

Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00687/FUL
LOCATION:	17 Moorgreen Newthorpe Nottinghamshire NG16 2FD
PROPOSAL:	Construct two storey rear extension

Leader of the Council Milan Radulovic MBE has requested that this application be determined by Committee, because the recommendation would be to refuse, due to the proposed development exceeding the permitted volume increase of the Green Belt Volume Policy.

1. Purpose of the Report

The application seeks planning permission for the proposed construction of a two storey rear extension at the application site 17 Moorgreen, Newthorpe.

2. Recommendation

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

3. Detail

The application seeks planning permission for a two storey rear extension to a residential property. The dwelling is a two storey detached property and is located within the Nottinghamshire Green Belt.

The main issues relate to whether the principle of development is acceptable within the Green Belt, whether the design and appearance of the proposal is acceptable and whether the impact upon the amenity and access (highway safety) of the adjacent neighbouring properties is acceptable. The benefit of the proposal is that it would provide enhanced living accommodation for the occupiers. The negative impact of the proposal is the inappropriateness of the development on Green Belt land, due to the development being contrary to Policy 8 of the Broxtowe Local Plan Part (2019), which 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.

The Committee is asked to resolve that planning permission be refused for the reason set out in the Appendix.

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 Application**

- 1.1 The application seeks planning permission to construct a two storey extension to the rear (west) elevation of the existing dwelling creating an enlarged kitchen, living/dining area, study/bedroom and a new master bedroom and dressing area.

2. Location and Site Characteristics

- 2.1 The application site consists of a two storey detached dwelling with a render finish to all elevations and a tiled roof, with an existing two storey rear extension and detached garage granted conditional planning permission (reference: 93/00640/FUL). It must also be noted there was a conservatory located on the rear (west) elevation granted conditional planning permission (reference: 06/00340/FUL), however, this has since been demolished. The detached garage is located within the rear (west) garden of the application site.
- 2.2 There is a rear garden of considerable size located to the rear (west) of the dwelling and to the rear (west) of the application site is open Green Belt land. The adjacent road, Moorgreen, is located east of the application site. Adjacent neighbouring property 19a Moorgreen is located north of the application site. Adjacent neighbouring property 15 Moorgreen is located south of the application site. The application site is located within the Nottinghamshire Green Belt.

3. Relevant Planning History

- 3.1 **93/00640/FUL** – Construct two storey rear extension and detached garage – granted conditional planning permission.
- 3.2 **06/00340/FUL** - Erect conservatory to rear of property – granted conditional planning permission.
- 3.3 **25/00355/FUL** - Construct single/two storey rear extension – refused planning Permission.

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: 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 Green Belt land

5. Consultations**5.1 Councillors & Parish Council**

- Councillor H L Crosby – No comments received.
- Councillor M Brown – No comments received.
- Councillor A W G A Stockwell – No comments received.
- Greasley Parish Council – No comments received.

5.2 Neighbours

Five neighbouring properties were consulted on the application, with one response received. The response raised no objections to the development proposal.

6. Assessment

The main issue relates to whether the principle of the proposed two storey rear extension is acceptable in the Green Belt. Considerations in regard to design, neighbour and occupier amenity and the impact upon access (highway safety) impact will also be assessed as part of the report.

6.1 Principle of Development within the Green Belt

Paragraph 153 of the National Planning Policy Framework (NPPF 2024) states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness, other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.

Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

Policy 8 of the Part 2 Local Plan (2019) states 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

The volume calculations have been stated on the proposed plans, with the original volume of the dwelling resulting in 286m³, the volume of the current dwelling resulting in 444m³ and the volume of the proposed dwelling resulting in 543m³.

The total volume percentage increase from the original dwellinghouse (286m³) to the dwellinghouse as current including the existing two storey rear extension (444m³) is 55%. The total volume percentage increase from the original dwellinghouse (286m³) to the dwellinghouse as current including the existing two storey rear extension and the proposed two storey rear extension (543m³) would be 90%. Hence, the proposed two storey rear extension would result in a disproportionate addition to the original building as the proposed development would significantly exceed the permitted 30% volume increase from the original dwelling, meaning it would not comply with Policy 8 (Development in the Green Belt) of Part 2 Local Plan (2019) and Section 13 of the NPPF (2024).

