

**Appendix**

**1. Details of Application**

- 1.1 The application seeks full planning permission for the alterations to the existing garage roof to increase the pitch to that of the existing dwellings eaves and for the erection of a box dormer to the roof of the garage.
- 1.2 The alteration works will create an ancillary living accommodation unit to provide supported living for a young family member.

**2 Location and Site Characteristics**

- 2.1 The application site consists of a two storey detached brick built property located on Rolleston Drive. There is a small drive and garden area to the front (north-east) of the property with a small sloping area of garden to the rear (south-west) of the property.
- 2.2 In regards to neighbouring properties the site is located in a built up residential area of Watnall with an adjacent neighbour to the north (21 Rolleston Drive) and also an immediate neighbour to the south (17 Rolleston Drive). 8 Rolleston Drive is located to the north on the opposite side of the road and with open grassland located to the south and west of the site linked by the rear garden.

**3 Relevant Planning History**

3.1

Planning		
17/00250/FUL	Construct single storey front extension, part conversion of garage, extension of existing driveway and associated external alterations	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

4.2 Local Planning Policies

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

- Part 1 Policy 10 - Design and Enhancing Local Identity

- Part 2 Policy 17 - Place-making, Design and Amenity

## **5 Consultee and Third Party Comments**

### **5.1 Consultees**

- Greasley Parish Council -
- Cllr P J Bales - Watnall and Nuthall West – No comments received
- Cllr J M Owen - Watnall and Nuthall West – Requested the application is called to committee if recommending approval.
- Cllr C Carr – Requests the application is called to Committee if recommending refusal.

### **5.2 Neighbours**

- Four neighbours were consulted on the application with one comment of support from a neighbouring property and no comments from any third parties.

## **6 Evaluation**

### **6.1 Principle**

The principle of roof alterations and a dormer to an existing dwelling above an existing attached garage within a residential area in this location, is deemed acceptable subject to any assessment of the design and appearance and its impact on neighbouring amenity.

### **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 property has an attached single garage which projects forward of the principal elevation of the house with a mono-pitched roof which raises to match that of the existing front overhang roof. The raising of the garage roof by an additional 2.1m would provide a visual appearance that is inappropriate in this location and would be at odds with other development within the street scene. The proposed design of the raised garage roof and dormer would represent an incongruous addition, as such it is considered to be unacceptable in this location.
- 6.2.3** The raising of the mono-pitched roof creates a 6.2m high flat wall to the southern gable of the property. This design feature would be highly visible from surrounding public viewpoints and given the host property is elevated in comparison to the adjacent property to the south, this design feature would appear overly prominent.
- 6.2.4** The dormer to the front of the property is large in terms of its scale and massing

for a principal elevation of a property. However, the parent property in question is itself large in appearance and there are other developments of this nature within close proximity to the site which set a precedent for this type of development. No details have been provided with regards to the finish materials of the dormer and so a pre-commencement condition would be required to ensure a suitable finish is provided.

- 6.2.5** To conclude, the addition of a raised mono-pitch roof of this scale in this location to the front of a dwelling is considered to provide an unacceptable visual appearance and is therefore unacceptable.

**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 proposed alterations to the garage roof raises no issues in terms of its impact on the neighbouring properties in terms of overbearing or overshadowing.

- 6.3.2** The proposed dormer will face directly onto the road. The houses on the opposite side of the road are set at a lower level to the parent property and with a window to window separation distance of over 23m. The proposed dormer will not directly serve a living space but used to provide daylight to a mezzanine area within the roof space. As such it is considered that the proposed dormer will create no additional impact on neighbour amenity in terms of overlooking than already exists.

- 6.3.3** The proposal includes the installation of a pair of patio doors and a Juliet balcony to the rear upper elevation of the garage. These doors will face over the garden area and onto the grassland to the rear of the site. Given the high boundary treatments and relationship between the proposed doors and the neighbouring property it is considered that there will be no adverse impact on the amenity of the neighbouring property created by the installation of these doors.

