

Report of the Interim Chief Executive

APPLICATION NUMBER:	26/00038/FUL
LOCATION:	Moss Cottage 27 Church Lane, Cossall NG16 2RW
PROPOSAL:	Construct single storey side extension to east elevation and single storey side extension to west elevation to form garage

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

1. Purpose of the Report

1.1 The application seeks planning permission for a single storey side extension to the west elevation to form a garage and a single storey side extension to the east elevation.

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 planning permission to construct a single storey side extension to the west elevation to form a garage and a single storey side extension to the east elevation.

3.2 The property is a detached dwelling which has a two storey rear extension, including three rear dormers. To the rear there are two semi-detached outbuildings with hip roof. The property is considered to be a Local Interest Building.

3.3 The application site lies within Cossall Conservation Area and the Nottinghamshire Green Belt.

3.4 To the east of the application site is located Glebe Farm Cottage 25 Church Lane, a detached two storey dwelling which is a Grade II Listed Building. To the south west is 29 Church Lane (The Manor House), a detached two storey property that is considered to be a Local Interest Building. Directly to the south, there is 29's rear garden and to the north are 40 Church Lane (Chestnut Croft) and 8 Willoughby Almhouses. The Willoughby Almhouses are Grade II* Listed Building.

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

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:

7.1 No background papers.

Appendix

1. Details of the application

- 1.1 The application seeks planning permission to construct a single storey side extension to the west elevation to form a garage and a single storey side extension to the east elevation.
- 1.2 The proposed extension to the west would project 3.4m from the existing side elevation and would have a length of 6.5m, projecting 1.7m beyond the rear elevation. The extension would have a gable roof with a ridge height of 3.6m and an eaves height of 2.1m. The rear and front elevations would have garage doors.
- 1.3 The extension to the east elevation would have a total width of 3.4m and a total length of 6.4m. The extension would have a gable roof with a ridge height of 4m and an eaves height of 2.5m. The rear elevation would have patio doors, all other elevations would be blank.

2. Site and surroundings

- 2.1 The application site abuts the pavement and consists of a detached two storey dwelling. It has a two storey rear extension including three rear dormers and semi-detached outbuildings to the rear.
- 2.2 The site is located in a residential area within the Nottinghamshire Green Belt. Directly to the rear, there is 29's rear garden. Directly adjacent to the site, to the east and west are located 25 (Glebe farm Cottage) and 29 (The Manor House) Church Lane respectively. To the north are located 40 Church Lane (Chestnut Croft) and 8 Willoughby Almhouses.

3. Relevant Planning History

- 3.1 The application property has had planning permission for a two storey rear extension (10/00698/FUL). According to our records, this planning permission 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
- 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) 2024

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

5. Consultations

5.1 The Council's Conservation Adviser was consulted on this application and raised no objections to the proposed development. The Conservation Adviser recommends the following condition:

The new timber garage door facing the front elevation must be natural timber
Reason: to preserve the character and appearance of the conservation area streetscene.

5.2 Three neighbouring properties were consulted on the application and a site notice was placed on 12 February 2026 near the application site. One response was received raising no objections to the proposed development and in support of it.

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. Paragraph 154c states that development in the Green Belt is inappropriate unless the extension does not result in disproportionate additions over and above the size of the original building. 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 additions are single storey side extensions to the east and to the west elevation. The combined volume of the proposed extensions together with the existing extensions has been calculated at approximately 64.76% 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 123m³ which represents an increase of 37%. The proposed extension would add 123.28m³, bringing the total volume addition to the original dwelling to 214.7m³, which represents an increase of 64.76% 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 extensions would have a traditional design. The roof style is considered to match the style of the original dwelling and the existing two storey rear extension as they are gables. It is considered that the extensions achieve an acceptable level of design and will not result in a negative impact on the character of the existing property or the street scene.

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

6.3 Amenity

6.3.1 25 Church Lane, Glebe Farm Cottage, is to the east of the application site. Whilst this property's front elevation faces the application site's rear garden, the proposed development would be approximately 15.49m away from this property, and given the existing boundary treatment, which consists of mature vegetation and a 1.8m high brick wall, 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. 25 Church Lane.

6.3.2 The proposed garage would adjoin no.29 Church Lane's garage. As the proposed development is single storey with a maximum height of 3.6m, 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.

6.4 Access

No changes to the existing access have been proposed.

