

Report of the Chief Executive

APPLICATION NUMBER:	25/00359/FUL
LOCATION:	34 Town Street, Bramcote, NG9 3HH
PROPOSAL:	Construct single storey front and side extension

The application is brought to the Committee at the request of Councillor D K Watts.

1. Purpose of the Report

- 1.1 The application seeks planning permission for a single storey front and side extension, which will sit to the west of the dwelling and replace the existing side extension.

2. Recommendation

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

3. Detail

- 3.1 The application seeks permission for a single storey front and side extension.
- 3.2. The site is located within the Green Belt and the proposed extension is over the 30% rule.

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 planning permission for a single storey front and side extension, which will sit to the west of the dwelling and replace the existing side extension.

2. Site and surroundings

- 2.1 The application site is two storey detached dwelling, with white render. The site is located within the Bramcote Conservation Area and is also part of the Green Belt. North of the site is the principal access route of Town Street, with rear garden to the south and a recreation ground to the south of this. North-west is number 32 Town Street and number 36 to the south-east. Flats 1-4 45 Town Street face the site from the north.

3. Relevant Planning History

- 3.1 No relevant planning history post 1974.

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy 3 – Green Belt
- Policy 10 - Design and Enhancing Local Identity.
- Policy 11 – The Historic Environment

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.
- Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets

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

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making.
- Section 12 - Achieving well-designed and beautiful places
- Section 13 – Protecting Green Belt land
- Section 16 - Conserving and enhancing the historic environment

5. Consultations

5.1 Consultees

- Conservation Officer (Toby Ebbs) – no objection, comments below
- Bramcote Neighbourhood Forum – no comment
- Cllr H Land - Bramcote Ward – no comment
- Cllr A Kingdon - Bramcote Ward – no comment
- Cllr D K Watts - Bramcote Ward – called in to Committee.

5.2 Eight Neighbours were consulted on the application. There was one response in support and no objections received.

6. Assessment

6.1 Principle

6.1.1 The principle of a single storey side and front extension is deemed acceptable in regard to the existing character of the dwelling and of the surrounding area but the proposal must comply with Green Belt policy.

6.2 Design and Impact on Conservation Area

6.2.1 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 extensions 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.

6.2.2 Policy 23 of the Part 2 Local Plan 2019 states that proposals will be support ` where heritage assets and their settings are conserved or enhanced in line with their significance. Policy 11 of the Aligned Core Strategy states that development will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their assets and significance.

6.2.3 The proposed extension will protrude from the existing side elevation by 5m, with a length of 6.2m. It will feature a new kitchen space, new bedroom and ensuite. The existing office will adjoin the extension and will increase in length by 2m. There will be two new windows proposed within the front elevation, one new side elevation window off the kitchen and one new side elevation window to serve the existing office. The extension will replace an existing side extension that will be demolished.

6.2.4 The existing office space extension will have a flat roof with a height of 3.5m and will be mostly obscured by the proposed side extension, which will feature a new entranceway and stairs. The side extension will have a gabled roof with an eaves height of 2.7m and ridge height of 5m. The proposed extension is

subservient to the existing dwelling and will not be over prominent from the street scene.

6.2.5 Information provided on the submitted application form indicates that the proposed extension will be white render to match the existing house, with grey roof slate tiles also to match and windows will be white upvc to match those used on the existing dwelling.

6.2.6 The Conservation Officer stated: The Conservation Officer stated that they have no objection to the proposal. The proposal will have a partial degree of screening to the property from the hedge to the front of the house. The host property makes a neutral contribution to the street scene of the conversation area and the proposal is deemed acceptable as the form, scale and massing is not unduly prominent, the property is on an elevated plot, will not harm the conservation area and the new extension will be built upon the footprint of former extension.

The Conservation Officer recommended conditions:

- All new windows must not be stormproofed and cannot feature visible trickle vents
- The new rooflight must be conservation profile and fitted flush to the roof plane
- The window openings cannot feature soldier course lintels.
- The verges and eaves of the new extension must not be cloaked.

There must be no boiler flue, extractor outlet or other accretion installed on the gable end of the new extension facing onto Town Street.