**6.4** Use

The proposal is to create an ancillary accommodation unit to provided supported living for a young family member. Given the size of the site and amount of available amenity space it is considered that the scheme would be unacceptable as a stand-alone dwelling and as such a condition should be added to restrict the use of the proposal to be ancillary only.

**6.5** 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.

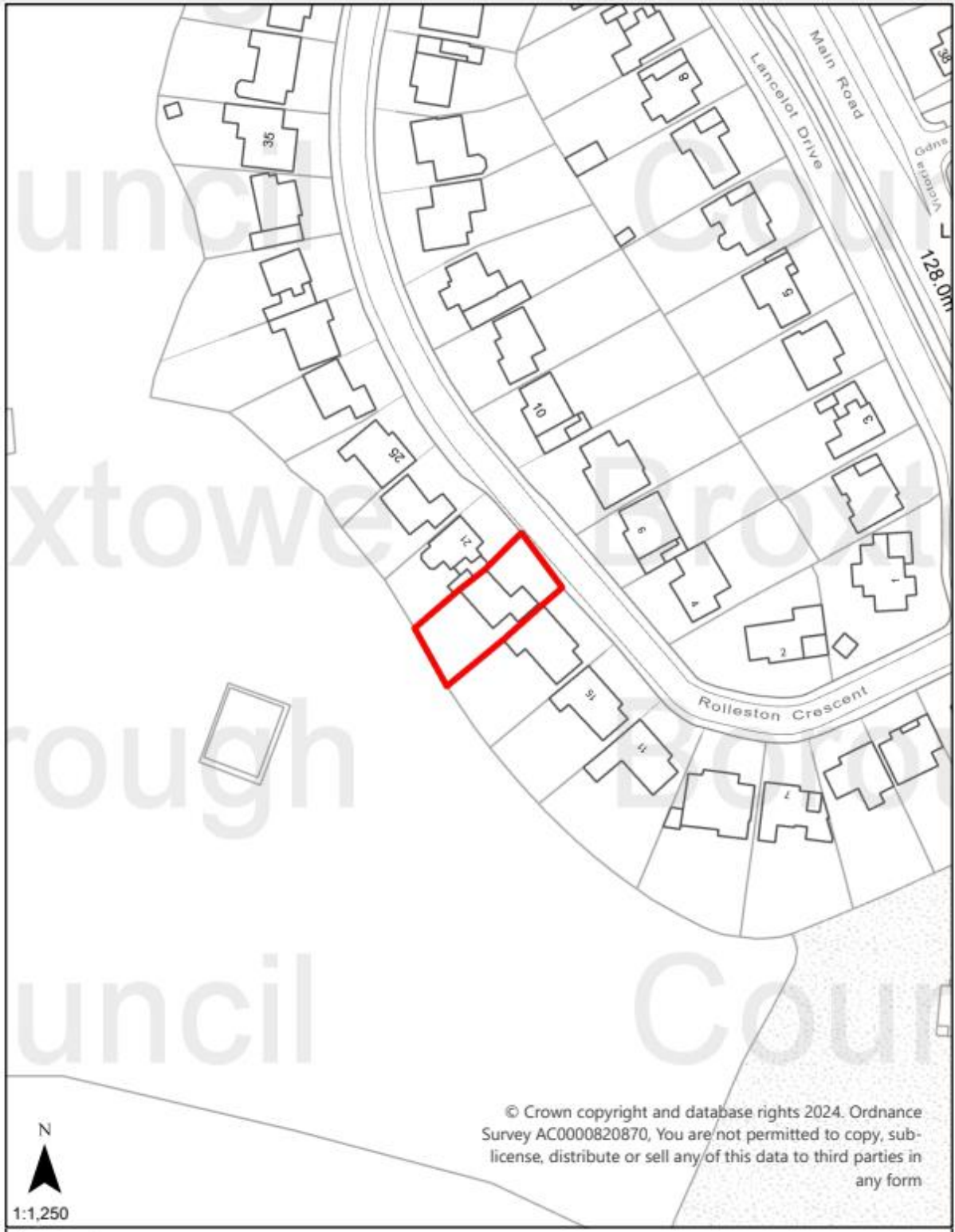
There are no proposed changes to the existing access and parking arrangements on the site.

