

Report of the Chief Executive

APPLICATION NUMBER:	24/00644/FUL
LOCATION:	48 Warwick Avenue, Beeston, Nottinghamshire, NG9 2HQ
PROPOSAL:	Two storey side extension and single storey rear extension

The application is brought to the Committee at request of Councillor S J Carr.

1. Purpose of the Report

1.1 The application seeks planning permission for the construction of a two storey side extension and a single storey rear extension.

2. Recommendation

The Committee is asked to resolve that planning permission be refused.

3. Detail

3.1 The application site is a two storey semi-detached brick dwelling, with Warwick Avenue to the south and Abbey Road to the west.

3.2 The application seeks to construct a single storey rear extension and two storey side extension to provide additional living space.

3.3 The main issues relate to whether or not the proposed two storey side extension would dominate the existing dwelling and appear over-prominent from the street scene.

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/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

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

Nil.

Appendix

1. Details of the application

- 1.1 The application seeks permission to construct a two storey side extension and a single storey rear extension at 48 Warwick Avenue in Beeston.

2. Site and surroundings

- 2.1 The application site is a two storey semi-detached brick dwelling, with the principal access route of Warwick Avenue to the south and rear garden to the north. 46 Warwick Avenue is adjacent to the east and number 84 Abbey Road to the north. Number 86 Abbey Road borders the sites rear garden from the north-west and numbers 101 and 103 Peveril Road border the rear garden from the north. Number 47 Warwick Avenue faces the site from the south.
- 2.2 The site does benefit from having a sizable rear garden, with a length from the proposed rear extension to the rear boundary of over 24m. To the north-west of the site is the garden space of number 84.

3. Relevant Planning History

- 3.1 An application to construct a two storey side and rear extension and single storey rear extension (24/00456/FUL) was withdrawn by the applicant, following discussions with the previous case officer, who advised that it would be refusable based on scale and massing, the extension not being subservient to the main dwelling and that it would represent an incongruous design feature within the streetscape.

4. Relevant Policies and Guidance4.1 **Broxtowe Aligned Core Strategy 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

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

- Policy 17: Place-making, design and amenity

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

- Section 2: Achieving Sustainable Development
- Section 4: Decision-making
- Section 12: Achieving Well-designed places

5. Consultations

- 5.1 Six neighbours were consulted on the application with no objections or responses being received.

6. Assessment

- 6.1 The main issue for consideration is whether the proposed two storey side extension would cause it to appear over-prominent from the street scene and dominate the existing dwelling. The proposed single storey extension is considered to be acceptable.

6.2 Principle

- 6.2.1 The principle of the development is acceptable subject to assessment on design, neighbouring amenity and access.

6.3 Design

- 6.3.1 The proposed single storey rear extension would protrude from the existing rear elevation by 3.7m with a width of 4.7m. The rear extension would have a pitched roof with three Velux roof lights and bi-fold doors into the garden. The proposed eaves height would be 2.5m and the ridge height would be 3.7m. The single storey rear extension would be brick with Marley modern roof tiles.

- 6.3.2 The proposed two storey side extension would be constructed on the north-west elevation and would create a new garage and workshop space to the ground floor and two new bedrooms and a bathroom to the first floor. The proposed side extension will protrude from the existing side elevation by 5m, with a total length on the ground floor of 13.5m. To the first floor, the extension is set in from the front elevation by 1.1m, to have a total side length of 10.7m and a width of 5m. The proposed new side elevation that will be created will be brick and render, with three side elevation windows and three Velux roof lights. The proposed eaves height will be 4.9m with a ridge height of 6.5m, set down slightly from the ridge of the existing dwelling which is 7.5m in height. To the front elevation will be a new garage door and one window.

- 6.3.3 The proposed two storey side extension will have a width of 5m, which is nearly the same size as the width of the original house, which is 5.2m. Whilst acknowledging that the roof has been set down from the ridge, the design of the extension is large in its massing and scale, and does not allow for the extension to appear subservient to the existing dwelling. This would be contrary to Policy 17 of the Part 2 Local Plan, which states that all such 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.

Additionally, the side elevation windows appear disproportionate, further exacerbating the prominence of the design.

