

Report of the Chief Executive

APPLICATION NUMBER:	18/00700/FUL
LOCATION:	4 THE HOME CROFT, BRAMCOTE, NOTTINGHAMSHIRE, NG9 3DQ
PROPOSAL:	CONSTRUCT TWO SEMI-DETACHED DWELLINGS AND CONSTRUCT DORMERS, REAR EXTENSION AND ROOF ALTERATIONS TO EXISTING BUNGALOW AND RAISE RIDGE HEIGHT

Former Councillor M E Plackett had requested this application be determined by the Committee.

1 Executive Summary

- 1.1 The application seeks permission to construct two split level semi-detached dwellings in the rear garden of a bungalow and alterations to the bungalow including dormers, a rear extension and raising the ridge height.
- 1.2 The site consists of a bungalow that has been vacant for an extended period of time with a significantly overgrown garden. The site is located within Bramcote Conservation Area.
- 1.3 The main issues relate to whether the principle of two dwellings in this location and alterations to the bungalow would be acceptable, if there would be harm to the character and appearance of the conservation area and whether there would be an unacceptable impact on neighbour amenity.
- 1.4 The benefits of the proposal would mean two additional family homes within a sustainable, urban location which would be in accordance with policies contained within the development plan which is given significant weight. Furthermore, the extension and alterations would result in clearance of the garden serving the bungalow and would provide a useable amenity space for future occupants. The proposed works would contribute to the local economy by providing jobs through the construction process. There would be a change in character to this part of the conservation area and there would be some impact on neighbour amenity but these matters are considered to be outweighed by the benefits of the scheme.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 The application seeks permission to construct two split level semi-detached houses in the rear garden of a bungalow and alterations to the bungalow including dormers, a rear extension and raising the ridge height. Each house will have five floor levels and four bedrooms. At ground floor level, each house will have a kitchen/diner and toilet. An adjoining single storey, flat roof element will provide space for a utility room and bin store. A single storey flat roof extension will project to the rear. At second and third floor level there will be two bedrooms (one with an en-suite) and a lounge. At fourth and fifth level, there will be two bedrooms (one with an en-suite and balcony facing Peache Way) and a bathroom. Each house will have a dual mono-pitch roof and space for two cars at the front. They will both have private rear gardens and a patio to the side. The houses will not exceed 8.6m in height and will have a combined total width of 12.5m. The houses will reflect a contemporary appearance and will be constructed with a zinc clad roof and walls finished in a monocouche render. The adjoining flat roof elements to the side will have a sedum roof.
- 1.2 The ridge height of the bungalow will be increased by 0.7m and will have a maximum ridge height of 6.4m; the eaves height will remain at 2.8m. Two hipped dormers are proposed on the south (side) elevation. A hip to gable roof extension is proposed on the east (rear) elevation and the new roof will have a-symmetrical eaves. A flat roof dormer is proposed on the east (rear) roof slope of the main roof. An extension to square off the gap in the east (rear) elevation is proposed and the roof will be extended in line with this. Several smaller alterations include the removal of chimneys, addition of conservation style roof lights, enlargement of sliding patio doors in east (rear) elevation and sliding patio doors in the south (side) elevation.
- 1.3 Amended plans were received during the course of the application. The proposed houses were amended from detached to semi-detached and the roof heights staggered so they will be at a lower height than the extended bungalow. Plot 2 has been set back 2m from plot 1 and set in 0.4m from the east boundary, the boundary wall extending across Peache Way has been staggered to retain more of the sloping bank and the separation distance has increased from plot 1 to the bungalow from 8.2m to 12.3m. In relation to the bungalow, part of the ridge height was reduced and the two dormers in the south (side) were reduced in size and changed from flat to hipped roofs.

2 Site and surroundings

- 2.1 No. 4 The Home Croft is a bungalow located within Bramcote Conservation Area. The bungalow, along with the southern boundary, is recognised as providing a positive contribution within the conservation area. The site is significantly overgrown with trees and vegetation which enclose the majority of the rear garden along Peache Way and Manor Court. Consent has been granted for the removal of several trees along the southern and eastern boundaries of the site. Home Croft slopes up steadily from south to north and the site is elevated from Peache Way with a sloping bank.

