

Report of the Chief Executive

APPLICATION NUMBER:	19/00272/FUL
LOCATION:	232 QUEENS ROAD, BEESTON, NOTTINGHAMSHIRE, NG9 2BN
PROPOSAL:	CONSTRUCT THREE STOREY SIDE EXTENSION AND CONVERT EXISTING HOUSE TO CREATE 9 APARTMENTS, FIRST FLOOR EXTENSION OVER GARAGE, DORMERS, EXTERNAL ALTERATIONS, NEW VEHICULAR AND PEDESTRIAN ACCESS, 6 CAR PARKING SPACES AND CYCLE STORE

Councillor P. Lally has requested this application be determined by Planning Committee.

1 Executive Summary

- 1.1 The application seeks planning permission to construct a three storey side extension and to convert the existing house to create nine, self-contained apartments which are not HMO's (House in Multiple Occupancy). A three storey, partially glazed link with a pitched and flat roof will connect the main property and extension. A first floor extension with pitched roof and dormer will be constructed above the existing garage, three flat roof dormers will be constructed on the rear of the main property and three storey extension, vehicular and pedestrian access will be created and provision for six car parking spaces and a cycle store will be included.
- 1.2 The main property is a traditional style, three-storey, semi-detached property on a corner plot. It has ground and first floor bay windows and an attached flat roof single storey rear extension and garage projecting to the side. The roof slopes down to the rear from three storeys to two storeys and has a two storey rear projecting element with mono-pitched roof.
- 1.3 The main issues relate to whether the principle of converting and extending the property to create nine apartments would be acceptable, if the development is acceptable in terms of flood risk, parking issues and whether there will be an unacceptable impact on neighbour amenity.
- 1.4 The benefits of the proposal would mean eight additional homes within a sustainable, urban location with access to regular sustainable transport links which would be in accordance with policies contained within the development plan which is given significant weight. The proposed works would contribute to the local economy by providing jobs during the construction process. There would be some impact on neighbour amenity and available parking 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 planning permission to construct a three storey side extension with gable roof and to convert the existing house to create a total of nine apartments. The eaves and ridge height of the three storey extension will match the main house and it will have a cantilevered roof to the rear and side. The three storey partially glazed link connecting the main house and three storey extension will have a pitched and flat roof, a height to eaves of 6.5m and height to ridge of 9.2m. Three flat roof dormers are proposed in the north west roof slope of the extension and main house. A first floor extension with pitched roof and flat roof dormer will be constructed above the existing garage. The single storey flat roof element adjacent to the garage will be built up to incorporate a first floor and the existing mono-pitched roof will extend over this.
- 1.2 The proposed nine apartments will consist of five, one bedroom apartments and four, two bedroom apartments. In addition to the bedrooms, each apartment will have a kitchen/living/dining area and one or two bathrooms/en-suites. Six parking spaces are proposed to the rear of the three storey extension (accessed from Dagmar Grove) and the cycle store will provide space for approximately five bikes underneath the cantilevered roof.
- 1.3 During the course of the application, the plans were amended to incorporate a number of changes which included lowering the eaves and ridge height to match the main house, removal of the second floor flat roof rear extension and replacement with two dormers and roof lights, proposal of a first floor extension with flat roof dormer above the garage and changes to the fenestration.

2 Site and surroundings

- 2.1 The site contains a three storey, semi-detached house with rear extensions positioned on a corner plot. The house is constructed from red brick and grey clay tiles. A two storey extension with mono-pitched roof extends to the rear and adjoins a small single storey flat roof extension and a flat roof garage. There is parking for two cars on site (one space in garage) which is accessed from Dagmar Grove. The site is enclosed by a 2m high fence to the south west which extends across part of the north west boundary. The north west boundary is enclosed by the garage on site and adjoining garage belonging to no. 230. No. 230's garden extends in an L-shape to the north west of the site and two outbuildings in this garden are positioned along the boundary with the site. A 2m high rendered wall and curved top fence extends across the south east boundary of the site (beside Queens Road).
- 2.2 The main house adjoins no. 230 to the north east which is relatively similar in style and scale. No. 6 Dagmar Grove is positioned to the north west of the site and is a semi-detached house with a first floor blank south east (side) elevation with a garden that projects to the north east. No. 234 is a three storey end terrace property positioned on a corner plot to the south west. Nos. 231 and 233 are detached properties positioned to the south east.

