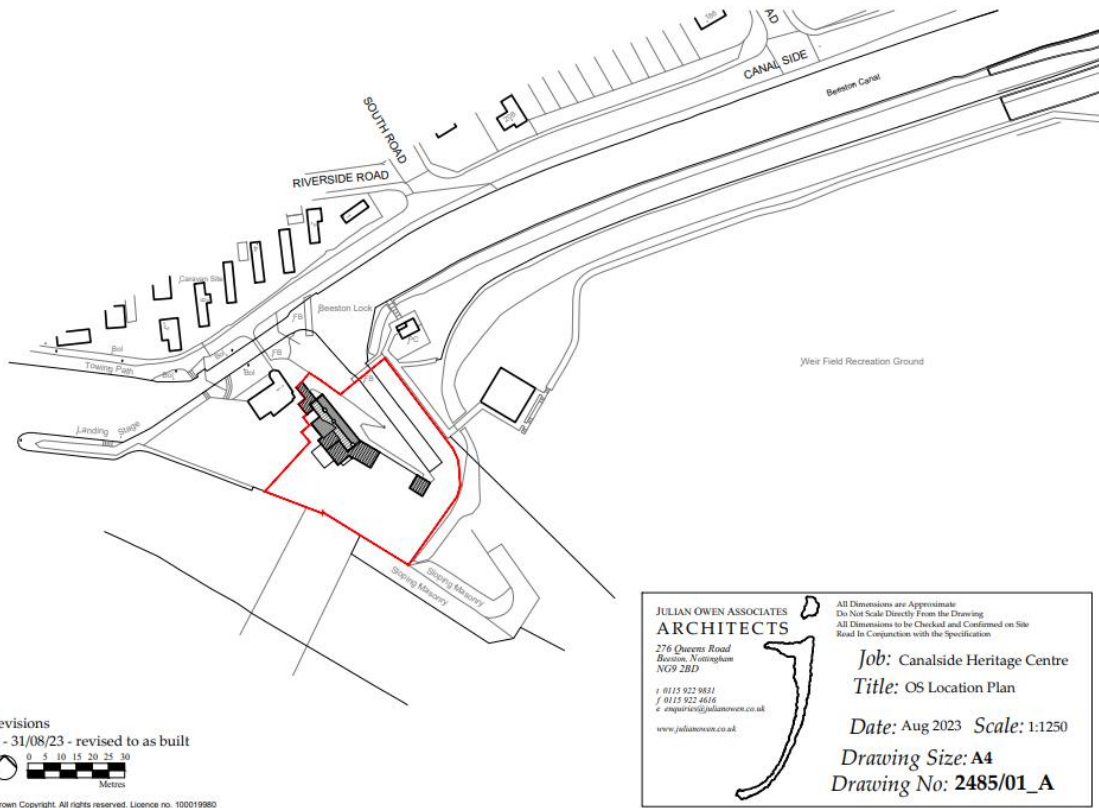
9 Reasons

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the reasons outlined:	
1.	Reason: The extension is to a property within the greenbelt and has a proposed increase in volume of almost twice that permitted by policy. Therefore, the proposed development would be contrary to the aims of Policy 8 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to these policies.
	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.