2.2 Immediately to the south of the site lies The Grove, a grade II listed building which was previously occupied by St John's College but now lies vacant. No. 10 Peache Way is a nursery positioned to the south of the site with an adjoining car park. The former academic block serving St John's College building is positioned to the south west of the site. The Grove, associated buildings and site are subject to redevelopment under reference 16/00467/FUL. The redevelopment consists of 40 new dwellings, demolition of buildings and associated vehicle and landscaping works. The Grove has a pending application to convert from a Class D1 use (educational facility) to a Class C3 use (residential) along with a related listed consent building application (18/00858/FUL and 18/00859/LBC). Manor Court, which comprises a horseshoe of two storey properties, is positioned to the east and north east of the site with the Manor House. Large, detached properties along The Home Croft are positioned to the west and north west of the site. The bungalows along The Home Croft are positioned directly north of the site.

3 Relevant Planning History

3.1 An outline application to construct a single storey dwelling in the rear garden (89/00118/OUT) was refused permission in April 1989 as it was concluded a single storey dwelling would represent a cramped form of development which would not relate to the existing pattern of development and would spoil the character of the site resulting in a detrimental impact on the character and appearance of this part of the conservation area.

3.2 An application to construct a bungalow (91/00704/OUT) was refused permission in January 1992 as it was concluded the site occupied an important corner position within the Bramcote Conservation Area and would represent a cramped form of development which failed to relate to the existing pattern of development. The Inspector dismissed a subsequent appeal stating that due to the elevated nature of the site, the landscaping proposed would not be sufficient to hide its intensive nature. It was considered the proposed bungalow would neither preserve nor enhance the conservation area and would compromise the open character of the area.

3.3 An application to construct a detached garage (91/00459/FUL) received planning permission in September 1991. This garage has been constructed.

3.4 An application to construct a rear extension (93/00495/FUL) received planning permission in September 1993. This extension has been constructed.

3.5 An application to construct dormers, a rear extension and roof alterations (including raising the ridge height) to the bungalow (19/00211/FUL) is currently pending.

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 2: The Spatial Strategy
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment
- Policy 17: Biodiversity

4.2 Saved Policies of the Broxtowe Local Plan (2004):

4.2.1 The Part 2 Local Plan is currently under preparation (see paragraph 4.4). Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved.

- Policy E24: Trees, Hedgerows and Tree Preservation Orders
- Policy H7: Land not Allocated for Housing Purposes
- Policy H9: Domestic Extensions
- Policy T11: Guidance for Parking Provision

4.3 Part 2 Local Plan (Draft)

4.3.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has recently been examined, with the Inspector's report awaited. The Inspector issued a 'Post Hearing Advice Note' on 15 March 2019. This note did not include a request that further modifications be undertaken to Policies 17, 23 and 31 but has suggested changes to other policies, including Policy 15. Whilst this is not the Inspector's final report, and the examination into the local plan has not been concluded, it does mean Policies 17, 23 and 31 can now be afforded moderate weight, with Policy 15 being afforded limited weight.

- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity
- Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets
- Policy 31: Biodiversity Assets

4.4 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 11 – Making effective Use of Land
- Section 12 – Achieving Well-designed Places
- Section 16 – Conserving and Enhancing the Historic Environment

5 Consultations

5.1 **Council's Conservation Officer:** Raise no objection subject to the use of suitable materials and landscaping secured via a condition. This part of the conservation area is characterised by a mix of elements. To the east of The Home Croft, the row of bungalows form a linear, low level run of buildings which have a loose Arts and Crafts character. To the west of The Home Croft there is a

row of modern two storey dwellings with a large frontages and open gardens which do not respond to the prevailing character. To the north-east of the site is The Manor House and historic outbuildings which form a group of historic buildings. Given the separation distances and intervening development, The Manor House would not be affected.