Furthermore, it must be noted any further proposed extension to the dwelling would be classed as inappropriate, as the existing two storey rear extension (reference: 93/00640/FUL) has already exceeded the permitted 30% volume increase limit to the original building (55% increase). Therefore, the proposed development is considered to be inappropriate development within the Green Belt.

To conclude, the proposed two storey rear extension, taken cumulatively with previous extensions, would result in a volume increase above the permitted 30% allowed for dwellinghouses located within the Green Belt, hence is considered to be a disproportionate addition. The proposal is not considered to be an exception to inappropriate development in accordance with Policy 8 of the Broxtowe Local Plan Part 2 (2019). The proposal is therefore considered to be inappropriate development in the Green Belt.

6.2 Design

Policy 10 of the Aligned Core Strategy (2014) states that development will be assessed in terms of its treatment of the following elements:

- d) massing, scale and proportion;
- e) materials, architectural style and detailing;
- f) impact on the amenity of nearby residents or occupiers;

Policy 17 of the Part 2 Local Plan (2019) states that In the case of householder development (including extensions, annexes, outbuildings and boundary treatments):

- a) 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;
- d) Any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties;
- e) Development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway;

Notwithstanding the consideration of the Green Belt impact, it is considered the massing, scale, proportion, height and design of the proposed two storey rear extension would be acceptable. The proposed two storey rear extension would have a width of 6.1m, a length of 4.0m, an eaves height of 3.9m towards the side (north) boundary, an eaves height of 5.0m towards the side (south) boundary and a ridge height of 6.6m. In addition to this, the width of the existing two storey rear extension would be extended by 1.2m in order to adjoin to the side (north) elevation of the original building and the proposed two storey rear extension.

The ridge height of the proposed two storey rear extension would be matching with the ridge height of the existing two storey rear extension and would be set down considerably from the ridge height of the original building. Therefore, it is considered the proposed two storey rear extension is unlikely to dominate the existing dwelling and is unlikely to appear over-prominent within the adjacent street scene of Moorgreen, located east of the application site. The planning agent confirmed in writing on 17 November 2025 the proposed materials will be similar in appearance to the existing, the render will be coloured to match but will be through coloured to not require painting. Therefore, this is considered to make a positive contribution to the character and appearance of the area. To conclude, the proposed development is considered to reflect an acceptable level of design.

6.3. Amenity

Policy 10 of the Aligned Core Strategy (2014) states that impact on the amenity of nearby residents or occupiers 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.

Five neighbouring properties were consulted on the application, with one response received. The response raised no objections to the development proposal. It is considered the proposed two storey rear extension is unlikely to result in a significant impact upon the amenity of adjacent neighbouring property 15 Moorgreen, located south of the application site. This is because there would be no openings within the side (south) elevation which would face towards adjacent neighbouring property 15 Moorgreen, meaning significant loss of privacy is considered unlikely to occur. The proposed two storey rear extension would have a width of 6.1m, a length of 4.0m, an eaves height of 3.9m towards the side (north) boundary, an eaves height of 5.0m towards the side (south) boundary and a ridge height of 6.6m. Furthermore, both the proposed two storey rear extension and adjacent neighbouring property 15 Moorgreen are set away from the shared side (south) boundary of the application site. Therefore, it is considered unlikely the proposed two storey rear extension would result in a significant impact in terms of sense of enclosure and loss of light to adjacent neighbouring property 15 Moorgreen.

