

Report of the Chief Executive

APPLICATION NUMBER:	26/00416/FUL
LOCATION:	3 Lyndale Road, Bramcote Nottingham NG9 3LB
PROPOSAL:	Construct two storey side/rear extension with single storey rear extension and render the front of the house in white

The application is brought to the Committee at the request of Councillor D Watts.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the construction of a two storey side and rear extension, a single storey rear extension and to apply white render to the front elevation.

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 the construction of a two storey side and rear extension, a single storey rear extension and to apply white render to the front elevation.

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 Nil

Appendix

1. Details of the application

- 1.1 The application seeks planning permission for the construction of a two storey side and rear extension, a single storey rear extension and to apply white render to the front elevation

2. Site and surroundings

- 2.1 The application site consists of a two storey detached dwelling, with an existing single storey rear extension. In regards to neighbouring properties, the site is located in a built up residential area of Bramcote. 1 Lyndale Road is a detached two storey dwelling located to the south east of the application site, this property has a single storey rear extension and a two storey side extension. To the north west of the application site is located 5 Lyndale Road, a detached two storey dwelling with a single storey rear extension. 3 Park Road is a detached two storey property located to the south west of the application site. This property has a two storey side extension beside the boundary with 5 Lyndale Road, and a single storey rear extension beside the boundary with the application site.

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) 2026**

- Section 3 – Decision-making
- Section 4 – Achieving sustainable development.
- Section 14 – Achieving well-designed places

5. Consultations5.1 **Consultees**

- Cllr A Kingdon – no comments received
- Cllr D Watts – called in to committee. Advised that whilst the proposed extension can benefit the occupants of the application property, there are concerns that extension could create a terrace effect between nos. 1 and 3 and would have a negative impact on the amenities of the occupiers of adjacent properties
- Cllr H Land – no comments received
- Bramcote Neighbourhood Forum – no comments received

5.2 Five neighbours were consulted on the application. There responses were received, one in support of the proposed development and two raising objections. The objections can be summarised as follows:

- Massing and Scale being disproportionate to the existing dwelling
- Loss of light
- Loss of privacy
- Impact on parking
- Sense of enclosure
- Impact on character of the area
- Impact on quality of life
- Impact on highway/ increase in traffic
- Impact on essential care access
- Potential impact on local drainage
- Overdevelopment
- Observations regarding the allowed maximum height and length of the proposed extensions

6. Assessment

6.1 Principle

6.1.1 The principle of a two storey side and rear, and single 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. Policy 17 also advise that two-storey side extensions should avoid a terraced or cramped effect, therefore should have a set-back at first floor level with a corresponding drop of roof level.

- 6.2.2 The proposed two storey side and rear extension will be set back by 4.7m from the principal elevation, will project 1.4m from the side (south east) elevation and will extend from the existing rear elevation by 3.5m, having a width of 5.6m. The rear extension will have a hipped roof with an eaves height of 6.8m and ridge height to match the house (5.1m). The two storey extension would be set down by 1m from the ridge of the existing dwelling. No new side elevation windows are proposed in the two storey extension. The proposed extension would create space for a new bedroom with ensuite at first floor level, and enlarge the existing kitchen creating an open plan kitchen/family room and a utility room and WC to the ground floor. The proposed two storey rear extension will not extend for the full width of the rear elevation as it would be set back 1.8m from the side (north west) elevation.
- 6.2.3 The proposed single storey rear extension would be built across the width of the two storey rear extension, and partly across the width of the existing rear elevation. The extension would have a hipped roof with a ridge height of 3.6m and an eaves height of 2.5m.
- 6.2.5 The submitted plan indicates that the extensions will be constructed using brick and roof tiles both to match those used on the existing dwelling and white render to the front elevations. The proposed materials are considered acceptable.
- 6.2.6 Whilst acknowledging that the side extension would have the potential to create a terrace effect, as there will be a gap of between 1.3m and 2.5m between the extension and no.1's north west (side) elevation, it is considered the two storey extension will not cause a cramped effect. Furthermore, the extension would be considerably set back from the original front elevation and the roof will be set down from the original roof. It is considered the design achieves a good level of design and is therefore considered to be acceptable and would not result in a terracing effect.