- 5.1.1 The Grove is a grade II listed building positioned to the south and has been subject to historical unsympathetic alterations and extensions. It is considered the setting of The Grove would not be affected due to the intervention of the road, the separation distances and the existing and planned buildings on the site (as mentioned in section 2.2).
- 5.1.2 The Conservation Area Appraisal highlights the southern boundary of the site as providing a positive boundary treatment. However, this comprises an informal group of trees and plants that are largely self-set and do not provide a comprehensive, cohesive landscaped boundary. Furthermore, the planting devalues the contribution the landscaping makes and is unlikely to provide high quality landscaping in the future without significant management and intervention. Consent is also in place to remove some of these trees.
- 5.1.3 The application proposes to extend and alter the existing bungalow using a mix of traditional and modern design approaches. From the front, the key change would be the increased ridge height by 0.7m; the road slopes down and the host dwelling occupies the lowest land level in this row of buildings. Given the relatively modest increase in height and the separation distances between the dwellings, it is considered this element would not be harmful to the character or appearance of the conservation area as the height of the building would still remain below that of the neighbour and thereby would maintain the natural slope. The southern elevation would be visible and would be at a higher level but the higher ridge would be limited and the dormers subservient and of a traditional design and scale.
- 5.1.4 The east elevation reflect a more modern appearance which works satisfactorily as it would not be read in conjunction with the street scene elevations on Peache Way and The Home Croft and would not be easily open to view. The extensions on the northern elevation are large but this elevation is not easily visible and on balance would not be harmful to the conservation area.
- 5.1.5 The proposal would clearly change the appearance of the designation through the opening up of the landscaped boundary and the erection of two modern houses. There is no objection to the modern design approach which is also prevalent on the redevelopment of the St John's site to the south (16/00467/FUL). The character of the conservation area would be altered with houses in the rear garden of the bungalow; however, these would front onto the highway which is also a characteristic of The Home Croft.
- 5.1.6 Characterising the site within the conservation area is not straightforward as the site itself comprises a rear garden abutting the highway with limited views into the garden. To the north-east there are historic buildings including converted outbuildings. However, these are set in from the highway and are somewhat inward looking and do not have a strong impact on the character or appearance

of the application site. To the south is The Grove with many unsympathetic additions and large scale buildings which detract from the designation which is subject to significant changes as part of the on-going redevelopment of this site. The Home Croft itself has two distinct characters to each side of the highway, bungalows that are loosely Arts and Crafts to the east and modern large detached dwellings to the west that do not respond to anything else in the designation. It is therefore concluded that the application site is not characteristic of the wider conservation area in this part of the designation with the strongest character element being the landscaped boundary which is not well maintained and rather informal.

- 5.1.7 To conclude, it is considered the proposal meets the tests set in the NPPF in ensuring there would be no harm to a designated heritage asset and that substantial or less than substantial harm has not been identified. It is considered the development also meets the test set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72 which states that in the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 5.2 **Bramcote Conservation Society:** raise no objection and considers the application to be acceptable, representing good design through a modern design approach. Furthermore, the development sits low within the setting of the plot and the amendments to the entire scheme are well thought out.
- 5.3 **Nottinghamshire Wildlife Trust:** has advised that the methodology used in the Preliminary Ecological Appraisal carried out by Whitcher Wildlife Ltd in July 2018, is appropriate and sufficient for the site, that the assessment of the ecological value with associated recommendations are satisfactory and that recommendations should be secured through condition.
- 5.4 **Council's Tree Officer:** raises no objection.
- 5.5 **Nottinghamshire County Council as Highways Authority:** raises no objection.
- 5.6 **Council's Waste and Recycling Manager:** raises no objection.
- 5.7 **Nottinghamshire County Council as Rights of Way:** advises that Peache Way is an unadopted road which is classed as a bridleway and is maintained to the standard of legitimate users which would be in this horseback, cycle or on foot and not cars.
- 5.8 13 properties either adjoining or close to the site were consulted and a site notice and amended site notice were displayed. 11 objections were received with one of these objections supported by eight additional neighbours and can be summarised as follows:
- Previous application for single storey dwelling refused
 - Loss of sunlight/daylight and feeling of confinement due to proximity and height of dwellings
 - Increase in noise from traffic

- Loss of privacy due to two storey extension and gradient of road and proposed dwellings looking straight into property
- Overlooking and loss of privacy from rear windows even if obscurely glazed
- Overlooking from roof light in northern roof slope
- Privacy compromised by rear balcony
- Insufficient parking
- Out of scale with plot of land
- Insufficient garden size
- Out of character with area due to the modern design and height of houses
- Destruction of conservation area
- Bramcote Conservation Area has provided adequate housing through the approval of the Baxter Green development
- Inappropriate materials
- Negative impact on appearance of entrance to Manor Court and Manor House
- Loss of mature trees, southern boundary is stated as giving a positive contribution as stated in the conservation area appraisal
- Fails to preserve conservation area

6 Assessment

6.1 The main issues for consideration are whether the principle of the two houses and alterations to the existing bungalow would be acceptable, if there would be harm to the character and appearance of the conservation area and whether there will be an unacceptable impact on neighbour amenity.

