

Report of the Chief Executive

APPLICATION NUMBER:	24/00534/FUL
LOCATION:	Boundary Cottage, Main Street, Strelley Nottinghamshire NG8 6PD
PROPOSAL:	Construct single storey front extension

The application has been called-in to Planning Committee by Councillor P J Owen.

1. Purpose of the Report

1.1 The application seeks planning permission to construct a single storey front extension.

2. Recommendation

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

3. Detail

The application seeks planning permission to construct a single storey front extension.

The application site consists of a semi-detached dwelling formed with red bricks and red plain tiles, it is attached to the rear of the neighbouring dwelling. There is a detached garage to the front, across from the front garden and facing the driveway. To the southern side there is a double gable roofed single storey extension and two storey extension.

Fountain Cottage is the attached neighbour to the north, its garden is to the rear of the site dwelling, with the sites garden situated to the southern side and front. Beyond the southern boundary there are open fields. The site is not entirely flat. The site is situated within the Strelley Conservation Area, and Boundary Cottage is protected property as part of the Strelley Article 4 direction. The site is also within the Green Belt. Connected to neighbouring Fountain Cottage.

The benefits of the development are that it would not harm the Conservation Area, and be an acceptable structure within this Article 4 area. It would have an acceptable design, would not have a significant negative impact on neighbour amenity and would partially be in accordance with the policies contained within the development plan. The negative impacts due to the cumulative nature of the proposal, are the inappropriateness of the development in the Green Belt, its impact upon the openness in this location and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.

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 the application

- 1.1 The proposal is to construct a single storey front extension. It would be a partial infill constructed to the south of the existing front door, and connected to an existing double/ single storey extension. It would extend to the same depth and with a similar lean-to roof design as the existing extension, with the connecting eaves at a height of 2.6m. Fenestration including to the existing extension, facing the front there would be two sets of double doors, and on both roof slopes of existing there would be a rooflight. The space including existing would provide an open plan kitchen/ dining, with a utility room created to the back of the hallway.

2. Site and surroundings

- 2.1 The application site consists of a semi-detached dwelling formed with red bricks and red plain tiles, and is attached to the rear of the neighbouring dwelling. There is a detached garage to the front, across from the front garden and facing the driveway. To the southern side there is a double gable roofed single storey extension and two storey extension.
- 2.2 Fountain Cottage is the attached neighbour to the north, its garden is to the rear of the site dwelling, with the sites garden situated to the southern side and front. Beyond the southern boundary there are open fields. The site is not entirely flat, having bumps in places.
- 2.3 The site is situated within the Strelley Conservation Area, and Boundary Cottage is protected property as part of the Strelley Article 4 direction. The site is also within the Green Belt. Connected to neighbouring Fountain Cottage.

3 Relevant Planning History

- 3.1 There have been previous planning applications at this property with the associated works carried out, as follows:
- 83/00057/FUL Construct extension to form kitchen
 - 94/00524/FUL Construct detached garage and ground floor and first floor rear extension
 - 01/00824/FUL Construct single storey rear kitchen extension
 - 08/00292/FUL Construct single storey side/rear extension
 - 23/00305/CAT Works to trees

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.
- Policy A: Presumption in Favour of Sustainable Development

- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment

4.2 Part 2 Local Plan 2019:

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

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, Design and Amenity
- Policy 23: Proposals Affecting Designated and Non-Designated Heritage Assets

4.3 National Planning Policy Framework (NPPF) 2024:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 13 – Protecting Green Belt Land
- Section 16: Conserving and enhancing the historic environment

5 Consultations

5.1 3 neighbours were consulted on the application, and a site notice placed, with 1 response received with no objections.

5.2 Councillors & Parish/Town Councils:

- Councillor P J Owen – No comments received.
- Councillor G S Hills – No comments received.