2.3 The site lies within a predominantly residential area with some commercial units. The site is within walking distance of Beeston town centre with a regular tram service. A bus stop is positioned directly to the north east of the site on Queens Road, served by a regular bus service. Beyond this, the site is within a reasonable proximity to Beeston train station. The site is relatively flat and is located within Flood Zone 3 which is land with a high probability (between 1 in 100 or greater) of river flooding.

3 Relevant Planning History

3.1 An application for a garage and shower room (77/00444/FUL) was granted permission in July 1977.

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 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity

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 H4: Subdivision or Adaption of Existing Buildings
- Policy H7: Land Not Allocated for Housing Purposes
- 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 Policy 17 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 Policy 17 can now be afforded moderate weight, with Policy 15 being afforded limited weight.

- Policy 1: Flood Risk
- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity

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

5 Consultations

5.1 **Council's Environmental Health Officer:** raises no objection subject to an advisory in respect of working hours and bonfires.

5.2 **Council's Waste and Recycling Officer:** raises no objection.

5.3 **Environment Agency:** Initially objected due to floor levels offering insufficient protection in the event of a flood for the ground floor flats and advised that no sleeping accommodation should be located at ground floor level. They advised ground floor levels should be a minimum of 27.81m AOD (Above Ordnance Datum). Following the plans being amended which show no ground floor bedrooms, the Environment Agency removed their objection and advised the development is carried out in accordance with the Flood Risk Assessment, mitigation measures detailed within the report and that occupants should register to receive flood warnings.

5.4 **Nottinghamshire County Council as Highways Authority:** raises no objection and states that although the proposed parking is one space short for this number of apartments, the site is located next to a bus stop and Beeston town centre is within walking distance. Conditions have been advised in respect of providing a dropped kerb for the new access and making the existing dropped kerb redundant on Dagmar Grove, ensuring the parking area is hard surfaced and that the parking bays are delineated in accordance with the plans.

5.5 Eight neighbouring properties were consulted and a site notice and amended site notice were displayed. 45 objections were received and can be summarised as follows:

- Loss of privacy
- Overlooking into rear garden
- Loss of daylight/sunlight
- Queens Road has restricted parking and there is insufficient parking on surrounding roads, especially Dagmar Grove
- Dagmar Grove is used as an unofficial park and ride for trains, trams and buses
- Parking is already a concern on Thyra Grove
- Increase in on-street parking - each apartment should have one parking space
- Poses highway safety risk when entering and exiting driveways due to amount of parked cars on Dagmar Grove
- Development would block emergency vehicles with increased on-street parking
- Increased issues with manoeuvrability of mobility scooters and wheelchairs due to parking issues

- No space to walk along pavements due to high number of cars
- Pressure on parking from construction vehicles
- Represents overdevelopment and is too large for this plot
- Contradicts policy in relation to design, height, massing, character of the area and domination of student households
- Out of proportion and dominates this corner
- Out of character with existing residential area and traditional Victorian house it is attached to
- Visually overbearing
- Considerably taller than surrounding buildings
- Building is still too large following amendments
- Large mature trees have been cut down which has resulted in a loss of biodiversity and increase in air pollution
- Detrimental to character of area as historically was a family home and now will accommodate students
- Concern over larger properties in Beeston being converted into HMO's
- Large volume of development in the area including the Queens Hotel pub
- Increase in noise and disturbance from the number of residents and construction works
- Unclear why such a large development is needed for this site if the Council has set out land allocations for housing
- Could accommodate up to 28 residents and was previously a family home
- Proposal is financially motivated
- Footpaths will be obstructed and increase in waste as demonstrated from recent works on site
- Pressure on sewerage
- Negative ecological impact
- Short-term tenants will not invest in upkeep of building and its surroundings
- Reduction in nearby house prices
- Overcrowding of area.

6 Assessment

6.1 The main issues for consideration are whether the proposed development is acceptable in flood risk terms, represents an acceptable design and layout, has sufficient parking, has an acceptable relationship with neighbouring properties and provides an acceptable standard of amenity for future occupants.

