

Report of the Chief Executive

APPLICATION NUMBER:	26/00281/REM
LOCATION:	Land To The Rear Of 21 Edgwood Road Kimberley Nottinghamshire NG16 2JR
PROPOSAL:	Construct two bungalows. Reserved Matters relating to Conditions 3 (Appearance, Landscaping and Scale) of planning permission 23/00191/OUT

The application is brought to the Committee at the request of Councillor A Cooper.

1. Purpose of the Report

- 1.1 The application seeks planning permission for a reserved matters application, relating to Condition 3 (appearance, landscaping and scale) of planning permission 23/00191/OUT, for two bungalows located to the rear of 21 Edgwood Road in Kimberley.

2. Recommendation

The Committee is asked to RESOLVE that planning permission granted.

3. Detail

- 3.1 The application seeks permission for reserved matters of application 23/00191/OUT for matters relating to appearance, landscaping and scale for two dormer style bungalows.

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 reserved matters relating to appearance, landscaping and scale for two dormer style bungalows given outline permission under reference 23/00191/OUT.

2. Site and surroundings

- 2.1 The application site consists of a two-storey detached dwelling set back from the main road of Edgwood Road, with a driveway to the front/side and large garden area to the rear in excess of 80m. To the east there are single storey detached dwellings located on Abba Close. Along the boundary with Abba Close there are mature conifer trees approximately 4m – 5m in height. To the west there is a two-storey residential dwelling number 6 Brown's Flats. Along the western boundary with the immediate neighbouring property there are 4m – 5m high conifer trees. Directly to the rear there are mature trees within the dismantled railway line which forms a Local Wildlife Site and Site of Special Scientific Importance.

3. Relevant Planning History

- 3.1 97/00543/OUT - Use land to the rear as site for detached bungalow – PERC
- 3.2 12/00244/FUL – construct double garage – PERC
- 3.3 19/00231/FUL - Construct detached garage with ancillary living accommodation above – PERC
- 3.4 20/00789/FUL - Construct 6 dwellings following demolition of existing dwelling - REF
- 3.5 23/00191/OUT - Outline application with some matters reserved to construct two dormer bungalows - PERC

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

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 mix and choice
- Policy 10 – Design and enhancing local identity
- Policy 14 – Managing travel demand

4.2 Part 2 Local Plan 2019

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 15 – Housing size, mix and choice
- Policy 17 – Place-making, design and amenity
- Policy 19 - Pollution, Hazardous Substances and Ground Conditions
- Policy 20 - Air Quality
- Policy 21 - Unstable Land
- Policy 31 – Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2024

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.
- Section 8 – Promoting healthy and safe communities.
- Section 9 – Promoting sustainable transport.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.

5. Consultations

5.1 Consultees

- Cllr C Carr - Kimberley Ward – no comment
- Cllr A Cooper - Kimberley Ward – called to committee
- Cllr W Mee - Kimberley Ward – no comment
- Kimberley Town Council – no comment
- NCC Highways – no objection
- Environmental Health – no objection

5.2 Neighbours

- 6 neighbours were consulted on the application. There were 5 objections received. The issues raised are as follows:
 - Overdevelopment of the site
 - The dwellings being ‘two storey’
 - Access
 - Parking
 - Traffic
 - Overlooking
 - Landscaping

6. Assessment

6.1 Principle

- 6.1.1 The principal of development was established under the outline application, 23/00191/OUT refers, for two single storey detached dwellings (layout and scale) along with access.

P2LP (2019) Policy 15 states that proposals should provide an appropriate mix of house size, type, tenure and density to ensure that the needs of the residents of all parts of the borough are met. Policy 17 states that development should be of a size, siting and design that makes a positive contribution to the character and appearance of the area, integrates well into its surroundings, provides, or is close to community facilities and has sufficient, well-integrated parking.

ACS (2014) Policy 8 states that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes. Policy 10 states that development should be assessed in relation to its massing and scale, materials, design and impact on the amenity of nearby residents.

The principle of two bungalows within plots that will be screened by the lay of the land and the mixture of dwellings around the site, is subject to details in relation to appearance and landscaping, which will be addressed below.

6.2 **Landscaping**

- 6.2.1 The application is accompanied with a landscaping plan demonstrating the location and type of trees/soft landscaping within the scheme.

After advice from the tree officer, the agent sent over an amended block plan with shrub and tree species on.

Shrubs include:

- Camellia
- Hebes
- Buddleia
- Hydrangea
- Rhododendron

Trees:

- Maple
- Hornbeam
- Alder
- Holly

- Hawthorn

6.2.2 The tree officer has stated that they are satisfied with this mix.

The site will be accessed off Abba Close, with low level mixed shrub planting proposed adjacent to the access entrance. The entrance will be paved with self-draining, block pavers to shared and private areas. To the rear of each plot will be garden space, for plot one 12m, with lawn and hard surfaced seating areas and a 2m fence. The garden space will be 13m for plot 2.

Within the parking area will be further low level mixed shrubs along the southern boundary, with a small area of native tree planting.

6.3 Appearance

6.3.1 Both plots will be dormer style bungalows, arranged in an L-shape. Plot 1 will have a length of 10.1m and a maximum width of 10m. It will have a kitchen, two small bathrooms, lounge and bedroom to ground floor. The first floor will have an additional two bedrooms and one bathroom.

Plot 1 will have a ridge height of 2.5m and eaves height of 6.2m.

