

Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>26/00136/FUL</b>
<b>LOCATION:</b>	<b>19 Holden Crescent, Nuthall, NG16 1BW</b>
<b>PROPOSAL:</b>	<b>Construct single storey front, two storey front and side, and two storey rear extensions</b>

The application is brought to the Committee at the request of Councillor J Owen.

1. Purpose of the Report

1.1 The application seeks planning permission for the construction of a single storey front, two storey front and side, and two storey rear extensions.

2. Recommendation

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

3. Detail

3.1 The application seeks permission for a single storey front, two storey front and side, and two storey rear extensions.

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 permission for a single storey front, two storey front and side, and two storey rear extensions

2. Site and surroundings

- 2.1 The application site is a two storey detached dwelling, with existing front porch and constructed of brick with clad elements. The site is located on a corner plot with the principal access route of Holden Crescent to the south and rear garden to the north. Number 17 Holden Crescent is adjacent to the south-west and number 21 to the east. 52 Watnall Road borders the rear garden from the west. Directly north of the site is an open field.

3. Relevant Planning History

- 3.1 No relevant planning history post 1974.

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

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

- 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 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 and beautiful places

5. Consultations5.1 **Consultees**

- Cllr P J Bales – Watnall & Nuthall West – no comment
- Cllr J M Owen – Watnall & Nuthall West – called in to committee
- Nuthall Parish Council – no comment

5.2 Three neighbours were consulted on the application. There were three objections received. The objections were on:

- Design/Appearance – out of keeping with character of the cul-de-sac and surrounding street scenes
- Massing and Scale being disproportionate to the existing dwelling
- Loss of light
- Loss of privacy
- Impact on parking
- Sense of enclosure
- Disturbance and noise
- Impact on adjacent trees

## 6. Assessment

### 6.1 Principle

6.1.1 The principle of a single storey front, two storey front and side, and two storey rear extensions is deemed acceptable in regard to the existing character of the dwelling and of the surrounding area.

### 6.2 Design

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 The proposed two storey rear extension will protrude from the existing rear elevation by 3m, having a width of 6.5m. The rear extension will have an eaves height of 4.7m and ridge height of 6.5m, which is slightly lower than the ridge of the existing dwelling. No new side elevation windows are proposed in the two storey rear extension, with the space creating room for a kitchen/family room to the ground floor and two bedrooms to the first floor.

6.2.3 The single storey front extension will bring the principal elevation of the ground floor forwards by 1.2m, extending the length of the house by 8m. The proposed front extension will have an eaves height of 2.3m and ridge height of 3.1m. With two new windows to the frontage and new front door.

6.2.4 The proposed two storey front and side extension will be at an angle off the existing dwelling, to account for the site being a corner plot. To the ground floor, the proposed extension will protrude at the rear by 3.6m, then having a length of 8m and coming back in at the frontage by 3.7m. To the ground floor this will create space for a single garage, games room and utility room. There

will be bi-fold doors into the rear garden from the games room, with doors also from the garage to the front and rear. There are no side elevation windows proposed. To the first floor the extension will sit above and have the same dimensions, creating space for a master bedroom, ensuite and dressing room. The master bedroom will have two Juliet balconies both facing out north towards the adjacent field. There are no windows proposed facing number 21 Holden Crescent.

- 6.2.5 Information provided on the submitted application form indicates that the extensions will be constructed using brick and roof tiles both to match those used on the existing dwelling.
- 6.2.6 Whilst acknowledging that there will be a significant increase in massing and scale, the proposal has been designed with consideration the sites constraints and location within a corner plot. The design is considered to be acceptable.

### 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 17 Holden Crescent is to the south. The proposed two storey side extension will not be visible from number 17. The two storey rear extension will be close to the boundary, with no windows proposed facing number 17 so any overlooking or loss of privacy should be minimal. As the site sits north of number 17, the extension should cause a minimal loss of light.
- 6.3.3 21 Holden Crecent is to the east. The proposed two storey rear extension will be at a sufficient distance and angle away from number 21. The two storey side element of the proposal will be 4.5m from the boundary with number 21, with no windows proposed that will face number 21, meaning any loss of privacy or overlooking will be minimal. Because of the orientation of the plot, number 21 are unlikely to experience loss of light, as number 21 sits to the east. There is one first floor window in the side elevation of number 21 which will face the proposal, however this will not look into any new proposed windows and the direction of light means this window should experience minimal loss of light.
- 6.3.4 Plum Tree House to the west, will be minimally impacted as the proposed two storey rear extension will be 9.1m from the building. There is one small side elevation window to the ground floor of Plum Tree House, but the distance means any loss of light, overlooking or loss of privacy should be minimal.