6.4 Amenity

6.4.1 Policy 10 states that the impact of a development on neighbour amenity will be a consideration. Policy 17 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

6.4.2 84 Abbey Road will be located closest to the proposal, however it is set away from no 48, being further into its site, and the proposal will be adjacent to the side garden space of this property. It is considered that the distance will be sufficient for loss of light, privacy or overlooking to be minimal.

6.4.3 101 and 103 Peveril Road border the sites rear garden to the north. It is considered that the distance of over 24m from the proposal to the rear boundary means that any amenity impact will be minimal.

6.4.4 45 and 47 Warwick Avenue which face the site from across the street. It is considered that they will suffer from minimal impacts due to the distance from the proposed extensions and the presence of the highway between.

6.4.4 86 Abbey Road sites to the north, behind number 84 Abbey Road, as such it is unlikely that the occupants would experience loss of light, privacy or overlooking as a result of the proposal.

7. Planning Balance

7.1.1 The benefits of the proposal are that it would provide additional living space for the occupants.

7.1.2 The negative impact is that the two storey side extension will dominate the existing dwelling and appear over prominent from the street scene.

7.1.3 On balance, the negative impact outweighs the benefit of this proposal.

8. Conclusion

8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations, the development is not acceptable and it is recommended that planning permission be refused.

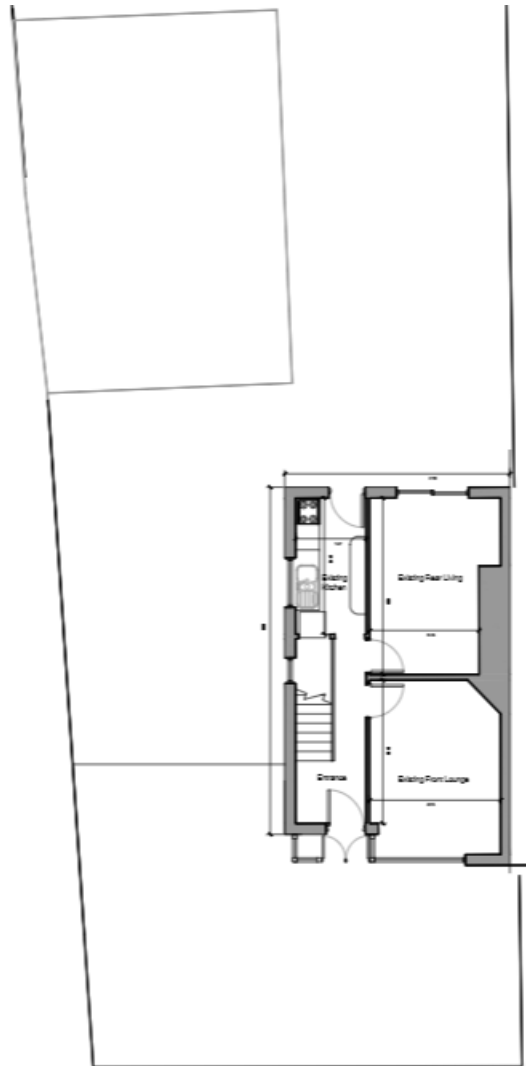
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused in accordance with the following reasons:	
1.	The two storey side extension, by virtue of its size, scale and position within the site is considered to be a dominant feature that fails to respect the proportions and design of the existing building and area. The proposed two storey side extension would therefore be contrary to Policy 10 Broxtowe Aligned Core Strategy (2014), and Policy 17 of the Broxtowe Part 2 Local Plan (2019).
	<u>Note to Applicant</u>
	The council has acted positively and proactively in the determination of this application by working to determine it within the thirteen week agreed determination timescale.