5.3 Conservation Officer - The works relate to a front extension in Strelley Village which is under an Article 4 Direction. The works will be modestly scaled. Ordinarily a change to a front elevation in a Conservation Area with Article 4 is not supported. However, there has already been alteration to this element of the facade and the works will not be unduly prominent when viewed from the conservation area. Recommend a condition is placed which requires the new facing materials (doors / windows) to be as follows:

- all new doors / windows must be either timber or aluminium / steel. No uPVC is acceptable
- all new doors / windows must be flush fitted and cannot incorporate visible trickle vents

- 5.4 The agent has submitted example of proposed doors and windows with the use of wooden effect upvc windows and doors, and is happy for these details to be secured pre-commencement.
- 5.5 **Conservation Officer** provided further comment - Happy to accept timber effect uPVC - but the sample brochure provided shows both highly inappropriate and appropriate solutions. The profile in the brochure which is stated as 'rebated sash' is stormproofing and would not be acceptable. The doors provided are multiple options - can they be clear in stating which doors they are seeking from the brochure - and it is important to ensure the specification is not stormproofed.
- 5.6 Comment forwarded to agent – agent provided confirmation of doors and windows proposed by applicant - Ultimate Heritage with Flush Sash windows in white wood grain, with horizontal bars to match the other windows, the doors to the extension will be two sets of French doors to match the windows.
- 5.7 **Conservation Officer** provided further comment – no further objections, happy for condition to include specific items within brochure.

6. Assessment

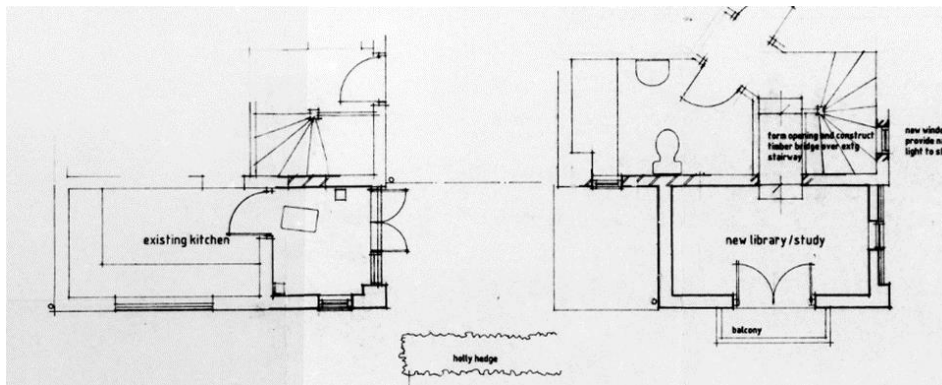
Principle of Development

- 6.1 There are constraints which need to be taken into account, these being the designation of the site within a Conservation Area (with listed buildings and locally listed buildings within the immediate vicinity), that the site is within the Green Belt and that Boundary Cottage is a designated property within the Strelley Article 4 area.
- 6.2 The application site is washed over by Green Belt, and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. In accordance with the Broxtowe Part 2 Local Plan (2019) Policy 8, development in the Green Belt will be determined in accordance with the NPPF. Part 13 – Protecting Green Belt Land of the National Planning Policy Framework 2024 (NPPF), Paragraph 154 of the NPPF identifies the extension or alteration of a building as appropriate development in the Green Belt, provided that it does not result in disproportionate additions over and above the size of the original building. Therefore, the principle of development is considered acceptable.
- 6.3 Policy 8 of the P2LP 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.
- 6.3 The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt, the design and appearance of the proposal, and its impact on neighbouring amenity.