It is considered the proposed two storey rear extension is unlikely to result in a significant impact upon the amenity of adjacent neighbouring property 19a Moorgreen, located north of the application site. It is noted there would be two roof lights proposed in the side (north) elevation, however, they would not face towards any corresponding openings within the side elevation of adjacent neighbouring property 19a Moorgreen. Therefore, it is considered significant loss of privacy is unlikely to occur to adjacent neighbouring property 19a Moorgreen. The proposed two storey rear extension would have a width of 6.1m, a length of 4.0m, an eaves height of 3.9m towards the side (north) boundary, an eaves height of 5.0m towards the side (south) boundary and a ridge height of 6.6m. Furthermore, the proposed two storey rear extension would be set away from the shared side (north) boundary with 19a Moorgreen. Therefore, it is considered unlikely the proposed two storey rear extension would result in a significant impact in terms of sense of enclosure and loss of light to adjacent neighbouring property 19a Moorgreen.

It is considered the separation distance between the proposed two storey rear extension and the remaining adjacent neighbouring properties is considerable enough to mean that a significant impact upon their amenity is unlikely to occur. To conclude, the proposed development is considered unlikely to result in a significant impact upon the amenity of the adjacent neighbouring properties.

6.4 Access

Policy 17 of the Broxtowe Local Plan Part 2 (2019) states that development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or

exiting the driveway. It is considered the proposed two storey rear extension is unlikely to cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway. This is because the proposed two storey rear extension would be located a considerable a separation distance from the adjacent road, Moorgreen, located east of the application site. Furthermore, there is an existing driveway of considerable size, therefore, it is considered unlikely there would be a significant increase in on-road parking. To conclude, the proposed development is considered to reflect an acceptable impact in terms of highway safety.

6.5 Biodiversity Net Gain

This is a householder planning application, therefore, is exempt from biodiversity net gain.

7. Planning Balance

The benefit of the proposal is that the occupiers of the dwelling would have an increased amount of floorspace available. The proposal is considered to reflect an acceptable level of design for the reasons outlined above. The proposal is considered unlikely to result in an unacceptable impact upon the amenity and highway safety of the adjacent neighbouring properties for the reasons outlined above. The negative impact of the proposal is that it would be contrary to Green Belt policy, hence, is classed as inappropriate development within the Green Belt. It is considered as the proposal is classed as inappropriate within the Green Belt this carries the most weight in the assessment of the application, hence, would outweigh the other aspects of the proposal which were deemed acceptable. To conclude, it is considered the proposal should be refused on the grounds it is deemed as inappropriate development within the Green Belt.