Map

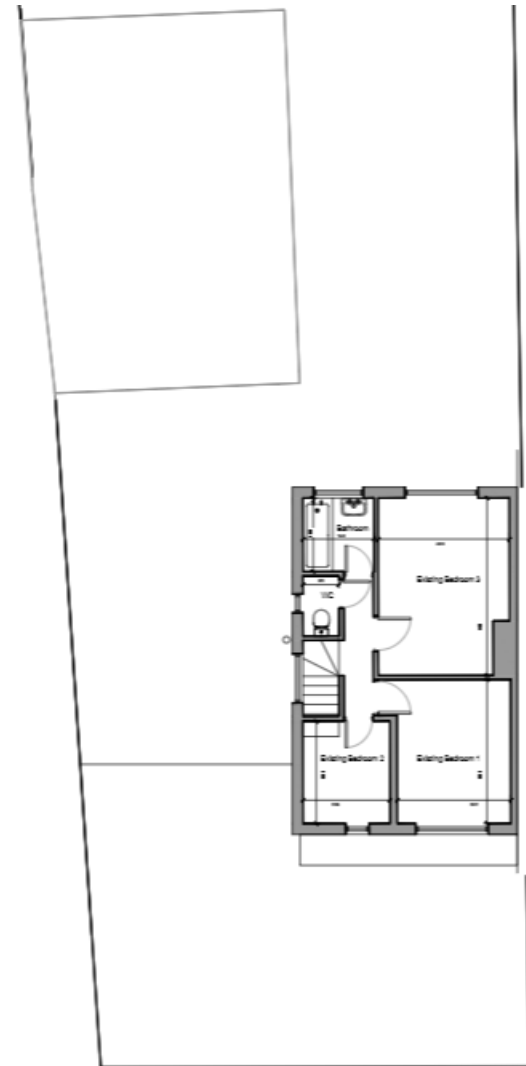


Plans (not to scale)

Existing Floor Plans and Roof Plan.

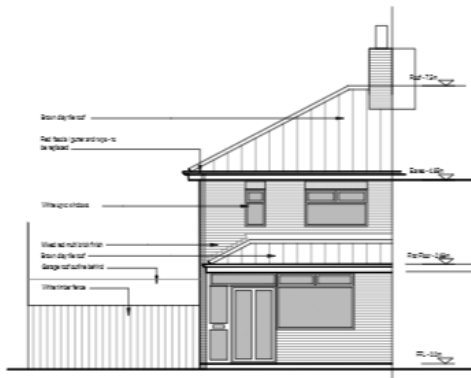


01 Existing Ground Floor Plan
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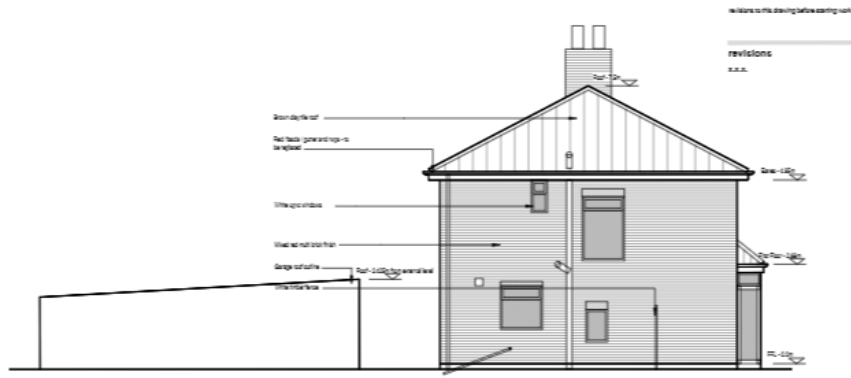


02 Existing First Floor Plan
1:100 @ A3

Proposed Floor Plans and Roof Plan.