6.2 **Principle**

6.2.1 The site is within an existing residential area and provides an opportunity to provide additional housing outside of the Green Belt. There is also a significant need to boost housing supply which sites such as this can help deliver. The Council currently does not have a five year housing land supply and this can only be rectified with the allocation of sites currently in the Green Belt in the Broxtowe Part 2 Local Plan. The provision of nine apartments is considered to be a benefit in terms of five year supply and provision of homes.

6.2.2 Policy 8 encourages a mix of housing tenures, types and sizes. It is considered that the emphasis of the policy is on promoting housing mix rather than

preserving the existing character of the street. Queens Road is characterised by varying styles of properties including houses and flats. This development would add to the housing mix and it is considered that the character of the area would not be harmed to an extent which would justify refusing planning permission.

- 6.2.3 To conclude, the site is located within an urban location and weight must be given to the need to boost housing supply. It will also provide an additional eight residential units within an existing settlement in a highly sustainable location, close to Beeston town centre and public transport links. It is considered the proposed apartments will not have an adverse effect on neighbour amenity and amendments to the design mean the massing, scale and appearance are considered to be acceptable (as detailed below). The principle of the development is therefore considered to be acceptable.

6.3 Flood Risk

- 6.3.1 The site lies within Flood Zone 3 which is land with a high probability (1 in 100 or greater) of river flooding. A Flood Risk Assessment has been submitted with the application. Paragraphs 155 – 158 of the NPPF states that inappropriate development in areas of high risk of flooding should be avoided but where it is necessary, should be undertaken without increasing flood risk elsewhere. All plans should apply a sequential, risk-based approach to the location of development in order to steer new development to areas with the lowest risk of flooding. A Sequential Test has also been submitted with the application which concludes that there are no alternative sites available within areas located in zones with a lower probability of flooding.
- 6.3.2 Within Beeston there are substantial areas which are within Flood Zones 2 and 3 but have a high degree of protection against flooding due to the Nottingham Trent Left Bank Flood Alleviation Scheme. Some of these sites may bring forward the opportunity to provide housing in areas of substantial need. Sequentially, it is considered the site is acceptable and it is considered a positive that this location minimises additional development in the Green Belt in Broxtowe. Therefore when assessing whether other sites are 'reasonably available', this site can be viewed as a 'sustainability benefit' and the Green Belt must be treated as a major constraint.
- 6.3.3 The Environment Agency initially objected to this application due to the floor levels offering insufficient protection for the ground floor apartments and advised that no sleeping accommodation should be located at ground floor level. The plans were amended to raise the floor level to 27.81m AOD and all bedrooms were moved to first floor level and above. The Flood Risk Assessment includes flood resilience techniques such as using flood resilient materials and design techniques to at least 0.3m above the finished floor level. A condition has been recommended by the Environment Agency to ensure the floor levels will be set no lower than 27.81m AOD, the development is carried out in accordance with Flood Risk Assessment and that the flood mitigation measures are incorporated. An advisory will be recommended in regards to the occupants registering to receive flood warning alerts. It is considered that flood risk issues have been sufficiently addressed.

6.3.4 To conclude, within Beeston there are substantial areas which are within Flood Zone 3 but have a high degree of protection against flooding due to the Nottingham Trent Left Bank Flood Alleviation Scheme. A failure to permit residential development on sites such as this which are protected by good quality flood defences, and have a site specific FRA demonstrating the development is acceptable on flood risk grounds, will lead to alternative locations being required in less sustainable locations, including the Green Belt. Subject to suitable conditions, it is considered that the development would be compliant with the requirements of the NPPF in relation to flood risk.

6.4 Amenity, Design and Layout

6.4.1 During the course of the application the plans were amended to reduce the height of the proposed extension so the ridge and eaves match the main house and the rear, second floor flat roof element was replaced with roof lights and dormers. A number of concerns have been raised by residents in relation to the design of the extension and the impact on neighbour amenity (see consultation section). These concerns will be addressed below.