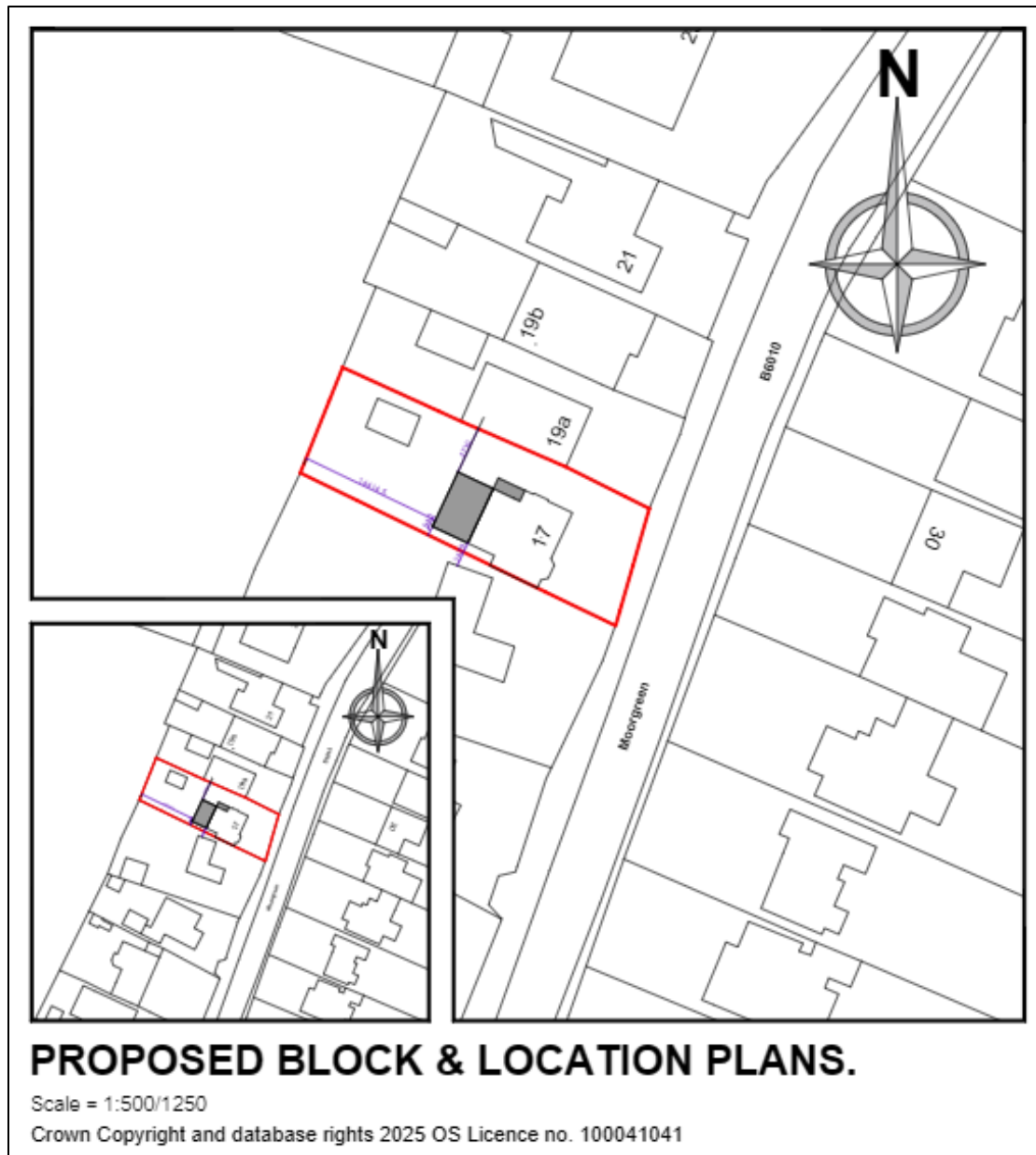
8. Conclusion

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 representations received, the development is considered unacceptable and should be refused as it is classed as inappropriate development within the Green Belt.

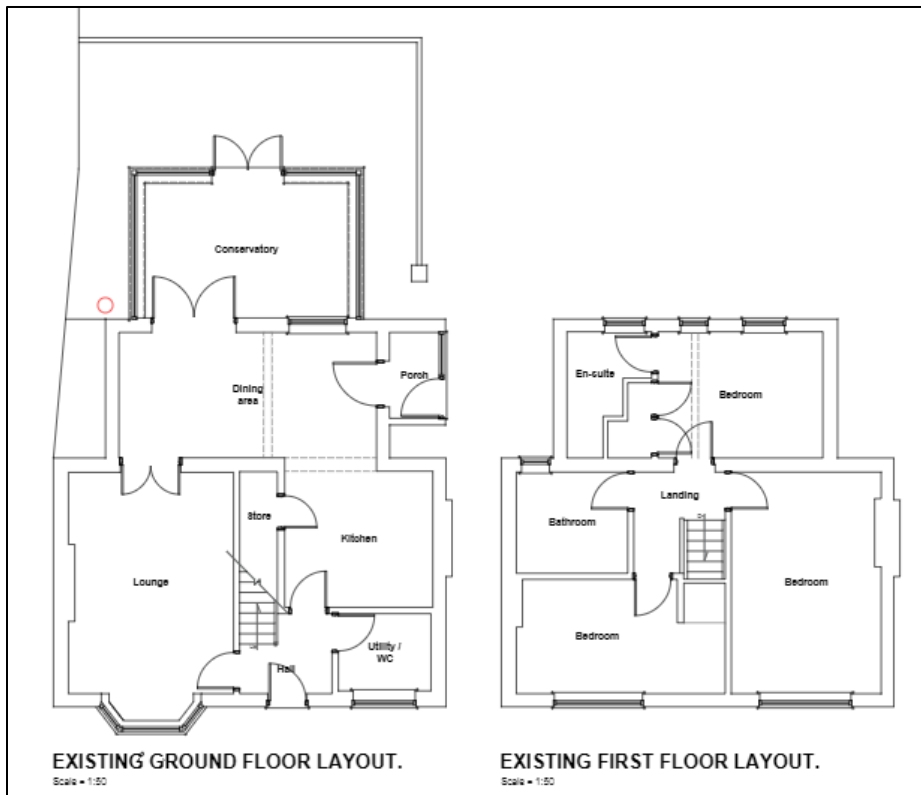
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reason:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the original building. There are no very 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.
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