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 1 Lyndale Road is to the south east of the application site. This property has a single storey rear extension and its south east (side) elevation is set 19.2m away from 18 Marshall Drive's rear elevation. The proposed two storey side/rear extension will project approx. 3.2m from no.1's original rear elevation and will be close to the boundary, with no windows proposed facing number 1 so any overlooking or loss of privacy should be minimal. As the site sits south east of number 3, the extension should cause a minimal loss of light. Regarding the potential sense of enclosure it might cause to the occupants of this property, the roof height will be set down from the original ridge by 1m and the rear facing roof would be hipped to further reduce the mass and

potential overbearing impact. Furthermore, no.1 has a long garden and no immediate neighbour to the south west, so these will help maintain openness. It is therefore considered that neither element of the proposed development would have a significant impact on the amenities of the occupiers of this property in terms of loss of light, outlook or privacy.

6.3.3 5 Lyndale Road is to the north west, this property occupies a corner plot, which means that has no immediate neighbour on the opposite side. In terms of sense of enclosure, the proposed two storey rear extension will not extend for the full width of the rear elevation and will be approx. 3.9m from no.5's south east elevation, the single storey rear extension will project 2.6m beyond this property rear extension and would have a hip roof with an eaves height of 2.5m. As stated in the previous paragraph, the roof height of the two storey element will be set down from the original ridge by 1m and the rear facing roof would be hipped to further reduce the mass and potential overbearing impact. Given no.5's corner location, which will help maintain openness, it is considered that the two storey element would not cause such a detrimental impact on the occupants of this property. In terms of loss of light, no.5's garden is south facing, and due to the distance between the proposed development and no.5's first floor window and the set back of the two storey element from this property, it is considered that, the proposed development would not cause a significant loss of sunlight to the occupants of no.5.

6.3.4 3 Park Road to the southwest, will be minimally impacted as the proposed two storey rear extension will be in excess of 13mm from the building. This property has no windows facing the application site, therefore, it is considered that neither element of the proposed development would 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

6.4.1 The application site has one off-street parking space. However, a space to the front with a depth of 5.3m will be retained, and this would be sufficient for the parking of an additional vehicle if required.

7. Other matters

7.1 With regard to the observation about essential care access and reduction in available parking, whilst there would be some disruption during the construction works, this would be only temporary. It is worth noting that Lyndale Road can be accessed from three different roads: Stanley Drive, Marshall Drive and Park Road. As stated in the previous section, the proposed development would not have a significant detrimental impact in respect of increased pressure to on-street parking, as the site has the potential to provide two off-road parking spaces, which would be sufficient for a property of this size.

7.2 There have been some observations regarding the allowed maximum height and width of the proposed extensions; however, these observations are in regard to permitted development rights which are not relevant in this case as a planning application has been made as the proposal is not permitted development.

7.3 With regards to the drainage observation, the extensions will need to be carried out in accordance with the Building Regulations.

8. Planning Balance

8.1 The proposed extensions would provide additional living space for the occupiers of the application property. It is considered that the proposal would not result in an unacceptable loss of amenity for the residents of neighbouring properties, and would not be harmful to the street scene or out of keeping with the character of the area. The scheme has been amended to reduce the depth of the two storey element from 4m to 3.5m to lessen the impact on neighbour amenity. On balance it is therefore considered that the proposal is acceptable.

7. 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.