6.4.2 It is acknowledged that no. 230, the adjoining semi-detached house positioned to the north east, will be one of the properties most affected by this proposal. However, it is considered the amendments incorporated into the proposal have reduced the impact to an acceptable level that the development will not have a detrimental impact on this adjoining neighbour or any other neighbours. The most significant amendment is the removal of the second floor flat roof extension from the north west (rear) elevation and replacement with dormers and roof lights. Although this flat roof element did not directly overlook no. 230's main amenity space, it reduces the number of second floor windows and the overall intensity of this part of the extension. The three dormers are considered to be an acceptable size and although there will be windows in the north west elevation serving primary rooms, it is considered these are not dissimilar to what is accepted under permitted development and no adverse overlooking will occur as a result. Furthermore, only one dormer is proposed in the main house which adjoins no. 230. The other two dormers proposed in the rear roof slope of the three storey extension do not directly face no. 230's rear garden and are modest in size, therefore, it is considered there will not be an adverse amount of overlooking. The proposal of first floor windows in the north west (rear) elevation of the extension are considered to be acceptable and will be partially obscured from the view of no. 230's primary amenity space which is positioned to the north east of the existing rear extensions. Whilst it is acknowledged that the first floor extension over the garage is 5.4m in height, it has an asymmetrical roof that slopes away from the boundary at approximately 3.3m in height and does not directly adjoin the primary amenity space of no. 230 which is positioned to the north east. Furthermore, the flat roof dormer will face inward of the site and will be largely obscured from the view of no. 230's garden due to its positioning. To conclude, it is acknowledged that no. 230's amenity will be affected by the proposal but the existing two storey element with mono-pitched roof which mirrors that of the application property already provides a level of screening from the proposed extensions and alterations. Furthermore, the extension could be seen as replicating a house with first floor windows and roof lights in the rear elevation so this type of relationship is not uncommon in an urban area such as this. It is

considered there will not be an unacceptable detrimental impact on the amenity of the occupants of no. 230.

- 6.4.3 No. 6 Dagmar Grove is a semi-detached house positioned to the north west of the application site which is the other property that will also be most affected by the proposal. No. 6 Dagmar Grove does not directly adjoin the site and is separated by no. 230's garage and garden. It has a first floor blank south east (side) elevation and a door and two windows at ground floor level. However, these windows and door are obscured from view of the application site by the garage belonging to no. 230. No. 6 Dagmar Grove's garden projects to the north east which adjoins no. 230's rear garden and not the application site. The proposed rear dormers will be a minimum of 17m from the south east (side) elevation of no. 6 Dagmar Grove. The three storey extension will largely face the south east (side) elevation of no. 6 Dagmar Grove and the first floor extension above the garage is separated by no. 230's garden. Taking the above into consideration, the separation distance and intervening garden, garage and driveway of no. 230, it is considered the proposed extension and alterations will not have a detrimental impact on no. 6 Dagmar Grove.
- 6.4.4 Whilst it is accepted the building will be closer to the boundary with Dagmar Grove and will have side facing windows at first and second floor level, the north east (side) elevation of no. 234 has one first floor window which is obscurely glazed and due to the intervening road, it is considered this relationship is acceptable and reflects similar relationships of residential properties in the area being built close to a corner boundary. Therefore, it is considered there will not be a detrimental impact on the amenity of the occupants of no. 234.
- 6.4.5 During the course of the application, a number of amendments were incorporated into the scheme and this was largely to reduce the massing. The second floor flat roof rear extension was removed and replaced with three flat roof dormers and roof lights. It was considered the large continuous flat roof extension represented poor design and dominated the extension from the north west elevation and the replacement of this element with dormers and roof lights to reduce this massing is considered acceptable. The eaves and ridge height have been reduced in order to match the main house which is considered to be a positive design feature as the extension appears in keeping with the scale of the main house and no. 230. Due to the comments received from the Environment Agency, there was a requirement to move ground floor bedrooms to at least first floor level and raise the floor levels. As a result of this, a first floor extension with asymmetrical pitched roof and dormer has been added to the existing garage. The garage is 9.7m from Dagmar Grove and although it will be increasing in height, it is considered it reflects acceptable design and will not be highly visible in the street scene. The overall style of the property reflects a contemporary appearance which is considered to be an acceptable design approach. Concerns were raised about the rear dormer in the main house but the applicant is not willing to amend its design and it is considered a reason for refusal could not be substantiated. Although the extension is considered to be large, the design is not dissimilar to a pair of semi-detached dwellings on this spacious corner plot and therefore, it is considered to some extent it retains the appearance of a residential family home. Furthermore, a contemporary design is a widely accepted design approach in

Broxtowe Borough and the surrounding properties are considered not to be of an architectural merit that this building would detract therefrom.