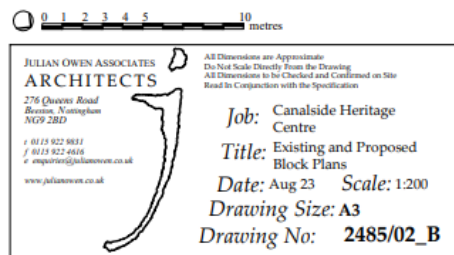
Location Plan

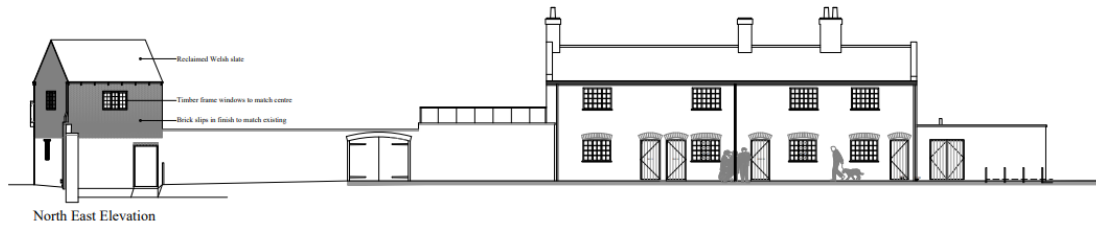


Plans

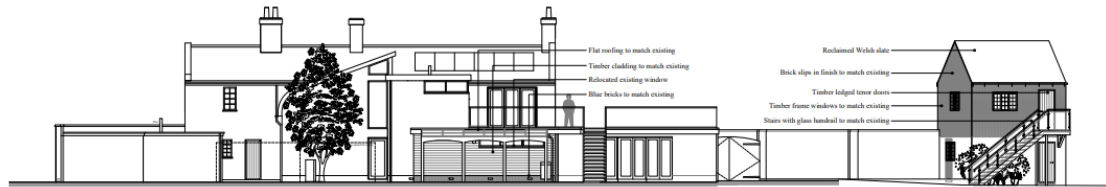


Revisions
 A - 31/08/23 - Cottage roof revised
 B - 10/07/24 - General Revisions

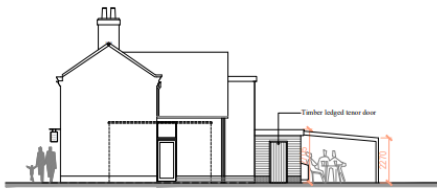




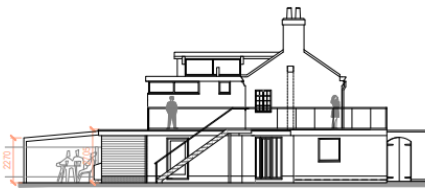
North East Elevation



South West Elevation



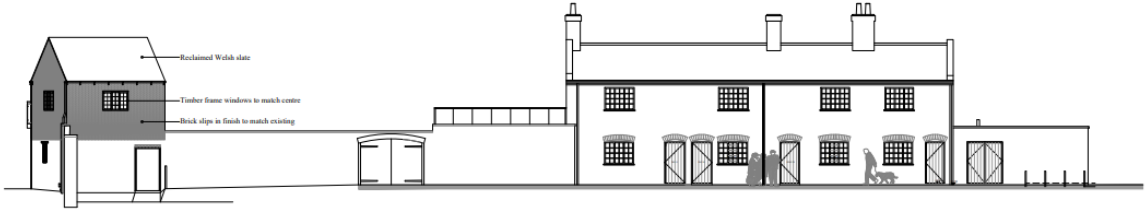
North West Elevation



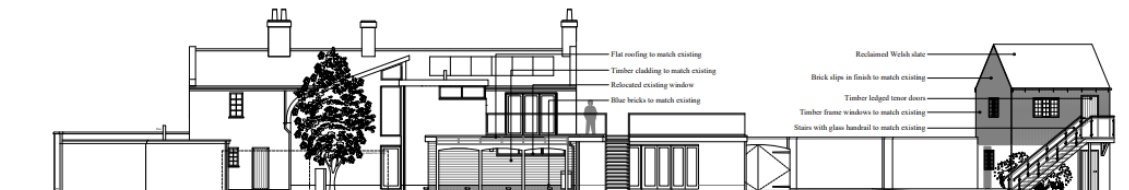
Revisions
 A - 30/08/23 - General revisions to Blacksmith's cottage
 B - 11/09/24 - Revisions following survey
 C - 10/07/24 - General revisions and materials added
 D - 24/07/24 - Revision to window style

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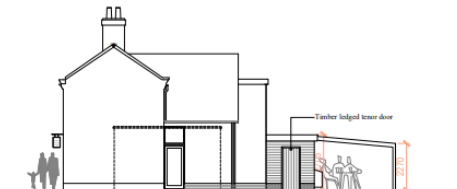
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 Date: Aug 2023 Scale: 1:100
 Drawing Size: A2
 Drawing No: 2485/08_D