7. Planning Balance

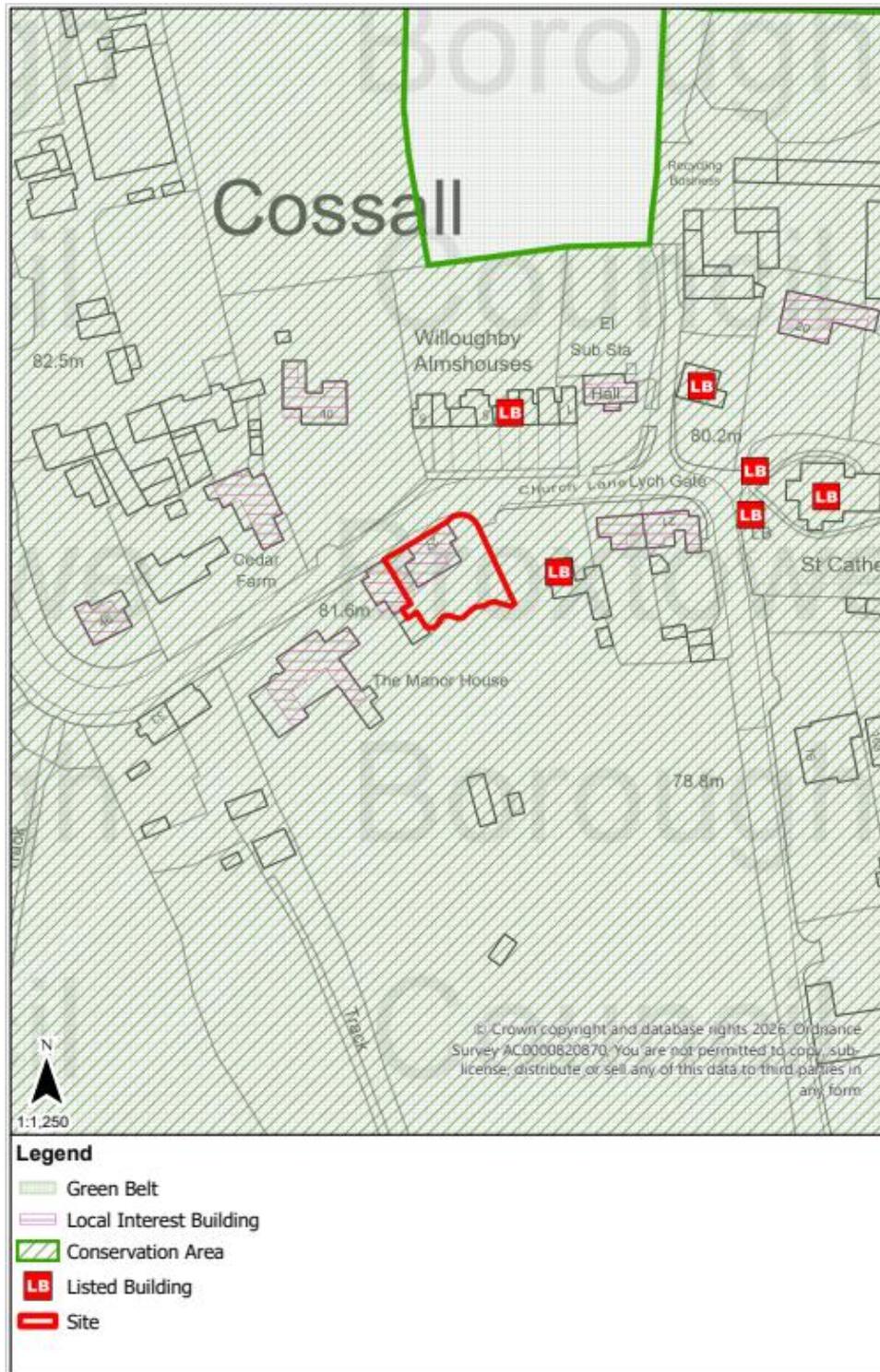
7.1 The proposed development is of an acceptable design and would provide additional living space and a garage to the benefit of the residents. Neighbour amenity has been assessed and is considered that there would be no significant impact. However, the proposal represents a disproportionate addition 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.