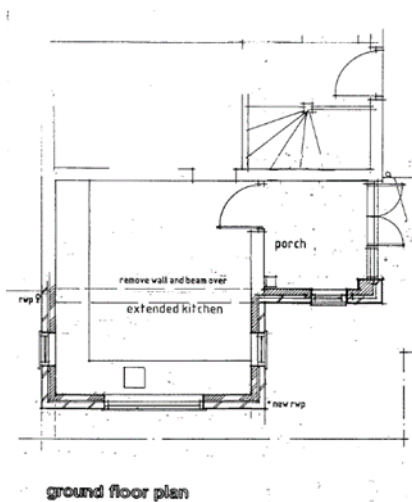
Design and the Green Belt

6.4 As shown below, the subject dwelling has previously been extended in accordance with planning approvals, referenced:

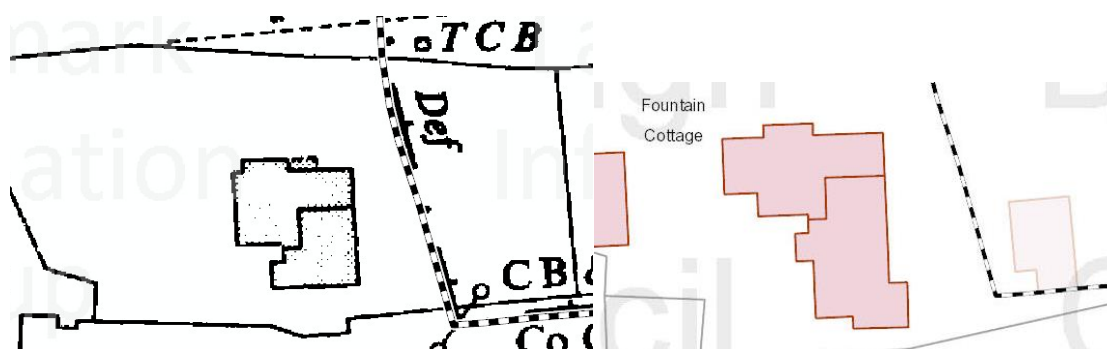
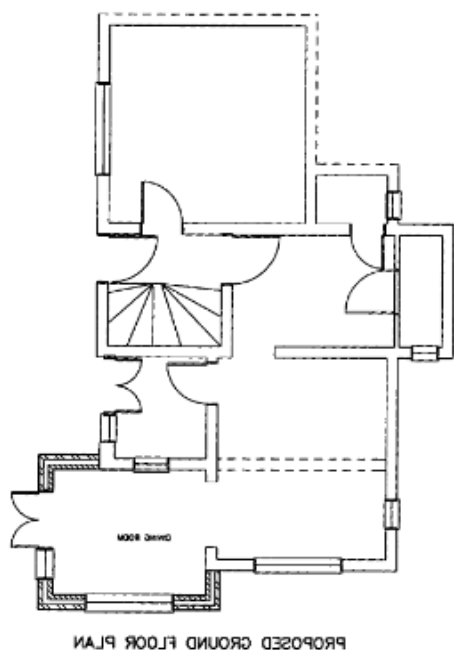
94/00524/FUL



01/00824/FUL



08/00292/FUL - In the appraisal volumes of extensions noted as below 50%, at 46.86%



1950 and to date, extended area equals an increase in footprint of 39.1 sq meters.

6.5 The dwelling as it existed on 1 July 1948, had a volume of 276.455m³ as noted on the appraisal for planning ref. 08/00292/FUL. The previous increase was 129.556m³, representing 46.86% (this was assessed against Broxtowe Local Plan 2004 Policy E8, which allowed up to a 50% increase). The current proposal has a volume of 6.43m³, which, together with the previous increase, equates to 49.19 % of the volume of the original dwelling.

6.6 Consequently, this far exceeds the 30% allowance. Therefore, it is considered the proposal will add to the cumulative impact, be inappropriate development, be contrary to Policy 8 and have a significant impact upon the openness and character of the Green Belt.

Conservation Area and Article 4 Designation

6.7 The front extension is an infill, connected to a previously constructed extension at a similar height to the single storey part, with a similar roof design and depth. It does not extend the full length of the front and is therefore clearly

subservient to the existing building which is situated to the rear of its connected semi, therefore visually it has limited sight from the public highway, facing what would be the main garden area and driveway.

6.8 The Conservation Officer has raised no objection to the development as it is considered that the works will be modestly scaled, though a pre-commencement condition has been requested in relation to windows and doors to be confirmed before development. Therefore, with the condition attached it is considered that the development will have no significant impact on the Conservation Area or nearby listed buildings.