### 6.4 Access

- 6.4.1 It is considered that the proposed side extension and removal of existing porch will have minimal 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.

7. Planning Balance

7.1 On balance, whilst acknowledging the increase in mass and scale, the proposal is deemed acceptable in terms of design, amenity and access and permission should be granted.

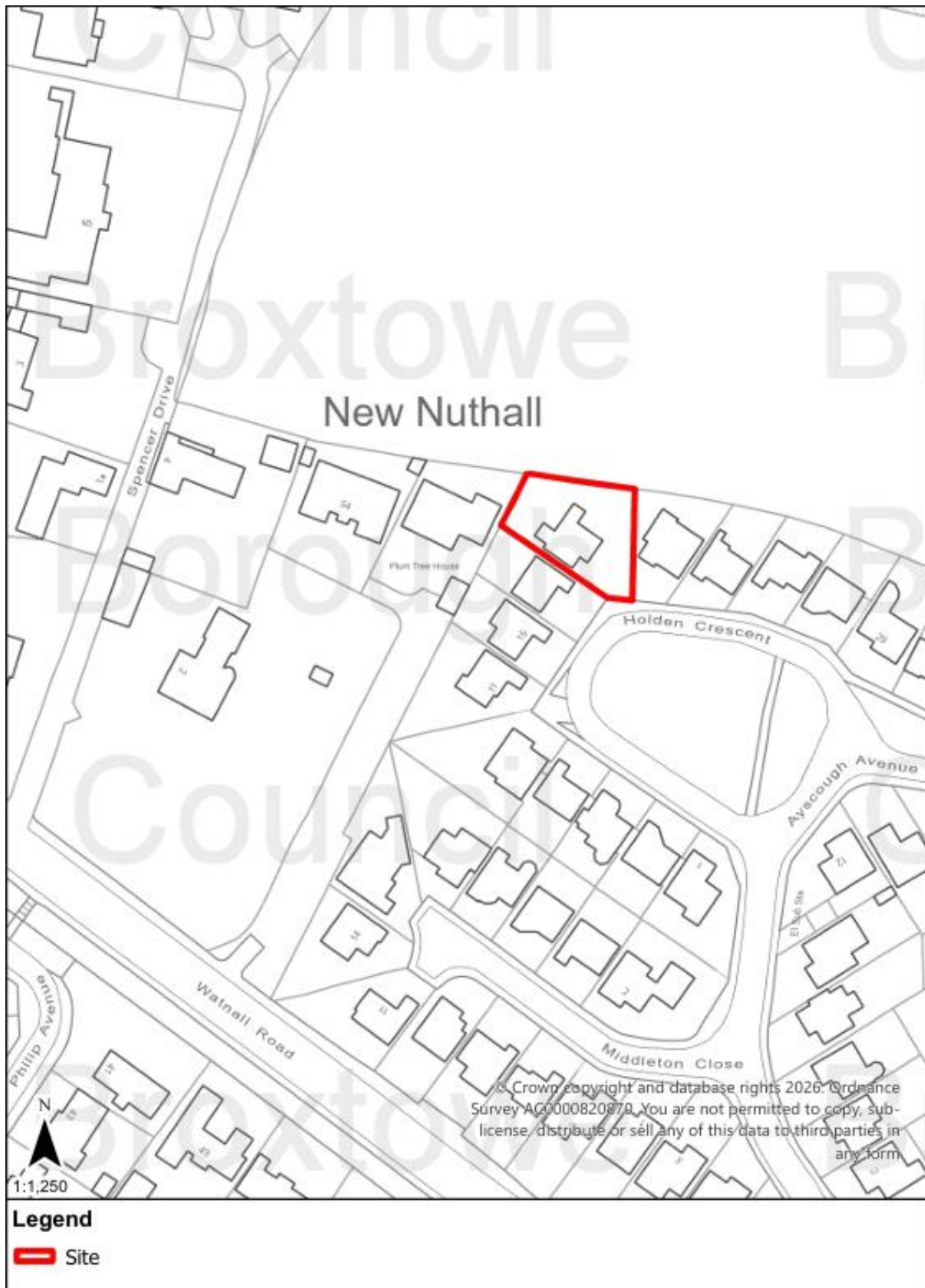
8. Conclusion

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 and comments raised in representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