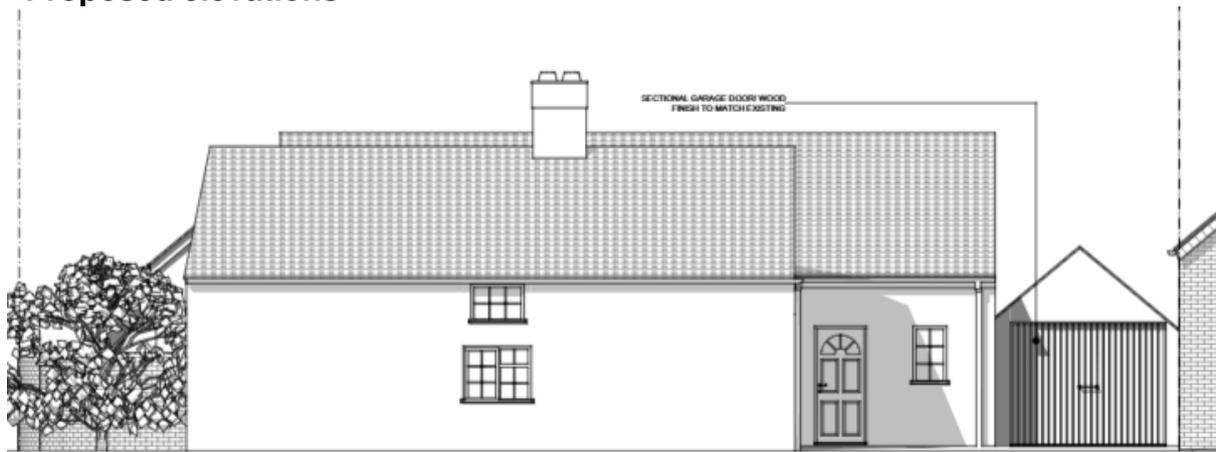
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	The site lies within the Nottinghamshire Green Belt, where in accordance with paragraph 153 of the NPPF, inappropriate development is by definition harmful and should not be approved except in very special circumstances. The proposal constitutes inappropriate development as the extensions represent a disproportionate addition to the dwelling. No ‘very special circumstances’ to warrant an exceptional permission being granted have been demonstrated. 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.

Map



Site Location Plan

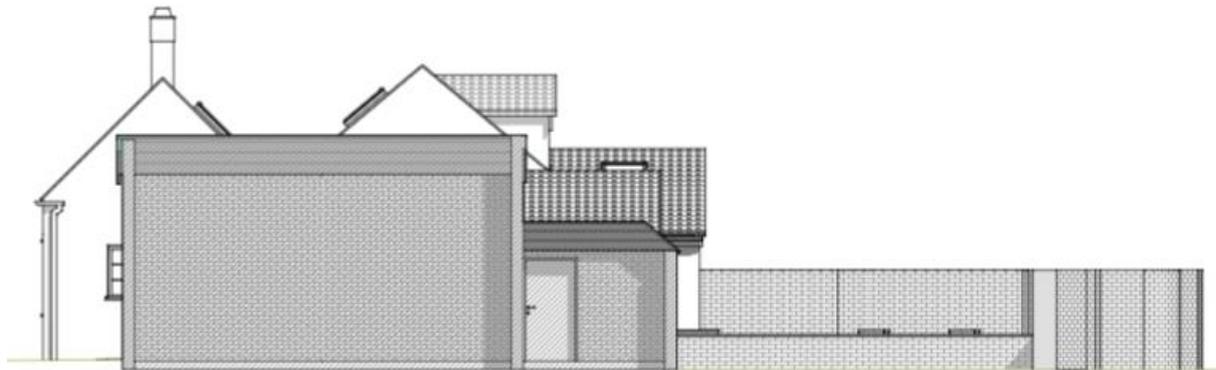
Proposed elevations



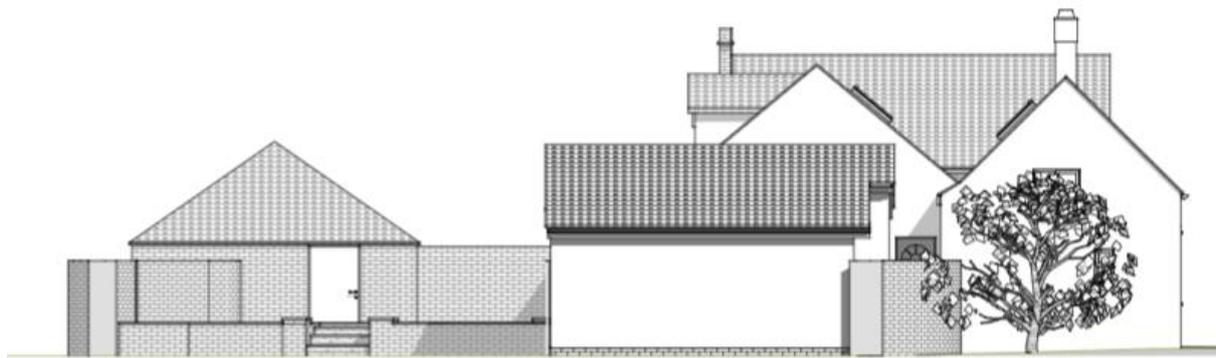
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side 2 Elevation



Proposed Side 1 Elevation