Site Map (Not to Scale) – 25/00612/REG3 – Land East of Stapleford Road, Trowell

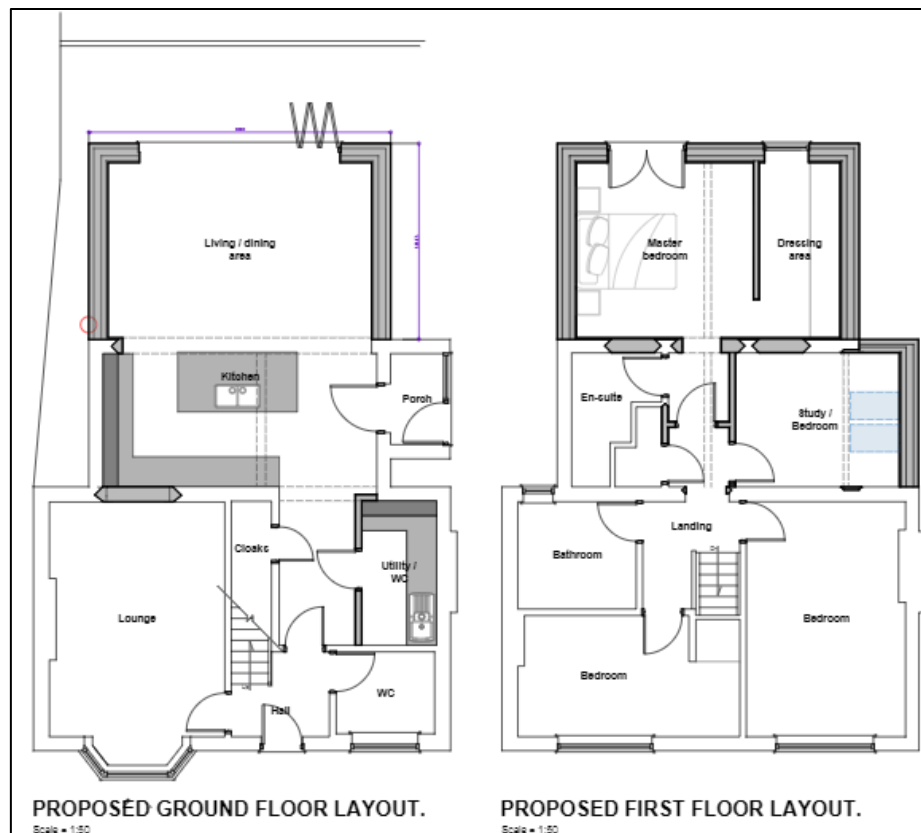
Proposed Block & Location Plans (Not to Scale)



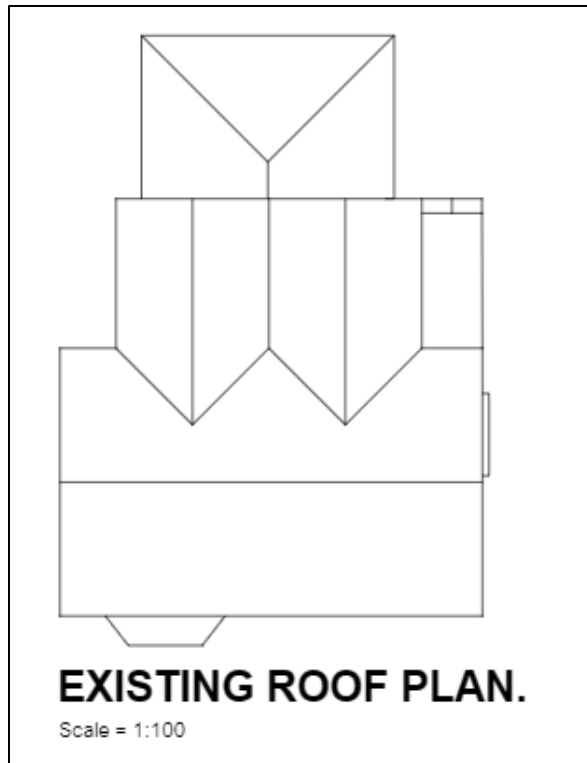
Existing Floor Plans (Not to Scale)