6.3 Amenity

6.3.1 Policy 10 (F) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

6.3.2 There was one objection received in respect of window to the side as could impact privacy. It is considered that this window is not considered to have a significant impact due to land levels and outlook.

6.3.3 It is considered that flats 1-4 45 Town Street which is across the street to the north will be minimally impacted, since the extension will be set back from Town Street by 7m, and the flats are 20m from the road, meaning that as a result of the single storey height and distance that any loss of light, privacy or overlooking should be minimal.

6.3.4 Number 36 to the south-east should be minimally impacted by the proposal since the works are to the north-west of the dwelling and will be over 14m from the boundary with number 36, meaning loss of light, privacy and overlooking should be minimal.

6.4 Access

6.4.1 It is considered that the proposed side extension and removal of existing porch will have no impact on the access to and from the application site, as well to the adjacent neighbouring properties. This is because the access route and existing parking arrangements will be unaffected.

6.5 Impact on Green Belt

6.5.1 Paragraph 142 of the NPPF (2024) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

6.5.2 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, which state that 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

6.5.3 The applicant confirmed that the existing volume of the dwelling is 300m³ and the proposed extension will be 110m³ - making this a 37% increase and therefore would be refusable as it would be considered to be a disproportionate addition and therefore contrary to Policy 8.

7. Planning Balance

7.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupier and would not have significant impact on neighbouring amenity.

7.2 The negative impact is that the development would be inappropriate development within the Green Belt and the applicant has not demonstrated very special circumstances which would allow for development over and above the allowed 30%.

7.3 On balance, the negative impacts, in respect of Green Belt policy, are considered to carry sufficient weight to outweigh the benefits of the proposal.

8. Conclusion

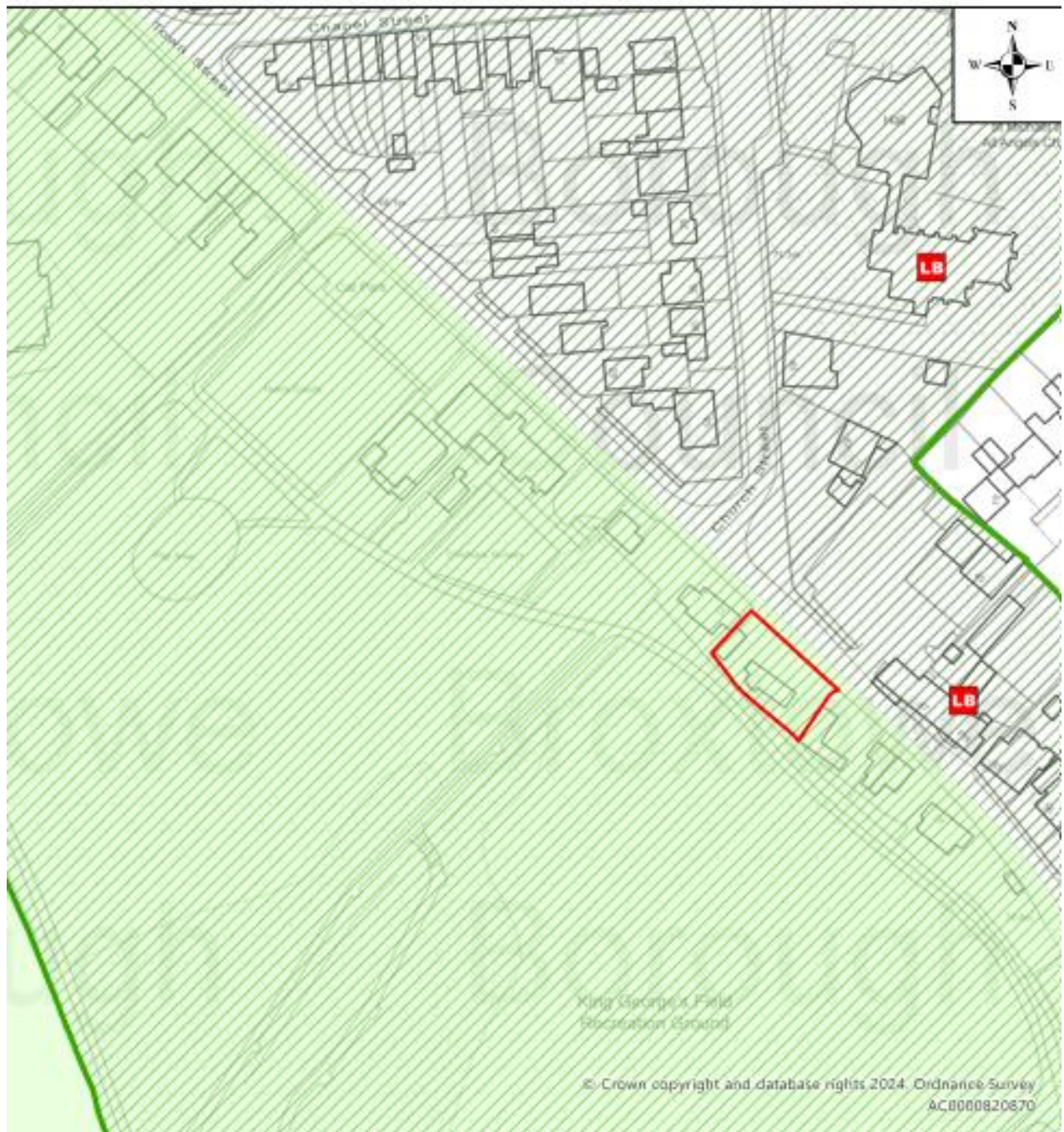
Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that the development be refused for the following reason:	
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 harm on openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the NPPF 2024 and there are no other material considerations that justify treating this proposal as an exception.
	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.