6.2 **Principle**

6.1.1 The site is located within in a predominantly residential location and has been subject to neglect for an extended period of time due to the bungalow being vacant and the site becoming significantly overgrown with vegetation. It is considered the proposed alterations to the bungalow provide additional internal space and first floor whilst preserving the character of the conservation area on this prominent corner plot.

6.2.2 The bungalow is positioned on a spacious corner plot and the proposal to subdivide the land for a pair of semi-detached houses is considered acceptable. The proposed houses respond to the elevated land level and will be 'cut in' to represent a subservient appearance. This would mean the houses would not extend beyond the height of the extended bungalow. It is considered each garden would be of an acceptable size and adequate parking has been proposed. It is acknowledged there is a different style and mix of development within this part of the conservation area so it is considered the proposal of contemporary style properties would not appear out of keeping with the immediate character.

6.2.3 To conclude, the site is located within an urban location with a sufficient amount of parking and weight must be given to the need to boost housing supply. It is considered the alterations and extensions to the bungalow and the proposed houses will not have an adverse effect on neighbour amenity due to the separation distances, land levels and the majority of the bungalow alterations facing inward of the site (as detailed in the amenity section). The principle of the development is therefore considered to be acceptable.

6.2 Heritage and Design

- 6.1.2 'Policy 11: Historic Environment' of the Aligned Core Strategy sets out that proposals will be supported where the historic environment and heritage assets, including their settings, are conserved and/or enhanced in line with their interest and significance. 'Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets' of the draft Part 2 Local Plan advises that clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh the harm arising from the proposals.
- 6.3.2 Paragraph 195 of the National Planning Policy Framework (NPPF) (2019) states: "Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss."
- 6.3.3 Paragraph 196 of the NPPF states: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."
- 6.3.4 Paragraph 201 of the NPPF states: "Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."
- 6.3.5 It is considered the amendments to the scheme mean the proposal of the alterations to the bungalow and construction of two semi-detached houses is acceptable and maintains the character and appearance of Bramcote Conservation Area.
- 6.3.6 The Bramcote Conservation Area Appraisal identifies the southern boundary as making a positive contribution and it is accepted that this boundary treatment provides a soft, rural appearance. Paragraphs 195, 196 and 201 of the NPPF discuss the significance of heritage assets and state the loss of any elements that make a contribution to the significance of the conservation area will either lead to substantial or less than substantial harm and should be weighed against public benefits. Two applications for outline permission for a single storey dwelling on the site were refused for similar reasons in April 1989 and January 1992. The January 1992 decision was subject to an appeal which was dismissed by the Inspector with a particular reason being that the loss of the landscaped garden contributes to the open setting of Manor Court and that additional landscaping would not be sufficient to counteract a new bungalow. However, in response to the above and in line with the Conservation Officer's comments, the southern

boundary is considered not to be of the same high quality in comparison to what it would have been when identified within the Conservation Area Appraisal, and consent has been granted for the removal of several trees. On that basis, the loss of this boundary treatment, which can be suitably managed with a landscaping condition, is considered not to be harmful to the character or appearance of the conservation area. Furthermore, planning policies have changed significantly since the January 1992 decision and subsequent appeal. To conclude, it is considered that neither substantial or less than substantial harm have been identified as set out in paragraphs 195, 196 and 201 of the NPPF.