6.9 Materials would be red facing brick and clay rosemary tiles to match existing, these materials are considered acceptable and bricks and tiles will be conditioned to match existing. Therefore, it is considered that the extension would be of a suitable design and not have a harmful impact on the street scene. With conditions attached the development would not impact have a significant impact on Boundary Cottages designation within the Article 4 area.

Amenity

6.10 The proposal is considered to have no significant impact on the surrounding neighbours as it would be situated partially to the front of the existing dwelling, away from its attached neighbour, no visible from the rear of the dwelling and no further forward than the existing dwelling.

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 representation received, the development is unacceptable and that there are no circumstances which otherwise would justify the approval of permission.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused.	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy

	Framework (NPPF) 2023 and there are no other material considerations that justify treating this proposal as an exception.
	NOTES TO APPLICANT
1.	Whilst it has not been possible to achieve a positive outcome due to the fundamental concern regarding impact on the Green Belt, the Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

If Approved

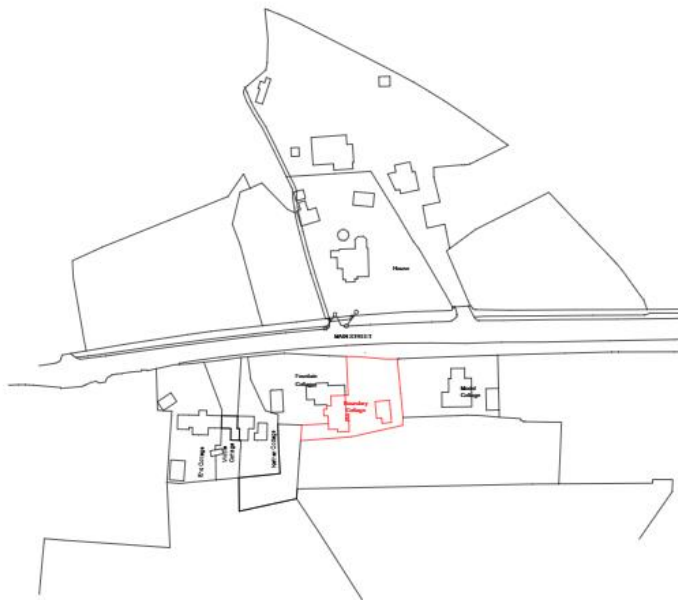
- 8.1 A condition in relation to materials, and window and doors specifications will need to be included.