Recommendation

The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

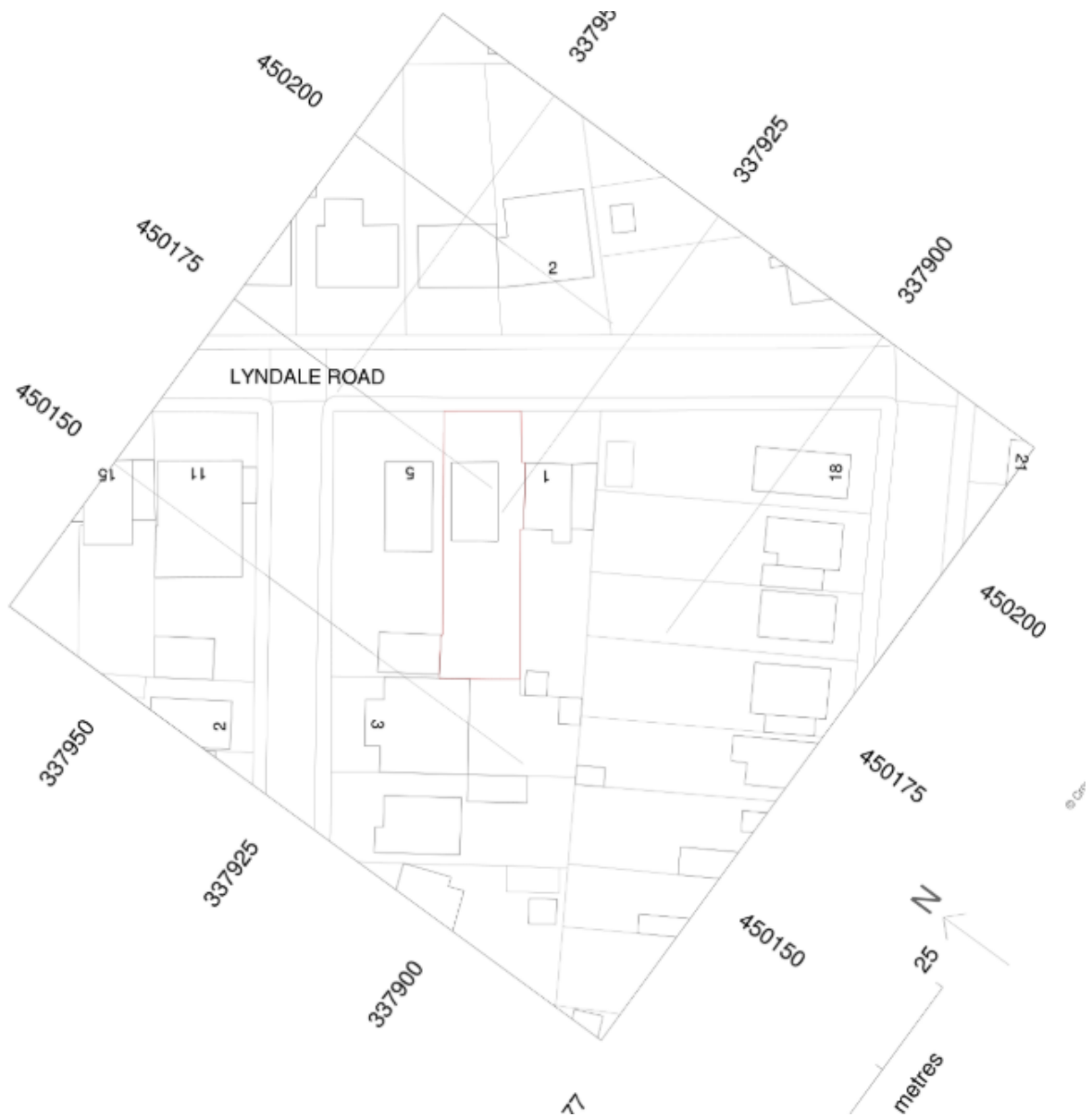
(i) the following conditions:

1.	The development 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 the following plans received by the Local Planning Authority on 17 July 2026:

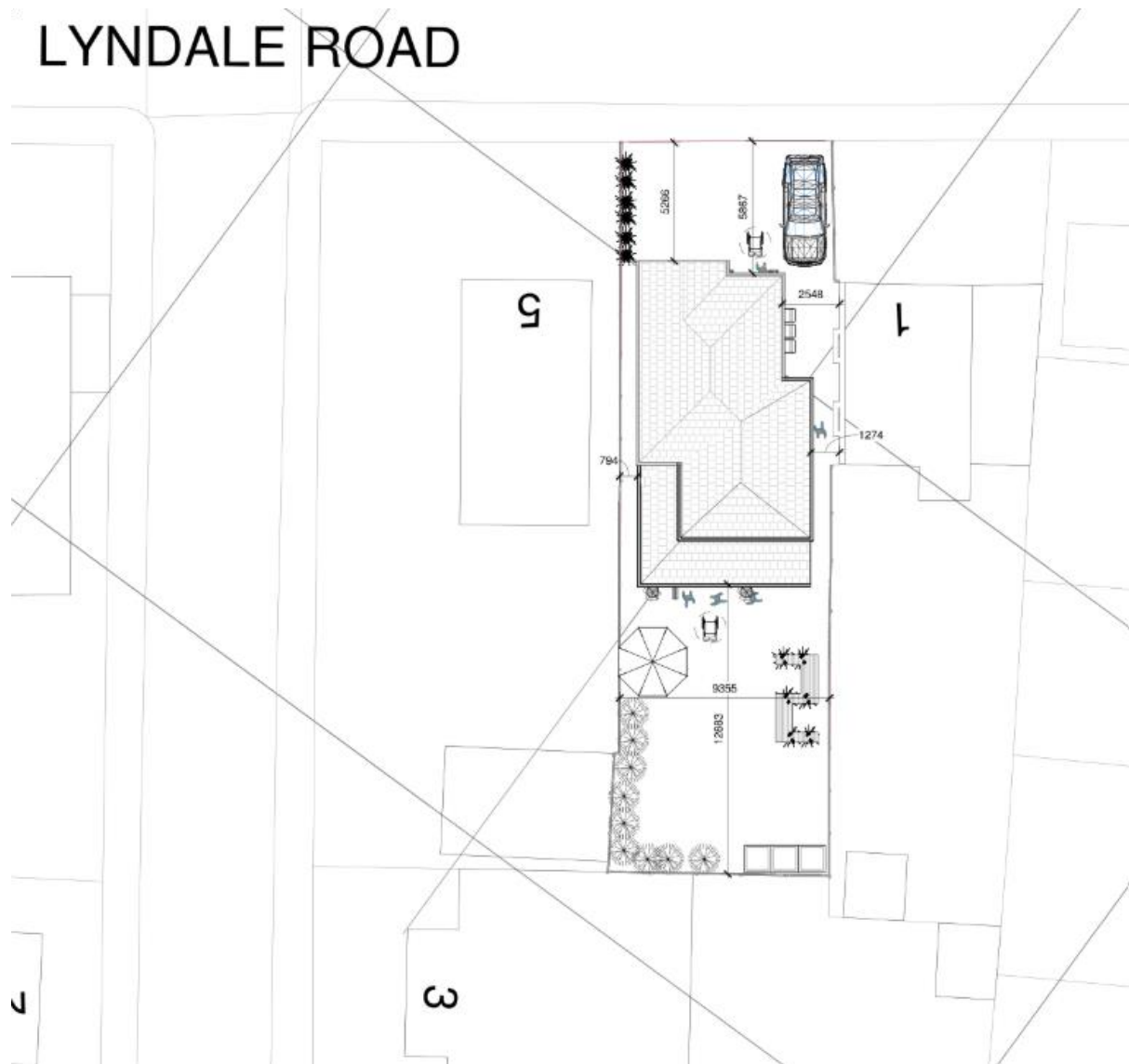
	Site Location Plan (drawing no.A105) Proposed Block Plan (drawing no.A104) Proposed Floor Plans Revision 1 (drawing no.A101) Proposed Elevations (drawing no.A102) Existing and Proposed 3D (drawing no.A103) <i>Reason: For the avoidance of doubt.</i>
3.	The proposed extensions shall be constructed using the materials annotated on the approved plans unless otherwise agreed in writing by the Local Planning Authority. <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>
	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

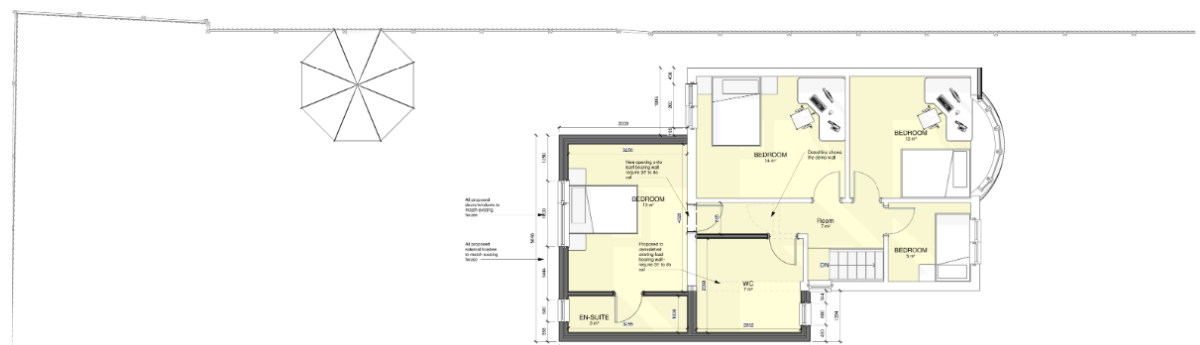
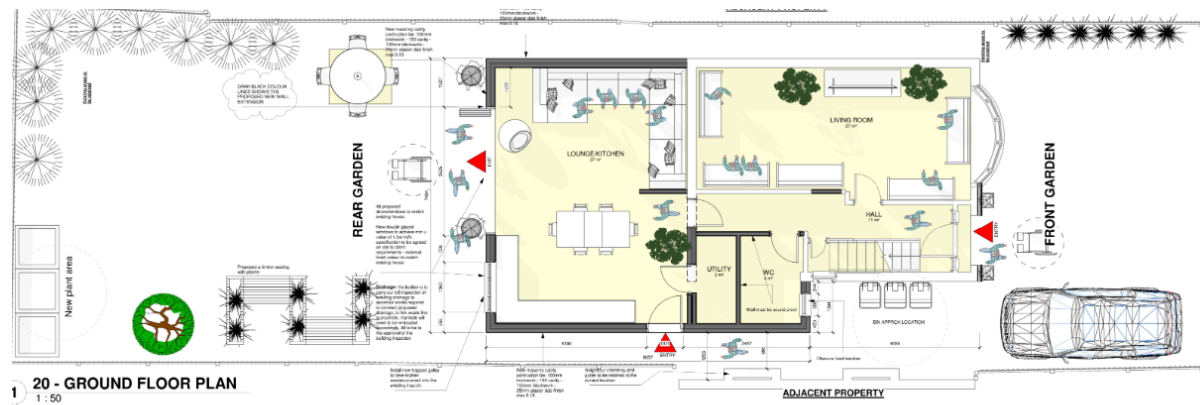
Plans (not to scale)