North East Elevation



South West Elevation



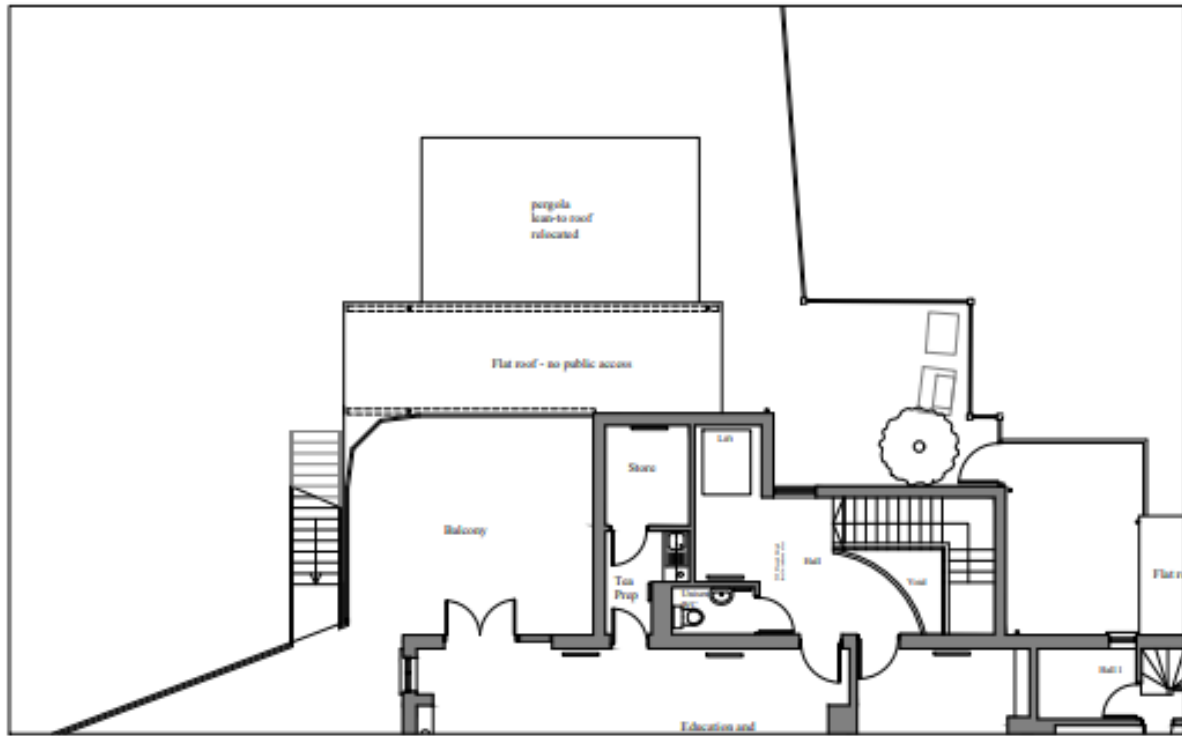
North West Elevation



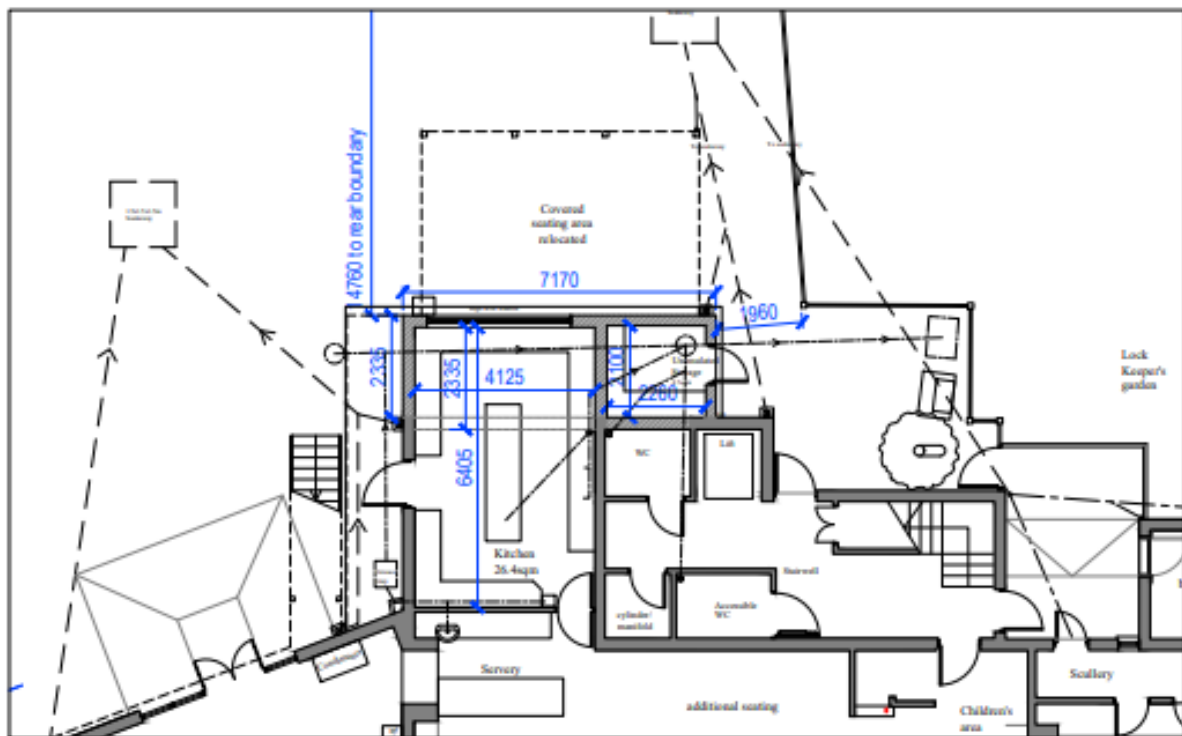
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First Floor Plan