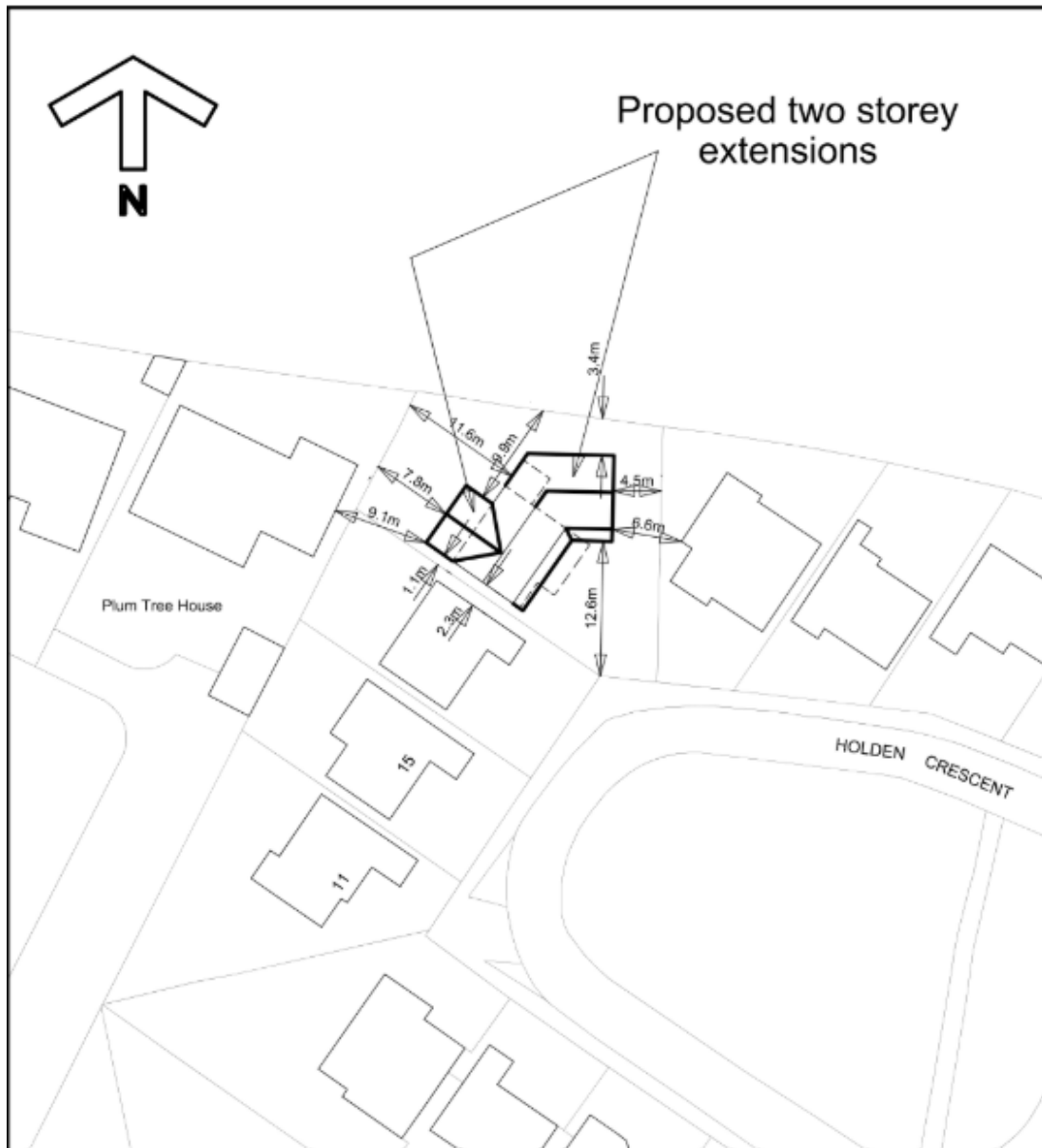
<b><u>Recommendation</u></b>	
<p><b>The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:</b></p> <p><b>(i) the following conditions:</b></p>	
<b>1.</b>	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></p> <p><i>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.</i></p>
<b>2.</b>	<p><b>The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Block Plan (1:500) and Proposed Plans and Elevations received by the Local Planning Authority on 26 February 2026.</b></p> <p><i>Reason: For the avoidance of doubt.</i></p>
<b>3.</b>	<p><b>The proposed single storey front, two storey front and side, and two storey rear extensions shall be constructed using the materials annotated on the application form received by the Local Planning Authority on 26 February 2026.</b></p>