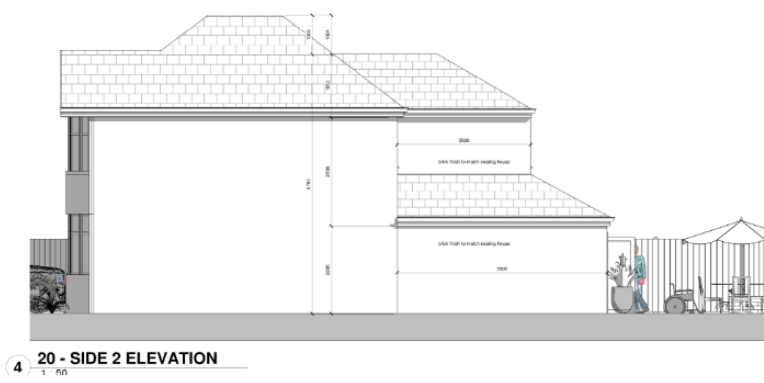
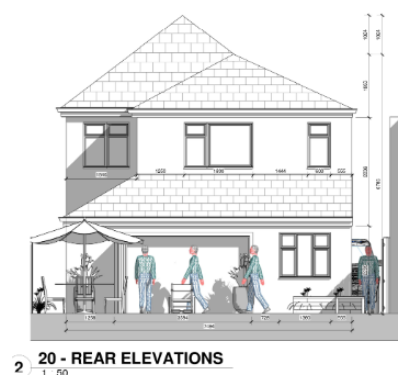
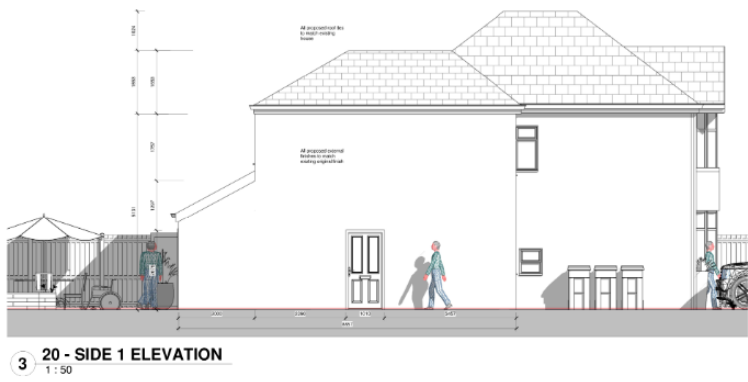
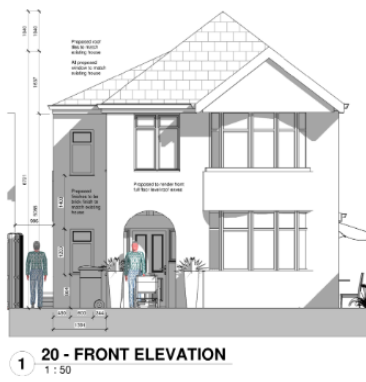
Site Location Plan



Proposed Block Plan



Proposed Floor Plans



Proposed Elevations



3D Elevations