Ground Floor

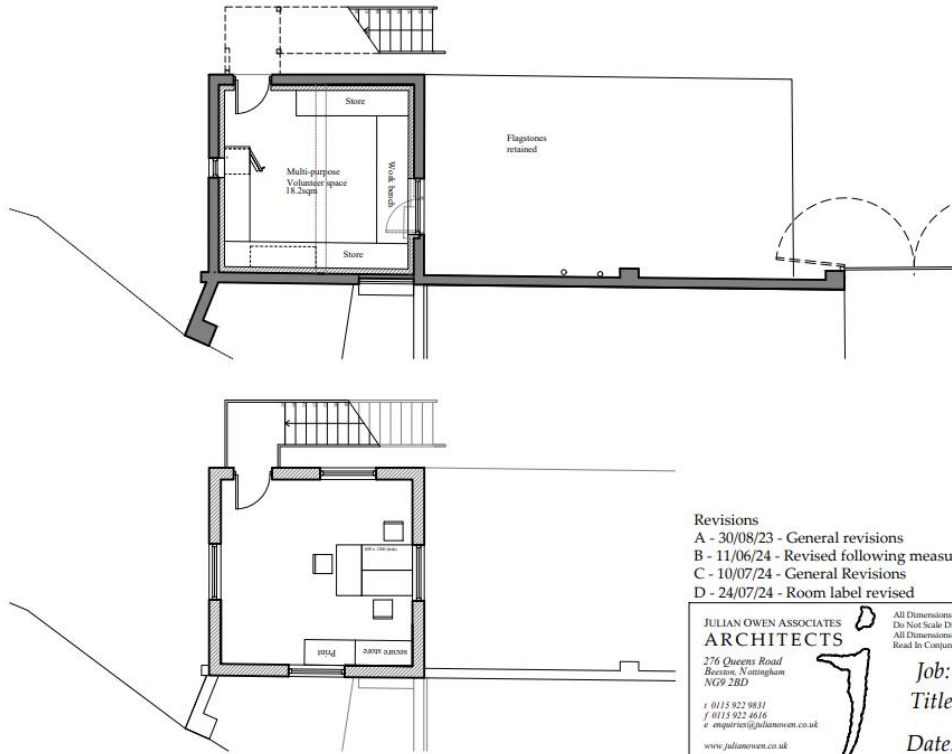
- Revisions
 A - 11/06/24 - Revised following measured survey.
 B - 10/07/24 - Window removed and First Floor Plan included



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*All Dimensions are Approximate
 Do Not Rely Directly From the Drawing
 All Dimensions to be Checked and Confirmed On Site
 Read in Conjunction with the Specifications*

Job: Canalside Heritage Centre
Title: Proposed Kitchen Extension
Date: Aug 2023 **Scale:** 1:100
Drawing Size: A3
Drawing No: 2485/07_B



- Revisions
A - 30/08/23 - General revisions
B - 11/06/24 - Revised following measured survey
C - 10/07/24 - General Revisions
D - 24/07/24 - Room label revised

All Dimensions are Approximate
Do Not Scale Directly From the Drawing
All Dimensions to be Checked and Confirmed on Site
Read in Conjunction with the Specification

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Job: Canalside Heritage Centre
Title: Proposed Blacksmith's
Cottage plans
Date: Aug 2023 **Scale:** 1:100
Drawing Size: A4
Drawing No: 2485/09_D