- 6.4.6 The layout of the three storey extension aligns with the front bay window and main rear elevation of the host dwelling meaning the extension will not be visually overbearing. Whilst it is acknowledged the three storey extension is significantly wider than the host dwelling, the extension could be read as a pair of semi-detached properties as the host dwelling and no. 230 are, and that a degree of symmetry is reflected between these properties. The courtyard to the rear and cantilevered roof will retain an element of openness to the scheme when viewed from Dagmar Grove which is considered to be a positive element of the scheme.
- 6.4.7 The materials have not been stated on the plans and therefore a condition will be included to ensure that details and samples are provided in advance of building works commencing.
- 6.4.8 It is considered that sufficient amendments have been incorporated into the scheme in order to ensure that the amenity of surrounding neighbours will not be significantly compromised.
- 6.4.9 The apartments are considered to be an acceptable size with each providing sufficient internal space to provide living/kitchen/dining rooms and bedrooms. Furthermore, each apartment has appropriately positioned windows to provide an outlook from each bedroom.
- 6.4.10 Policy 10 of the Aligned Core Strategy states that development should be assessed in relation to its massing and scale, materials, design and impact on the amenity of nearby residents. It is considered the design of the property, whilst contemporary, relates to the massing of the host dwelling and no. 230 with a matching eaves and ridge height and reflecting a degree of symmetry. The development has been reduced in scale and is considered to not be dissimilar to the size of a pair of semi-detached dwellings. The dormers and roof lights have scaled down the perception of feeling overlooked to the rear and it is considered the design is acceptable overall.
- 6.4.11 To conclude, the proposed extension is positioned on a relatively spacious corner plot and the proposal to extend the existing property and subdivide this into nine apartments is considered to be acceptable. Furthermore, it is considered sufficient amendments have been incorporated to reduce the scale of the extensions so an acceptable relationship with neighbouring properties can be achieved. Although the style would be contemporary, it is considered this is an acceptable design approach and the architectural style of the surrounding dwellings is not of such merit that there would be a requirement to replicate or that a deviation from their design would be necessarily harmful to the character of the area.

6.5 Parking

- 6.5.1 It is evident within the consultation responses that there is concern that the development does not include sufficient parking provision and that this will lead to

increased demand for on-street parking which would be detrimental to the area. However, it is considered the amount of parking proposed (six spaces) is acceptable and due to a lack of objection from the Highways Authority and the sustainable location, it is considered the development is acceptable in regards to parking and highway safety.

6.5.2 In relation to assessing the highway impacts of a proposal, paragraph 109 of the National Planning Policy Framework states that development should only be refused on transport grounds where the residual cumulative impacts are severe. Whilst paragraph 105 refers to the setting of local parking standards rather than the determination of planning applications, it provides a list of factors which should be taken into account, including the availability of and opportunities for public transport and the type, mix and use of the development. Policy 10 of the Aligned Core Strategy states that development should be designed to reduce the dominance of motor vehicles.

6.5.3 The site lies within a sustainable location with access to regular bus services along Queens Road (with a bus stop being positioned directly in front of the site) and within walking distance of Beeston town centre which provides access to a regular tram service. It is acknowledged that the properties on Dagmar Grove do not have off-street parking and the main concern would be that there would be an increase in on-street parking along this road. However, six car parking spaces have been provided and the Highways Authority have not raised any objection in relation to the development, especially considering its sustainable location. It is considered likely that car ownership associated with the apartments will be low. However, it is acknowledged that there could be an increase in parking in the surrounding area but for the reasons set out above, it is considered this would not be unacceptable detrimental to parking, traffic or highway safety. Therefore, it is considered that a pragmatic approach needs to be taken in respect of developing the site for residential development.

6.6 Other issues

6.6.1 A number of concerns have been raised within the consultation process which will be addressed within this section.

6.6.2 House prices being affected as a result of this development is not a planning consideration.

6.6.3 Connecting to existing sewerage will be dealt with by the Building Regulations process.

6.6.4 Trees have been removed from site but as they were not protected by Tree Preservation Orders and the site is not located within a conservation area, consent would not have been required.