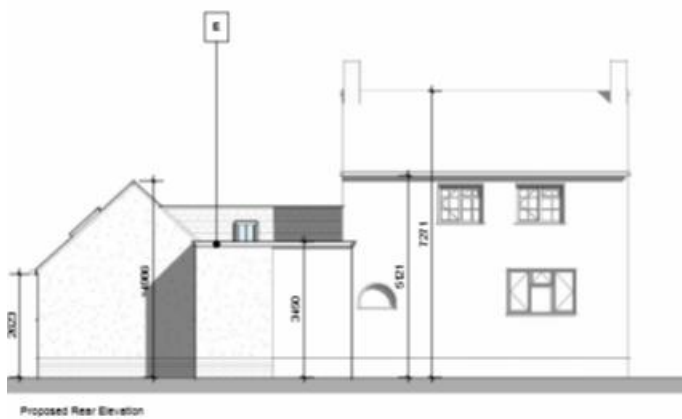
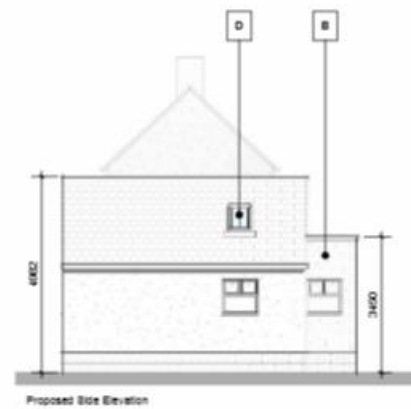
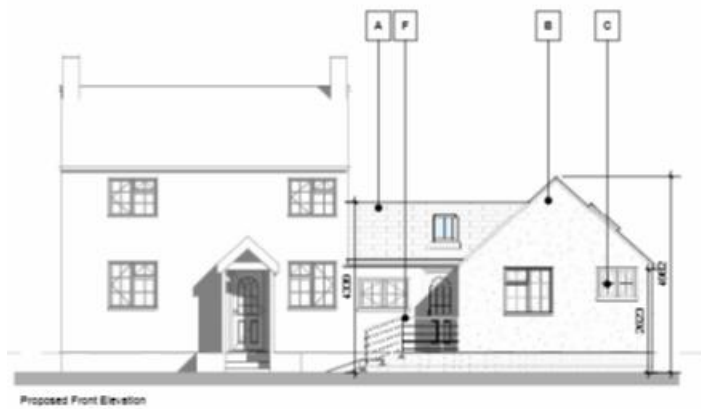
Map

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ArcGIS Web AppBuilder



Plans (not to scale)



Proposed Elevations



Proposed Floor Plan



Proposed Block Plan