6.3.7 The bungalow is identified as making a positive contribution within the Bramcote Conservation Area Appraisal and it is accepted that there will be various alterations that will alter its appearance. However, the outward facing elevations onto The Home Croft and Peache Way will be largely retained as reflecting a traditional appearance and the modern alterations proposed to the rear will tie in with the contemporary style houses meaning there will be a smooth transition between the two different styles. The increased ridge height of 0.7m is considered to be acceptable and the bungalow will still remain at a lower height than any other property along The Home Croft. It is therefore considered the natural continuation of decreasing heights of bungalows from the north will be uninterrupted and will remain in keeping with this characteristic. Two dormers with hipped roofs and a roof light are proposed in the south (side) elevation. The dormers are a traditional design, are set back from the eaves and are considered to be modest in size and although visible from the public realm, are considered to be acceptable features. The proposed hip to gable roof extension and flat roof dormer are considered to be of a contemporary design and will not be overly prominent when viewed from the public realm. These modern alterations will be read alongside the proposed houses and provide a continuation of contemporary features which is considered to be acceptable. The north elevation will be largely obscured from the public realm and therefore it is considered the impact of the alterations and extension when viewed from this elevation will be minimal. To conclude, it is considered the bungalow retains the majority of its traditional appearance from viewed from The Home Croft and Peache Way and that the contemporary features when glimpsed from Peache Way will provide a continuation of traditional to contemporary with the new properties. Furthermore, the alterations to the bungalow are considered to be acceptable in relation to size and scale.

6.3.8 The two previously refused applications (89/00118/OUT and 91/00704/OUT) highlighted the proposal of a bungalow would not relate to the existing pattern of development and would represent a cramped form of development. Since these applications have been refused, the character of the conservation area has changed along with significant changes to development plan policies. Permission has been granted for five detached properties along The Home Croft (00/00161/FUL), extensions to bungalows along The Home Croft and three new properties and creation of a road called The View. The form of development is considered to have changed to the extent that the prevailing character is not spacious gardens but a mix of different sizes. It is therefore considered the proposal of subdividing the garden of the bungalow for two semi-detached dwellings is considered to be acceptable and that the modest size gardens would not appear out of keeping with the surrounding area.

- 6.3.9 It is acknowledged that the proposal of two contemporary style, semi-detached houses in the garden of a bungalow and the removal of the southern boundary treatment will change the appearance of this part of the conservation area. However, as stated by the Conservation Officer's summary of the area in paragraph 5.1.6, this part of the conservation area is not characteristic of the wider area which itself is a mix of different styles and the contemporary style responds more to the St Johns development (16/00467/FUL) to the south. The properties will have zinc clad roofs, monocouche render finish on the elevations and sedum roofs on the single storey elements. As the materials along with the landscaping will be subject to a condition, these elements of the development will be subject to further scrutiny to ensure an acceptable level of appearance is achieved. It is considered the overall contemporary design of the proposed houses is acceptable and reflects a degree of symmetry when viewed from Peache Way. The massing is reduced by the properties being cut into the land, the side elevations provide visual interest but will be partially obscured due to their positioning and the dual, mono-pitch roofs and split levels break up the massing of the houses when viewed from the side.
- 6.3.10 To conclude, it is accepted there is a concern raised in the representations received that the modern design and scale of the new houses will be out of keeping with the surrounding conservation area. However, it has been established that the conservation area comprises a mix of different characters and that contemporary design such as this is not uncommon within conservation areas within the borough. Furthermore, the style and materials tie in with the contemporary design of properties currently being built to the south. The loss of the southern boundary has already been established as being acceptable due to the existing tree removal consent, its low quality and informal nature and the opportunity to improve this with landscaping which will be conditioned. The bungalow retains a largely traditional appearance from the outward facing elevations but with inward facing contemporary features that continue in line with the new properties. It is therefore considered the scheme is acceptable in relation to design and impact on the conservation area.