Map

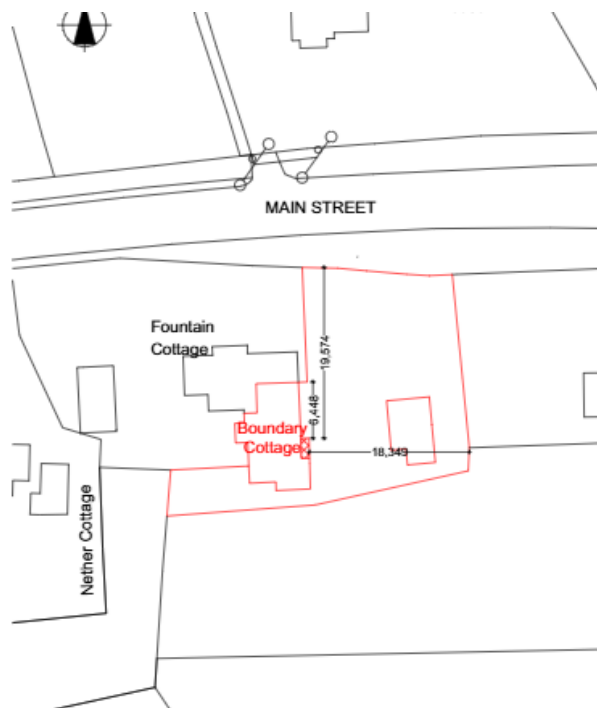


Plans

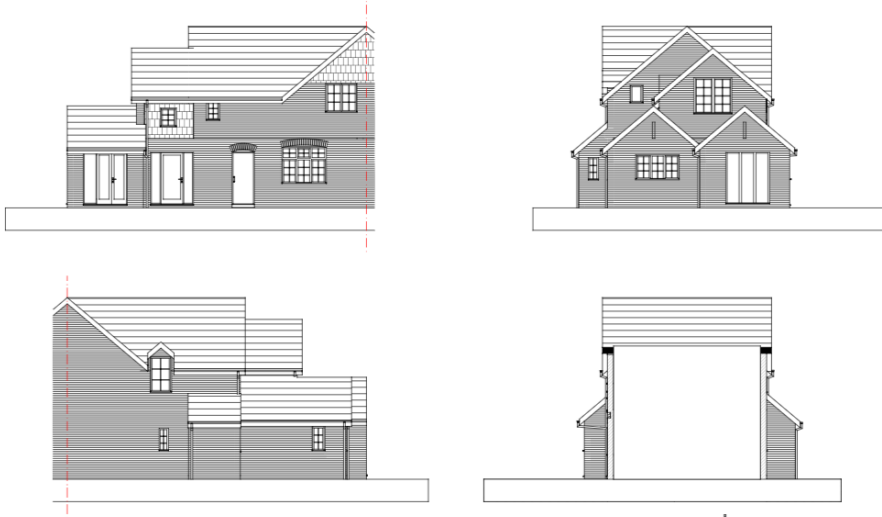
Site Location



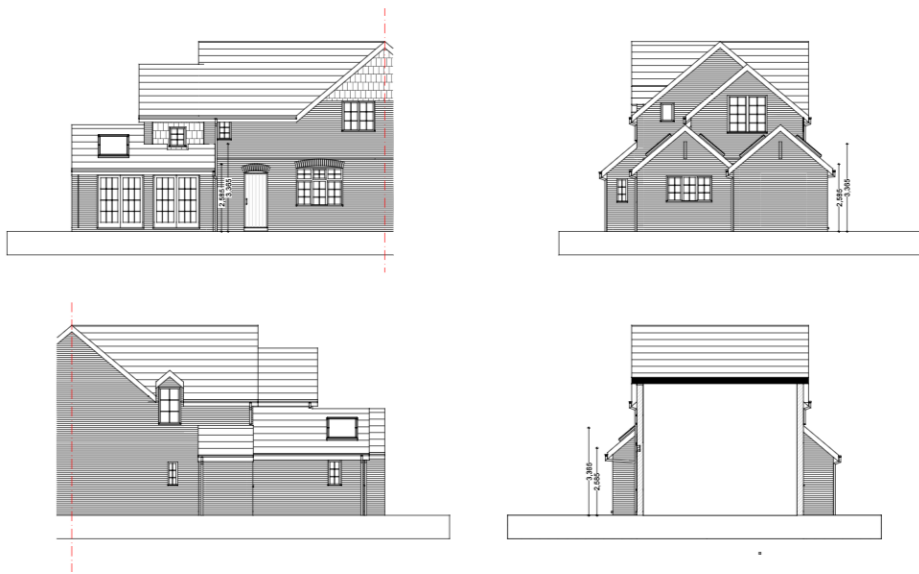
Proposed Site Plan



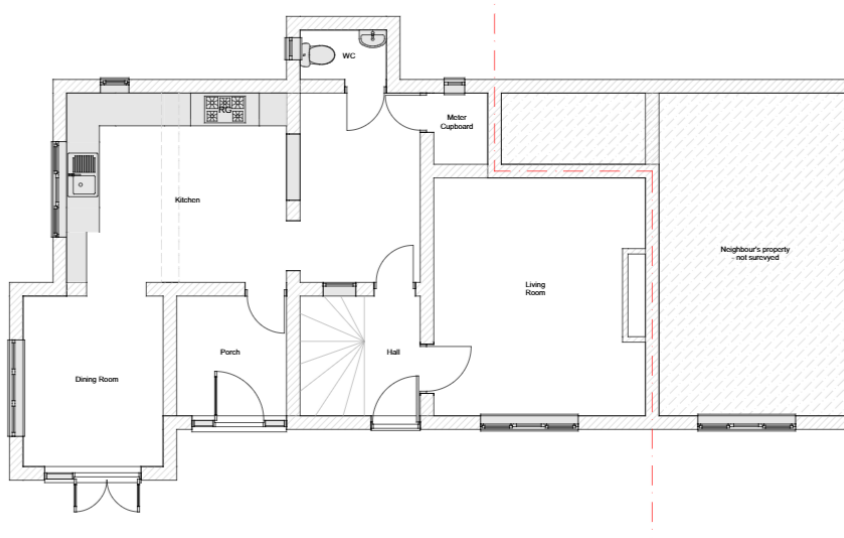
Existing Elevations

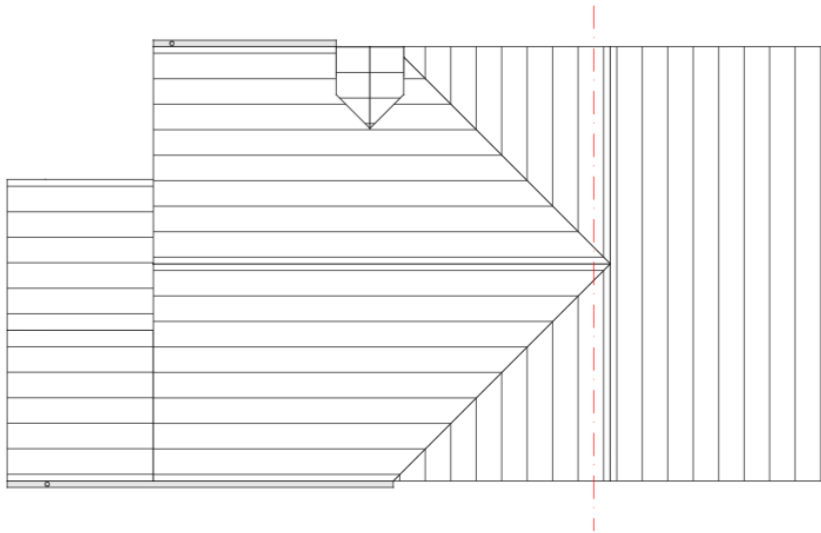
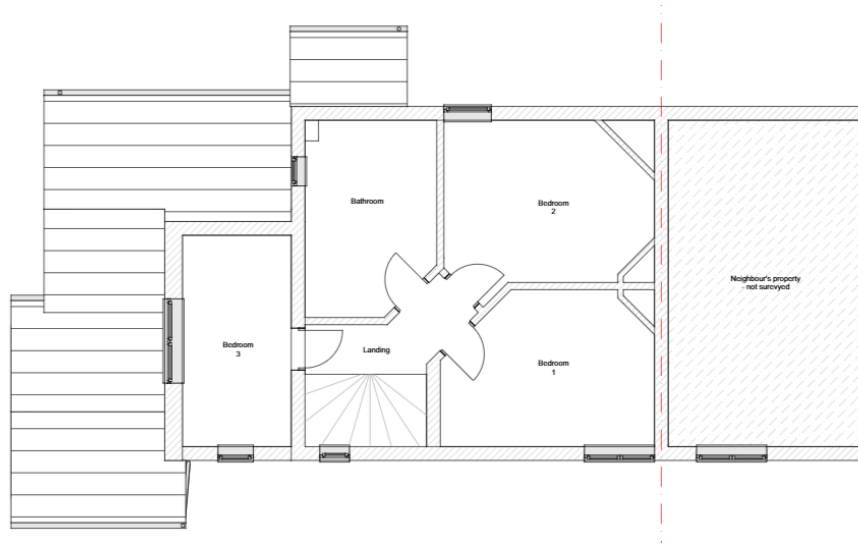


Proposed Elevations



Existing Floor & Roof Plans





Proposed Floor & Roof Plans