**7 Conclusion**

**7.1** The proposal represents an unsatisfactory development and would amount to an incongruous addition in the street scene. All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations and planning permission will be refused.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to refuse planning permission for the following reason:</b>	
<b>1.</b>	<b>Reason: The proposed roof alterations, by virtue of its increased roof pitch and raised rear wall design is out of keeping with the area and creates a development at odds with its surroundings, to the detriment of the character and appearance of the area. The proposed development is therefore contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</b>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any alterations which could be agreed to the scheme to make the proposal acceptable.</b>

Location Plan



Plans

Location Plan  
Site Address: 19, Rolleston Crescent, Watnall, NG16 1JU



Date Produced: 30-Jul-2024

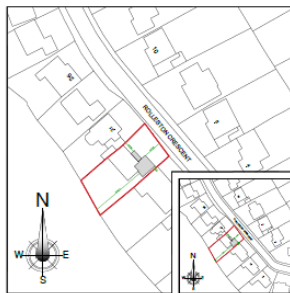
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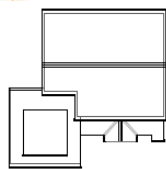
Planning Portal Reference: PP-13286237v1



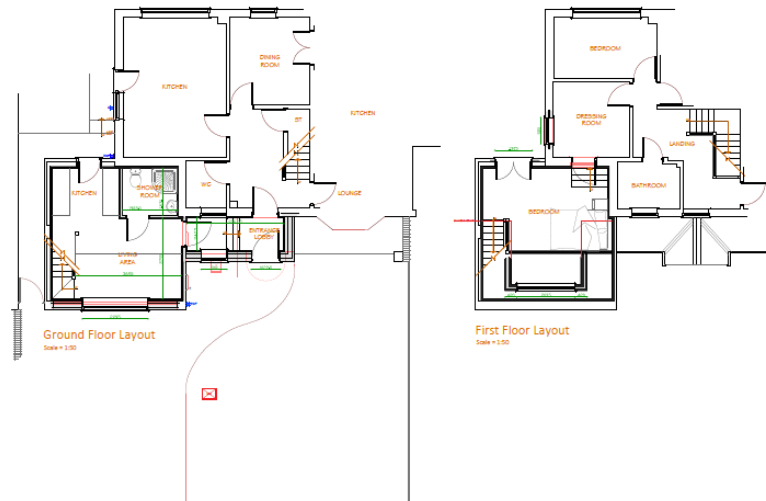
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Block & Location Plans  
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Roof Plan  
Scale = 1:100

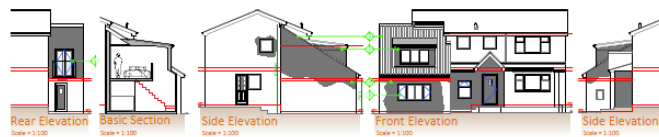


Ground Floor Layout  
Scale = 1:100

First Floor Layout  
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DRAWING KEY / NOTES

- 1. All elevations are to be finished and painted.
- 2. All windows are to be double glazed.
- 3. All doors are to be solid core.
- 4. All floors are to be finished.
- 5. All walls are to be finished.



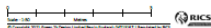
Rear Elevation  
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Basic Section  
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Side Elevation  
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Front Elevation  
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**REVISIONS**

NO.	DESCRIPTION	DATE
1	Issue for Planning	30/07/2024
2	Issue for Planning	30/07/2024
3	Issue for Planning	30/07/2024
4	Issue for Planning	30/07/2024
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**green2k design**

Architectural Design & Construction

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