6.4 Amenity

- 6.4.1 The property that would be mostly affected by the bungalow alterations and proposed houses is no. 3 The Home Croft which is positioned to the north of the site. The Home Croft slopes up steeply from the application site and there is a privet hedge which extends across part of the northern boundary which provides a degree of screening. No. 3's garden has a sharp incline from the northern boundary of the application site and a large coniferous tree is positioned along this boundary which belongs to no. 3. The extended bungalow will still be at a lower height than no. 3 and the proposed alterations will be partially obscured by the privet hedge. Furthermore, the northern roof light closest to the boundary with no. 3 will serve a bathroom which is not a primary room and will not have a direct view into any windows of this neighbouring property. The proposed houses will be at a lower level than no. 3 and the first floor window in the rear elevations serving bathrooms facing no. 3's garden, will be conditioned to be obscurely glazed. First floor oriel windows serving bedrooms in the rear elevations are proposed but these will be angled away from no. 3's garden. The separation

distance between the properties and no. 3's boundary will be a minimum of 7.7m. No. 3's primary amenity space is at a higher level than the proposed houses and no. 3's rear windows face east and the proposed houses windows face north. To conclude, it is considered the design of the bungalow alterations and new properties have taken into consideration no. 3's amenity sufficiently that there will not be a detrimental impact on the amenity of these occupants.

- 6.4.2 The vegetation and trees to the east of the site are positioned beyond the application site and therefore there is no proposal for removal as this is out of the applicant's control. The east elevation of the plot 2 will have two obscurely glazed windows and the level of obscurity will be conditioned. The vegetation to the east will provide a degree of screening of the proposed houses and as they will not exceed the height of the properties on Manor Court due to the change in ground level, it is considered there will not be a detrimental impact on the amenity of these neighbouring properties. It is considered the bungalow alterations and proposed houses are a sufficient separation distance from other neighbours to not have any adverse impact.
- 6.4.3 The proposed houses are considered to incorporate an adequate amount of private amenity space to the rear and each bedroom has sufficient outlook. The oriel window serving each rear bedroom is considered to be acceptable as this will still provide an outlook and the roof light above the room will provide extra light. Each bedroom and room is considered to be an acceptable size. It is considered the properties will not overlook each other to an unacceptable amount due to the conditioned, obscurely glazed windows and a condition controlling the boundary treatment to provide an appropriately divided rear amenity space.
- 6.4.4 Concerns were raised over rear balconies but balconies are proposed to the front of the properties only which would not directly overlook any residential properties and are therefore considered to be acceptable in relation to impact on neighbour amenity.
- 6.4.5 The proposed alterations to the bungalow will provide two bedrooms (each with an en-suite bathroom) and a study on the first floor. It is considered all bedrooms and rooms will have sufficient outlook and are of an acceptable size. Whilst it is acknowledged the garden will be reduced in size, the separation distance from the nearest proposed house, plot 1 (excluding the single storey west element), will be 12.3m from the main east (side) elevation of the bungalow which is considered acceptable. In order to maintain an acceptable level of privacy for both properties, the first floor window serving the bathroom in the east (side) elevation of the bungalow and the two side windows (serving shower rooms) labelled as being obscurely glazed in the west elevation of plot 1 will be conditioned to be obscurely glazed. Whilst it is accepted the dormer in the east (side) elevation of the bungalow is positioned facing the west elevation of plot 1, this will face obscurely glazed windows and a window serving a void due to the proposed split levels. Therefore the dormer will not directly overlook any windows and will not directly overlook the rear gardens of the houses. To conclude, it is considered the bungalow and proposed houses have been designed so that the amenity of future occupants has been considered appropriately.

6.5 Parking

- 6.5.1 Policy T11 'Guidance for Parking Provision' and appendix 4 to the Local Plan require satisfactory provision of vehicle parking and servicing, in accordance with the latest standards. Concerns have been raised in regards to the amount of parking proposed. The bungalow will have two car parking spaces to the north, a driveway and garage. This is considered sufficient for the extended property. The southern boundary along Peache Way will be opened up to allow access for two cars onto each private driveway of the proposed houses. It is considered this is a sufficient amount of parking.
- 6.5.2 It is considered the noise generated from two cars associated with each property would not be detrimental to any surrounding neighbours.

6.6 Ecology

- 6.6.1 The Nottinghamshire Wildlife Trust has raised no objection to the application and has recommended a condition to ensure that works will be carried out in accordance with the ecological survey submitted with the application. It is considered necessary to include such a condition to ensure the development is carried out in accordance with the mitigation measures as detailed within section 5 of the ecological survey. Some of the mitigation measures include vegetation clearance being undertaken outside of the bird breeding season, removal of invasive non-native species and replacement planting. No evidence of protected species was found during the ecological survey.