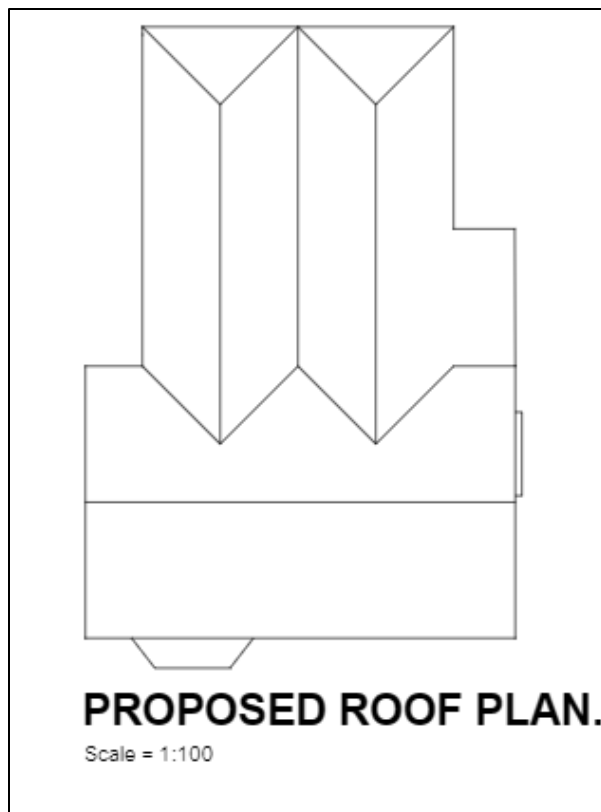
Proposed Floor Plans (Not to Scale)



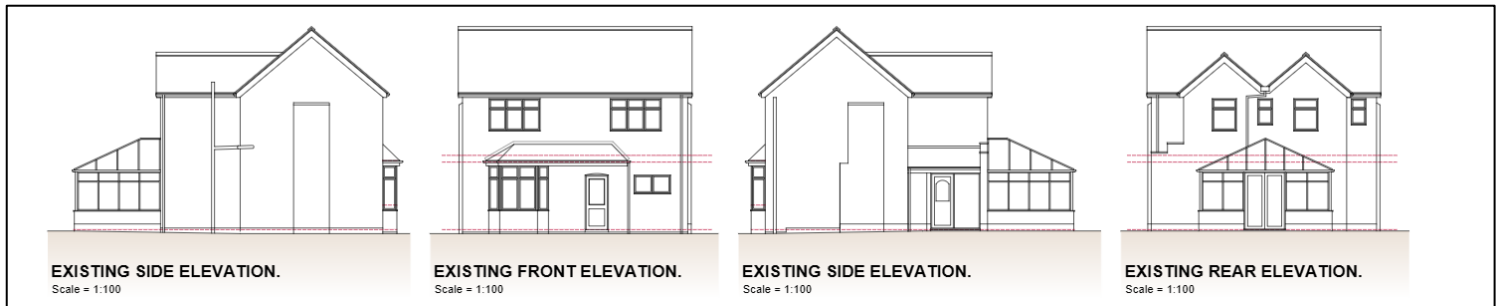
Existing Roof Plan (Not to scale)



Proposed Roof Plan (Not to scale)



Existing Elevations (Not to scale)



Proposed Elevations (Not to scale)