6.6.5 Any potential obstruction of the footpaths by works on-site should be reported to Nottinghamshire County Council as Highway Authority.

6.6.6 Although the Council has allocated land for housing within development plan documents, it is considered the proposal is acceptable on this site for the reasons

stated in the report. Furthermore, the Council cannot demonstrate a five year housing land supply and this site is located outside the Green Belt in a highly sustainable area which is considered a benefit of the scheme.

6.6.7 The apartments are not specifically targeted at one demographic. The Design and Access Statement states that the different mixture of one and two bedroom apartments could accommodate families, professionals and students. It is therefore considered this development is compliant with Policy 8 of the Aligned Core Strategy which highlights that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes. Furthermore, the justification of this policy recognises that the projection of smaller households is likely to continue to grow. Therefore, it is considered, developments such as this can cater for this growing need for smaller dwellings.

6.6.8 The proposal is for self-contained apartments and not for HMO accommodation.

7 Planning Balance

7.1 The benefits of the proposal are that it would provide eight additional homes within an existing urban area and would support short term benefits such as jobs during the construction of the proposed dwellings and would be in accordance with policies contained within the development plan. Whilst it is acknowledged there will be some impact on the amenity of neighbours and on-street parking, this is outweighed by the benefits of the scheme and due to its location within a highly sustainable area.