Plot 2 will have the same scale and layout as Plot 1, just rotated.

Both dwellings will be mostly red brick - Weinerberger Autumn Russet, with clad elements, which will be cedar composite cladding. The roof tiles will be Marley modern anthracite grey.

Highways had no objection to the proposal.

Environmental Health stated that they had no objections or comments to make in relation to discharge of condition 3 of 23/00191/OUT regarding the above proposed development.

6.4 Scale

6.4.1 The outline permission stated that:

The site is considered to be of an adequate size to accommodate two dormer style residential dwellings, however appearance and landscaping will be considered at the reserved matters stage. Whilst scale is reserved for future consideration, a condition is proposed restricting the scale of the dwelling to a dormer style dwelling only.

It is considered the scale is acceptable, as both proposed dwellings are dormer style and are of an acceptable scale to as not to dominate the plot or appear over-prominent from the street scene.

7. Planning Balance

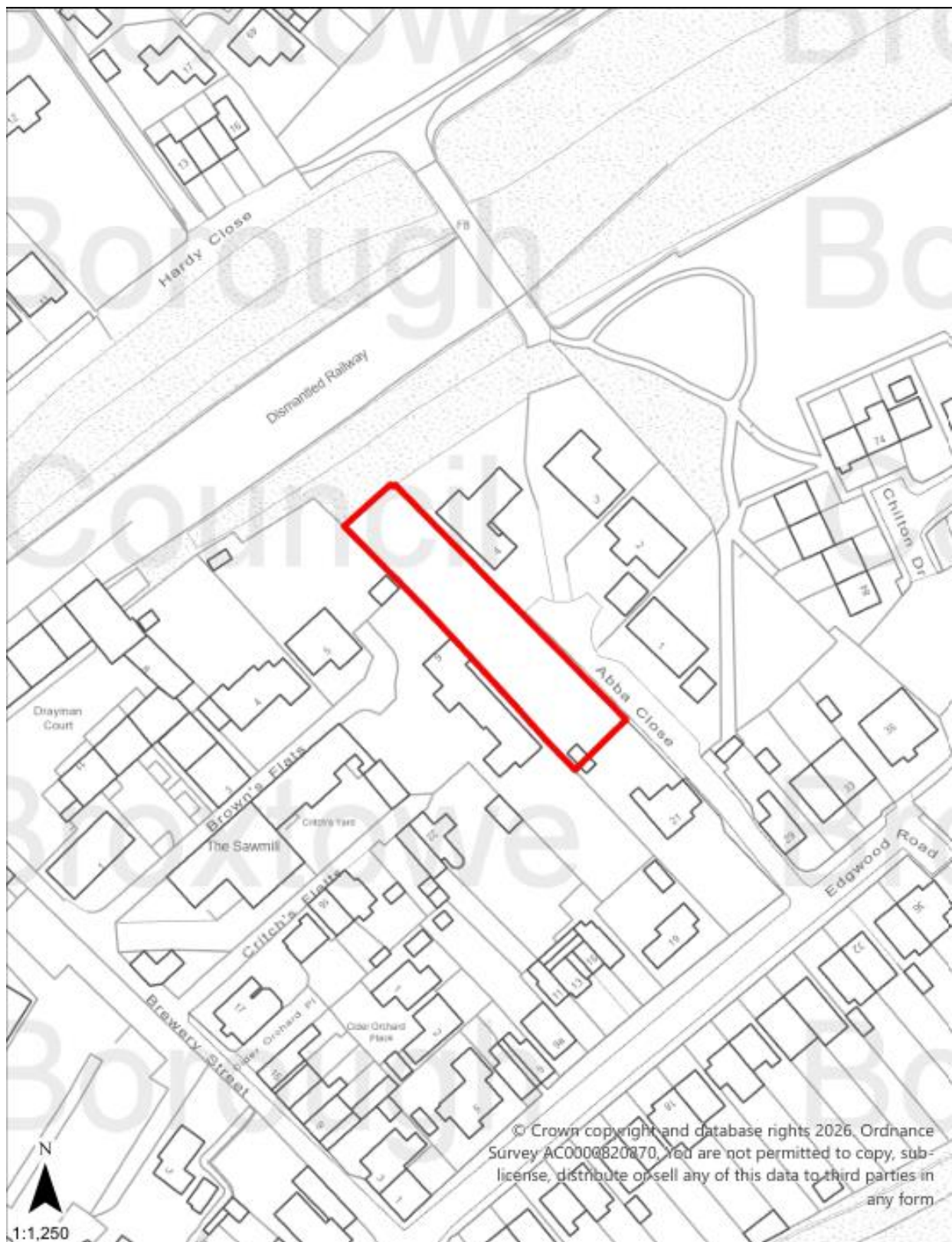
- 7.1 It is considered the proposal represents an acceptable standard of design, there will be no detrimental impact upon the residential amenity of the neighbouring properties or highway safety. There are no other issues which need to be considered as part of this application.

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.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to: (i) the following conditions:	
1.	The development to which this relates shall be begun no later than the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved. Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.
2.	The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Roof Plans, Plans to Plot 1, Plans to Plot 2, Elevations to Plot 1 and Elevations to Plot 2 received by the Local Planning Authority on 27 April 2026 and in accordance with the Block Plan with Tree Species (1:500) received by the Local Planning Authority on 3 June 2026. Reason: For the avoidance of doubt.
	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



Legend

 Site