7 Planning Balance

- 7.1 The benefits of the proposal are that it would improve the bungalow by increasing its size and providing a useable amenity space which is currently significantly overgrown. The addition of two houses in an existing urban area which would be in accordance with policies contained within the development plan should be given significant weight. Furthermore, the approval of this scheme would support short term benefits such as jobs for the construction of the proposed houses and bungalow alterations. In relation to the loss of the southern boundary, consent has been granted for several trees to be removed and its low quality and informal nature provide an opportunity for enhancement and should not prevent the proposal of new housing. It is accepted the character of the conservation area will change as a result of this development but as mentioned above, key features of the development respond to the surrounding conservation area and it is considered that the overall design is acceptable.

8 Conclusion

- 8.1 To conclude, it is considered the proposed extension and alterations to the bungalow are of an acceptable size, scale and design that there will not be an adverse effect on neighbour amenity, especially considering the main alterations are to the rear of the property and the increase in ridge height will still not exceed the height of any neighbouring property on The Home Croft. The proposed two semi-detached houses are considered to be an acceptable design as the height of the properties relates to the surrounding properties, the contemporary design

mirrors the St John's development to the south, an opportunity to enhance the southern boundary with a landscaping condition and opportunity to increase housing supply that carries significant weight, it is considered the scheme is acceptable and in line with the development plan policies.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**

Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with drawings: TC/1802/6 Rev A and TC/1802/3 Rev A received by the Local Planning Authority on 25 February 2019, Site Location Plan (1:1250) received by the Local Planning Authority on 21 March 2019 and TC/1802/1 Rev C, TC/1802/7 Rev A, TC/1802/8 Rev A and Topographical Survey received by the Local Planning Authority on 4 June 2019.**

Reason: For the avoidance of doubt.

- 3. No development above ground level on the bungalow extensions or new houses shall be carried out until samples and full details of the colour, type and texture of respective external facing materials have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**

Reason: Insufficient details were included with the application and to ensure the satisfactory appearance of the development and in accordance with Policies H7 and H9 of the Broxtowe Local Plan (2004) and Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014).

- 4. No development above ground level shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:**

- a. trees, hedges and shrubs to be retained and details of any works to existing;**
- b. numbers, types, sizes and positions of proposed trees, hedges and shrubs;**

- c. planting, seeding/turfing of other soft landscape areas;
- d. details of boundary treatments and curtilage boundary treatments;
- e. proposed hard surfacing treatments and
- f. a timetable for implementation of the scheme.

The landscaping scheme shall be carried out in accordance with the approved timetable. If any trees or plants, which, within a period of 5 years, die, are removed or have become seriously damaged or diseased they shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.

Reason: Insufficient details were submitted with the application and to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policies E24 and H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

5. The development shall be constructed in accordance with the mitigation measures stated within the recommendation section of the Preliminary Ecological Appraisal (Whitcher Wildlife Ltd, July 2018).

Reason: To safeguard biodiversity and in accordance with Policy 17 of the Broxtowe Aligned Core Strategy (2014).

6. The driveways shall not be brought into use until they are constructed so as to prevent the unregulated discharge of surface water onto Peache Way. The drives shall then be maintained as such for the life of the development.