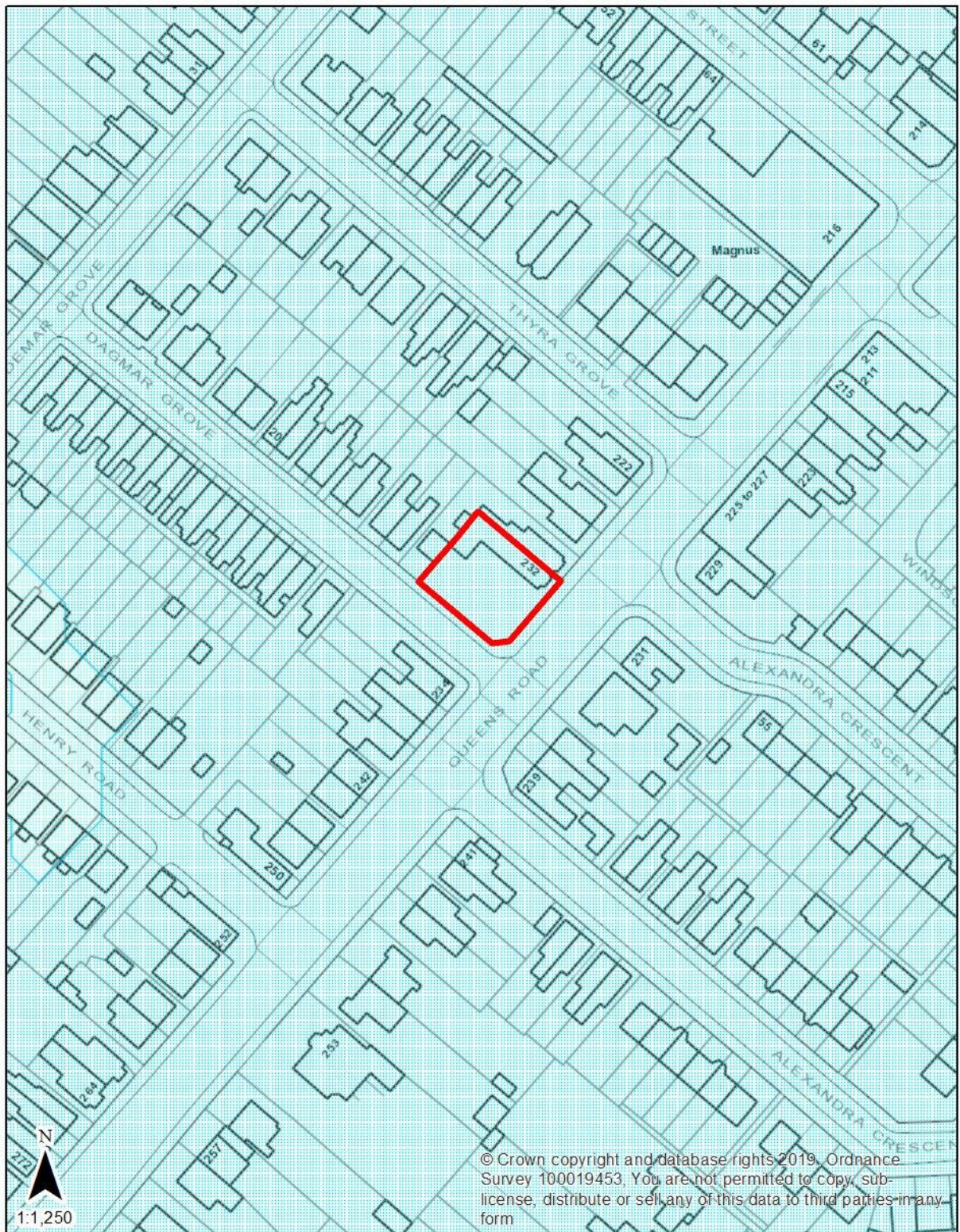
8 Conclusion

8.1 To conclude, it is considered the proposed extensions and alterations are of an acceptable size, scale and design that there will not be an adverse effect on neighbour amenity and an acceptable standard of amenity for future occupants of the flats will be provided. The proposed apartments are considered to be an acceptable design as the height of the extension relates to the host property and the contemporary design is considered to be acceptable.

<u>Recommendation</u>	
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. <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>
2.	The development hereby permitted shall be carried out in accordance with drawings: Site Location Plan (1:1250) received by the Local Planning Authority on 25 April 2019, 232-19-3001 Rev P06

	<p>received by the Local Planning Authority on 8 July 2019, 232-19-2001 Rev P03 received by the Local Planning Authority on 8 July 2019 and 232-19-2002 Rev P04 received by the Local Planning Authority on 9 July 2019.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
<p>3.</p>	<p>No above ground works, including site clearance, shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> a. numbers, types, sizes and positions of proposed trees and shrubs b. details of boundary treatments; c. proposed hard surfacing treatment and d. planting, seeding/turfing of other soft landscape areas. <p>The approved scheme shall be carried out strictly in accordance with the approved details and shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: No such 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 10 and 11 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>5.</p>	<p>No above ground works shall commence until samples of external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.</p> <p><i>Reason: No such details were submitted with the application and in the interests of the appearance of the development and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>Prior to the first occupation of the apartments hereby approved, the development shall be constructed in accordance with the submitted Flood Risk Assessment prepared by Inspire Design & Development ref: SS-1423-01-FRA-001 dated April 2019. Flood resilient materials and design techniques shall be used as detailed in paragraph 6.1.2 and the finished floor levels shall be set no lower than 27.81m AOD. These mitigation measures shall be maintained and retained for the lifetime of the development.</p>

	<p><i>Reason: To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Broxtowe Aligned Core Strategy (2014).</i></p>
7.	<p>The development hereby approved shall not be brought into use until:</p> <p>a. a dropped vehicular footway crossing has been provided and the existing dropped vehicular footway has been made redundant in accordance with the Highway Authority's specification;</p> <p>b. the parking area has been surfaced in a hard, bound material and each space has been clearly delineated as shown on drawing 232-19-2001 Rev P03 and</p> <p>c. the cycle stands have been provided and are made available for use.</p> <p>These measures shall be maintained for the lifetime of the development.</p> <p><i>Reason: In the interests of highway safety and in accordance with the aims of Policy T11 of the Broxtowe Local Plan (2004).</i></p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<p>The prospective building manager/occupants should register to receive flood warnings.</p>
3.	<p>The applicant is advised to contact the Council's Waste and Recycling Section (0115 917 7777) to discuss waste and refuse collection requirements.</p>
4.	<p>Contractors should limit construction and demolition works to between 07:30 and 18:00 Monday to Friday, 08:00 and 13:30 on Saturdays and at no times on Sundays and bank holidays. No waste from the development shall be burnt on site at any time.</p>
5.	<p>The development makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services for on telephone 0300 500 80 80 to arrange for these works to be carried out.</p>



Legend

-  Site
-  Flood Zone 3
-  Flood Zone 2

Photographs

South west (side) elevation of main house



South east (front) elevation of site and main house



View of no. 230 and application site from rear garden of no. 6 Dagmar Grove



South east (front) elevation of site and main house



View of Dagmar Grove



