

**Report of the Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>25/00266/FUL</b>
<b>LOCATION:</b>	<b>61 Nottingham Road, Trowell</b>
<b>PROPOSAL:</b>	<b>Construct single storey rear extension</b>

The application is brought to the Committee at the request of Councillor D D Pringle as the application site is within Nottinghamshire Green Belt.

1. Purpose of the Report

The application seeks planning permission for a single storey infill extension.

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 planning permission to construct single storey extension to the rear.

The property is a detached bungalow which has a single storey front and rear extension and a rear dormer. To the rear there is a detached outbuilding with gable roof.

The application site lies within the Nottinghamshire Green Belt.

To the east of the application site is located 63 Nottingham Road, a detached bungalow, and to the west is 59 Nottingham Road, a detached two storey property. Directly to the north, there is an open field.

The main issues relate to whether or not the principle of development is acceptable in the Green Belt and impact on neighbour amenity.

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 application seeks planning permission to construct a single storey side/rear extension.
- 1.2 The proposed extension would project 4.1m from the existing side elevation and 4.3m from the rear elevation. The extension would have a flat roof with a maximum height of 2.5m and would have a roof lantern, bringing the total height to 2.8m. The rear elevation would have bi-folding doors, the side (west) elevation would be blank.

2. Site and surroundings

- 2.1 The application site is set back from the highway and consists of a detached bungalow with living accommodation within the roof space. It has a single storey front and rear extension, a rear dormer and a detached outbuilding to the rear.
- 2.2 The site is located in a residential area within the Nottinghamshire Green Belt. Directly to the rear, there is an open field. Directly adjacent to the site, to the east and west are located 63 and 59 Nottingham Road respectively.

3. Relevant Planning History

- 3.1 The application property has had planning permission for a rear extension (85/00480/FUL) and to construct extensions to a bungalow and to construct a detached garage (91/00175/FUL). According to our records, only planning permission 91/00175/FUL has been implemented.

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

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

- Policy 3: The Green Belt
- 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 8:** Development in the Green Belt
- Policy 17: Place-making, Design and Amenity

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 the Green Belt.

## 5. Consultations

- 5.1 The Council's Environmental Health Department has raised no objections but has requested the inclusion of the following condition:

No site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 Saturday and at no time on Sundays, Bank or Public Holidays.

- 5.2 Two neighbouring properties were consulted on the application. two responses were received, one raising no objections to the proposed development and in support of it. The second comment raised concerns about the potential use of the extension's flat roof as a balcony and subsequent impact on privacy. Requests to impose a restriction on the use of the roof to avoid loss of privacy.

## 6. Assessment

### 6.1 Green Belt

The application site is situated within the Green Belt and therefore the principle of development is subject to whether or not it complies with local and national Green belt policy. Broxtowe's Part 2 Local Plan (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Paragraph 153 of the NPPF states that when considering any application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Policy 8 states that additions that result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

- 6.1.1 As set out in the Planning History section of this report, the application property has been extended previously. The proposed addition is a single storey rear extension. The combined volume of the proposed extension together with the existing extensions has been calculated at approximately 36.04% of the volume of the original dwelling which is over the 30% restriction as set out in Policy 8.
- 6.1.2 The volume calculations included as a part of previous extensions amount to 102.74 m<sup>3</sup> (including the rear dormer) which represents an increase of 27.1%. The proposed extension would add 33.86m<sup>3</sup>, bringing the total volume addition to the original dwelling to 136.6m<sup>3</sup>, which represents an increase of 36.04% to the original volume. Taken cumulative with previous extensions, this would result in a volume increase above the permitted 30% allowed for dwellinghouse located within the Green Belt, therefore is considered a disproportionate addition.

- 6.1.3 The proposed development is not considered to be an exemption to inappropriate development in accordance with Policy 8 of the Part 2 Local Plan, therefore is considered inappropriate development in the Green Belt.

## 6.2 Design

- 6.2.1 The proposed single storey rear extension would have a contemporary design which would be different to the style of the original dwelling, but it is considered acceptable as it would not be readily visible from the street scene. It is considered that the extension achieves an acceptable level of design and will not result in a negative impact on the character of the existing property.

- 6.2.2 The proposed materials would be brick and off-white render similar to the existing. It is considered that the materials to be used are acceptable.

## 6.3 Amenity

- 6.3.1 63 Nottingham Road is to the east of the application site, and the proposed development would be built adjacent to the west boundary, between the existing rear elevation and the existing rear extension, therefore it will not be visible from this neighbourly property. As such, the proposed extension will have no impact on the amenity of the occupants of no. 63 Nottingham Road.

- 6.3.2 The proposed extension would be 0.9m away from the boundary with no.59 Nottingham Road, a detached two storey dwelling. This property is at higher level than the application site and the common boundary treatment which is formed by a 0.8m high wall with a 1.8m high fence above, has a total height of 2.6m. As the proposed development is single storey with a maximum height of 2.8m, it is considered that the proposed development would not have a significant impact on the amenities of the occupiers of this property in terms of loss of light, outlook or privacy.

- 6.3.3 In regard to the observation about the use of the roof as a balcony and the request to attach a condition, if planning permission is granted, to restrict the use of the flat roof as a terrace, it has been considered that is not a reasonable condition, as the use of the flat roof as a terrace has not been proposed. Should the flat roof be used as a balcony, it may need planning permission in its own right.

## 6.4 Access

No changes to the existing access have been proposed.

## 7. Planning Balance

- 7.1 The proposed development is of an acceptable design and would provide additional living space to the benefit of the residents. Neighbour amenity has been assessed and is considered that there would be no significant impact. However, the proposal represents a disproportionate addition to the original dwelling that is harmful to the Green Belt. On balance, it is considered that the

harm by virtue of the inappropriate development outweighs any benefit and the proposal is therefore not acceptable.

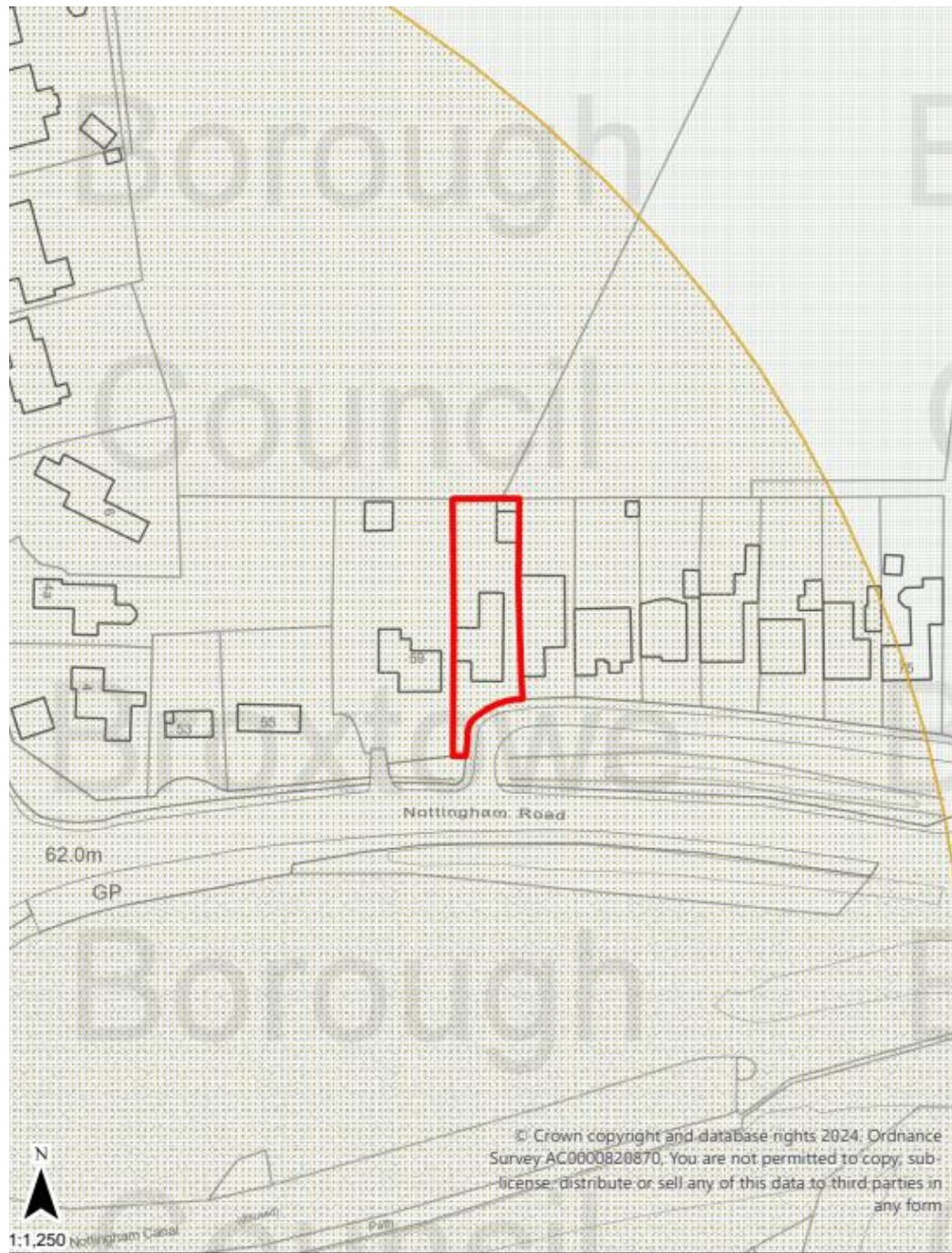
8. Conclusion

- 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 including the Public Sector Equality and comments raised in representations received, the development is unacceptable and that there are no circumstances which otherwise would justify the granting of permission.

**Recommendation**

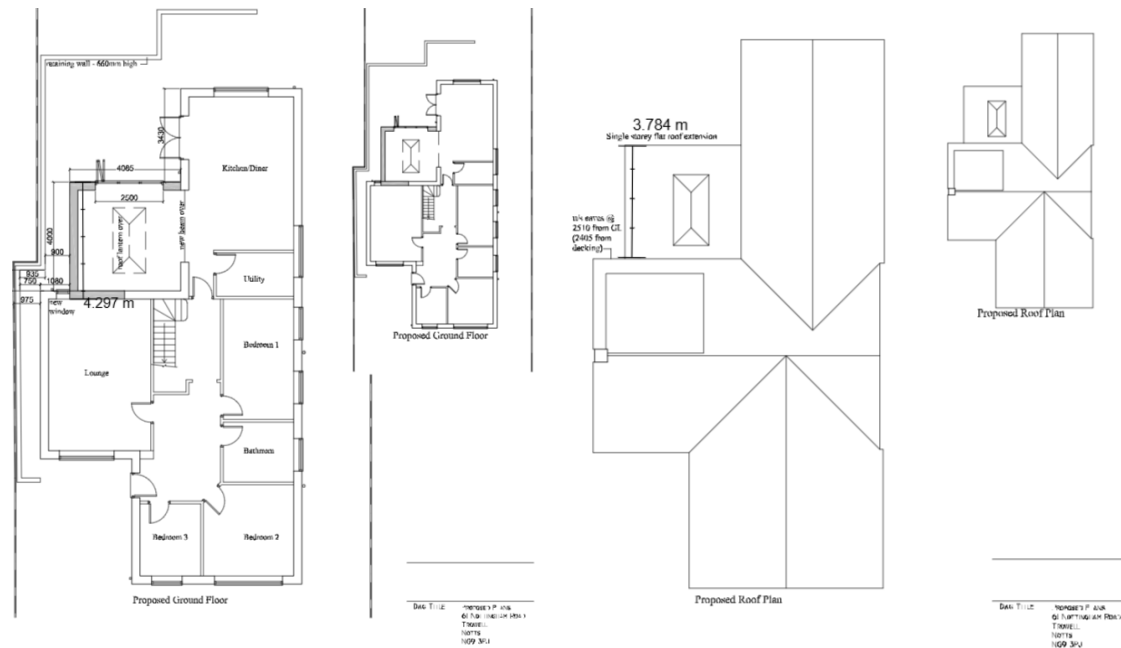
**The Committee is asked to RESOLVE that planning permission be refused for the following reasons:**

<b>1.</b>	<b>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 no 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 Broxtowe Local Plan Part 2 (2019) and Section 13 of the National Planning Policy Framework (NPPF) 2024 and there are no other material considerations that justify treating this proposal as an exception.</b>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</b>

Map**Legend**

- Green Belt
- Historic Landfill 250m Buffer
- Site

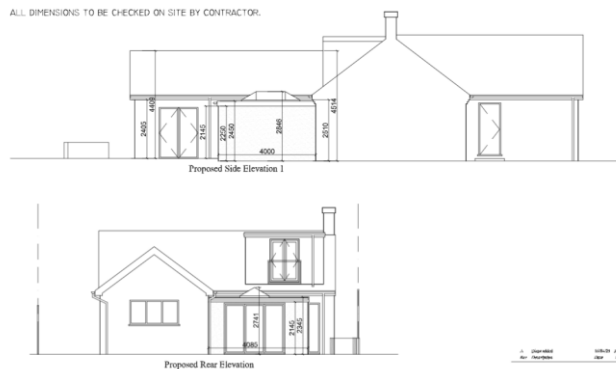
**Plans (not to scale)**



**Proposed Floor Plan**

**Proposed Roof Plan**

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR.



**Proposed elevations**