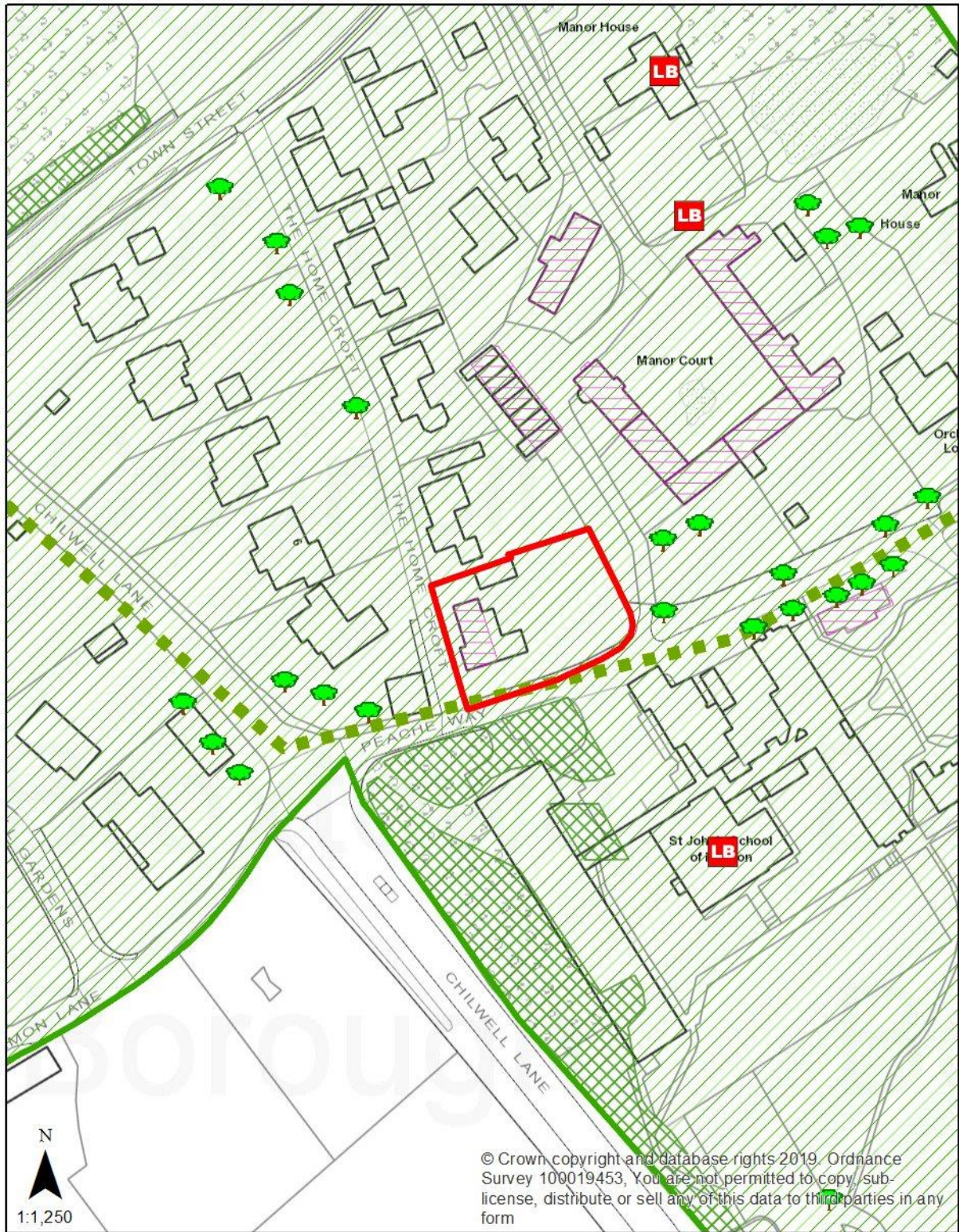
Reason: To ensure surface water from the site is not deposited on Peach Way, in the interests of highway safety and in accordance with the aims of Policy T11 of the Broxtowe Local Plan (2004).

7. The windows annotated as being obscurely glazed on drawing TC/1802/7 and the first floor window serving the bathroom in the east (rear) elevation of the bungalow on drawing TC/1802/3 Rev A shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the lifetime of the development.

Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policies H7 and H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

NOTES TO APPLICANT

- 1. The Council has acted positively and proactively in the determination of this application by communicating with the agent throughout the course of the application.**
- 2. The development makes it necessary to construct a vehicular crossing over Peache Way which is a bridleway. You are, therefore, required to contact Via on telephone number: 0115 804 2100.**
- 3. The applicant is advised to contact the Council's Waste and Recycling Section on telephone number: 0115 917 7777 to discuss waste and refuse collection requirements.**



Legend

-  Site
-  Listed Building
-  Single TPO
-  Green Infrastructure Corridor
-  Conservation Area
-  Local Interest Building
-  Group TPO

Photographs

Front (west) elevation of bungalow from The Home Croft and no. 3



Front (west) elevation of bungalow from The Home Croft



Side (south) elevation of bungalow from Peache Way



Rear (east) elevation of bungalow



Southern boundary of site



Southern boundary of the site



Plans (not to scale)