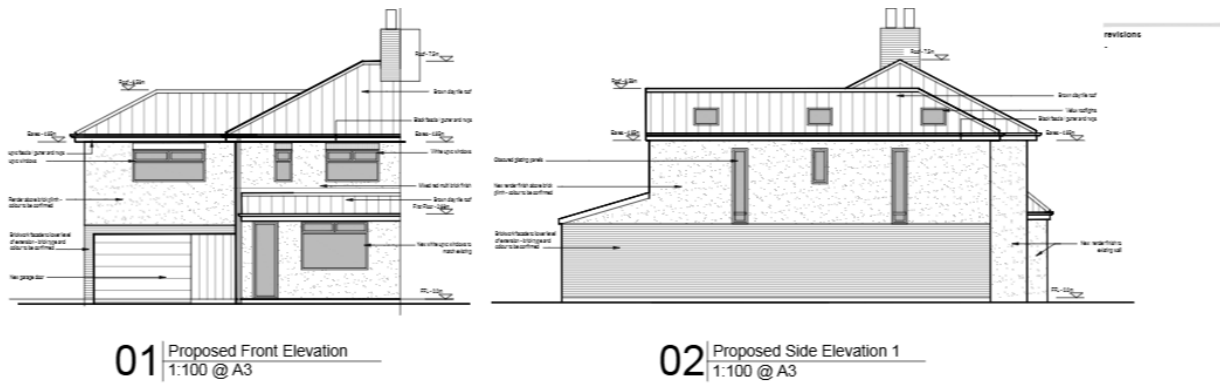
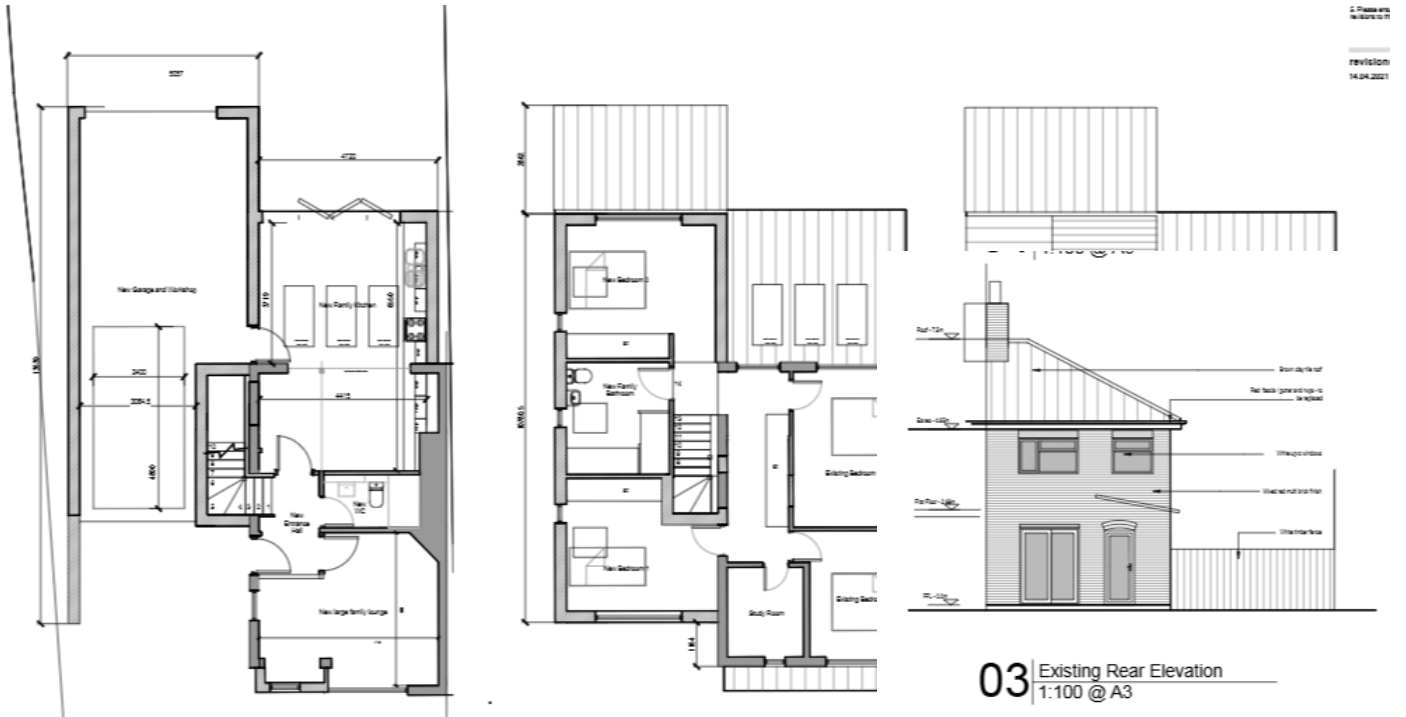


01 Existing Front Elevation
1:100 @ A3



02 Existing Side Elevation 1
1:100 @ A3

Existing Elevations



Proposed Elevations.