	<p><b><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></b></p>
	<p><b>NOTES TO APPLICANT</b></p>
<p><b>1.</b></p>	<p><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></p>

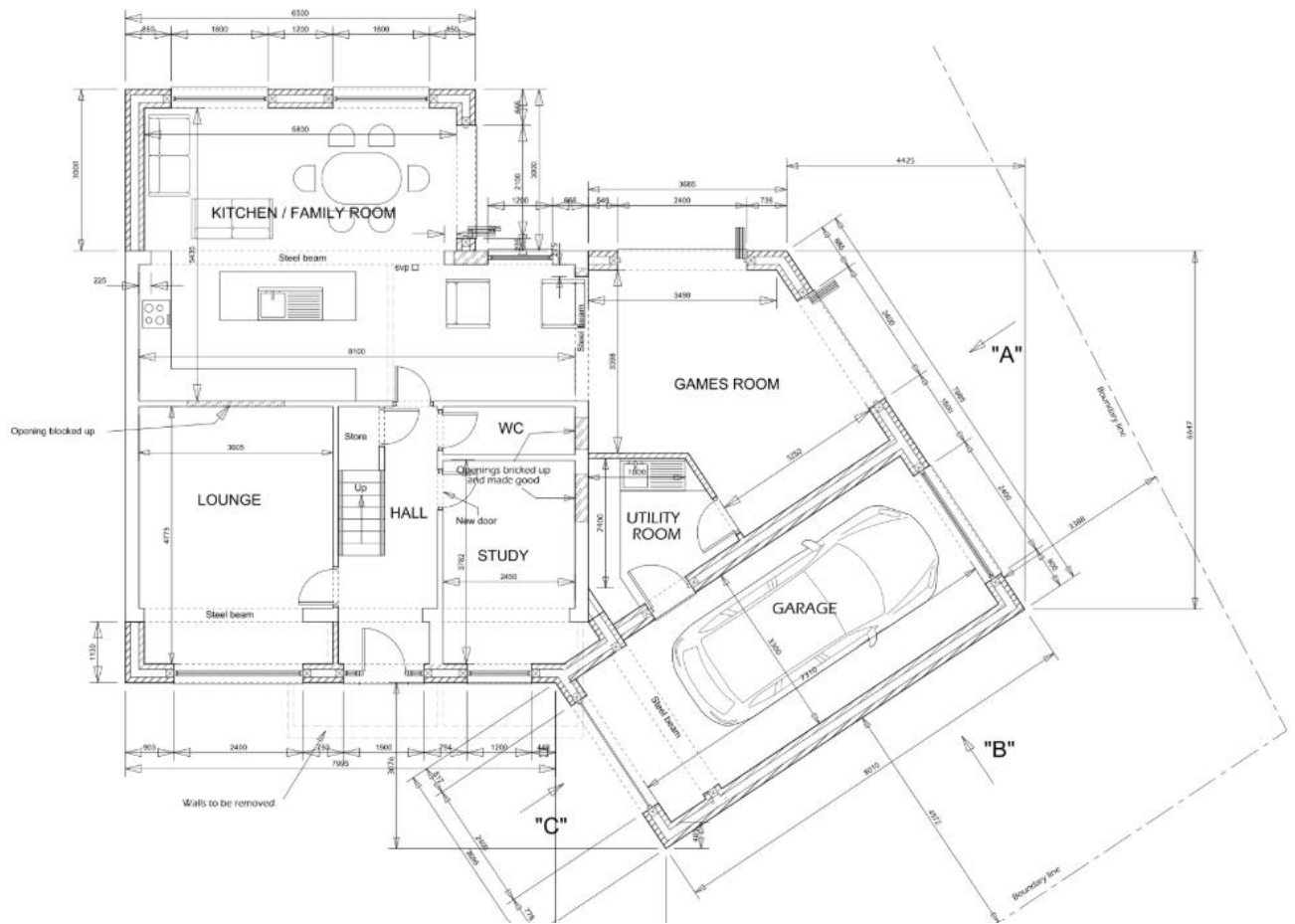
**Map**



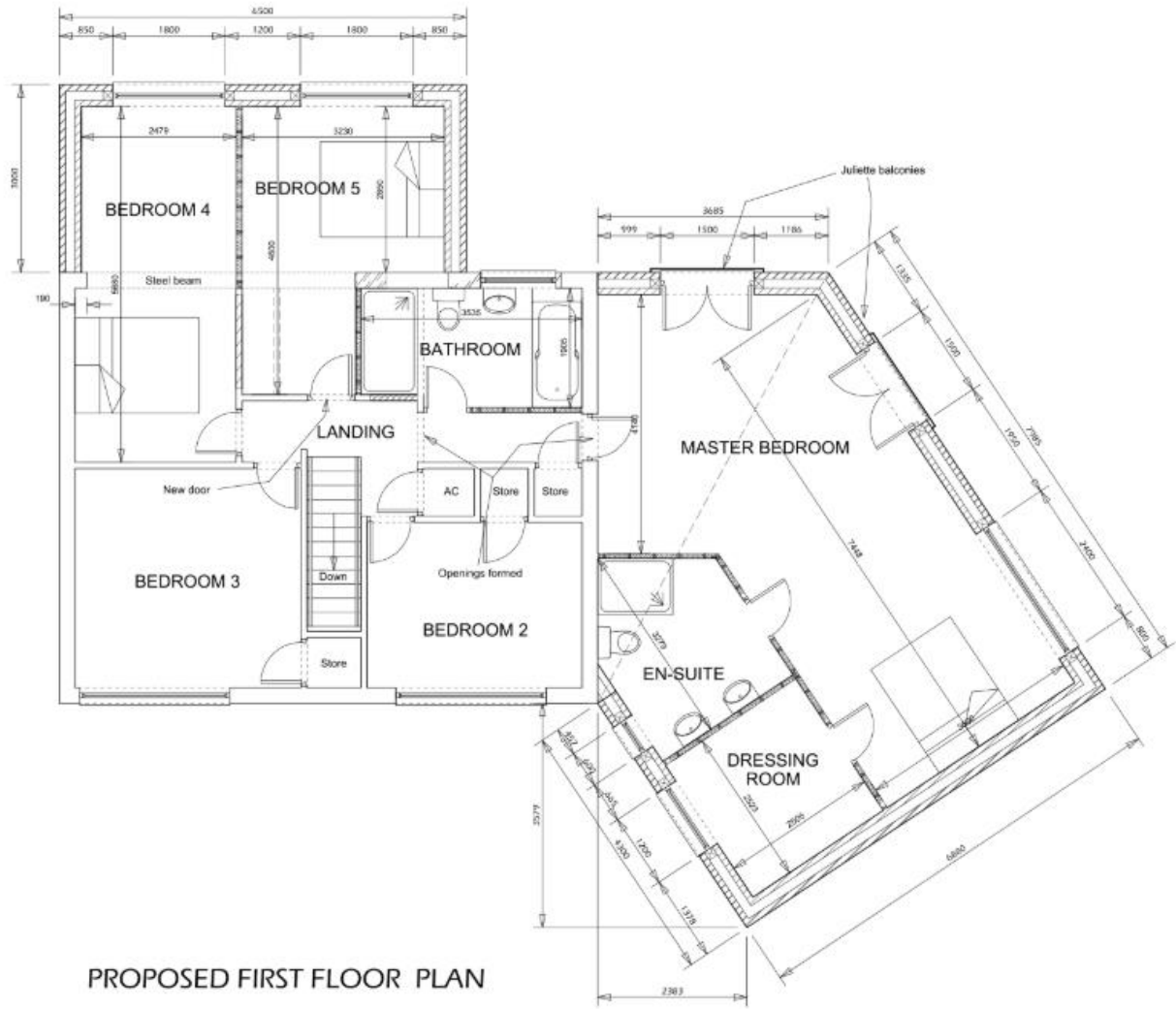
Plans (not to scale)



Proposed Block Plan.



Proposed ground floor plan.

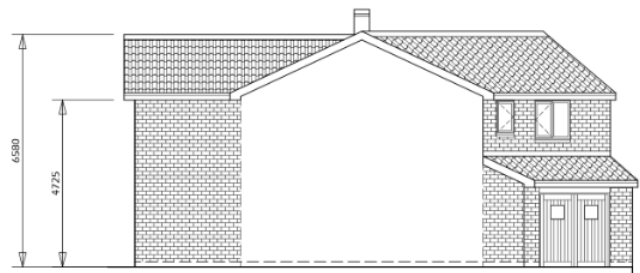


PROPOSED FIRST FLOOR PLAN

Proposed first floor plan.



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION