

Report of the Chief Executive

APPLICATION NUMBER:	26/00525/FUL
LOCATION:	10 Church Road Greasley Nottinghamshire NG16 2AB
PROPOSAL:	Construct two storey side extension, new detached garage with floor space over and new dropped kerb

The application is brought to the Committee at the request of Councillor M Brown.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the construction of a two storey side extension, new detached double garage with floor space over and a new dropped kerb.

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 permission for the construction of a two storey side extension, a detached double garage with floor space over and a new dropped kerb.
- 3.2 The site lies within the Nottinghamshire Green Belt where Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). The policy also states that disproportionate additions to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.
- 3.3 The original dwelling already has two storey side extensions, and a detached garage. The proposed additions to the dwelling together with these existing extensions will result in an approximate increase of 89.17% of the volume of the original property.
- 3.4 It is considered that no 'very special circumstances' have been demonstrated by the applicant to treat the proposal as an exception to policy. The proposal is therefore contrary to Policy 8 of the Broxtowe Part 2 Local Plan (2019) and Policy GB6 of the National Policy Framework (2026).
- 3.5 The design of the proposed extensions is considered to be acceptable. It is also considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring properties.

- 3.6 It is considered that the proposal is not acceptable as it represents a disproportionate addition to a property in the Green Belt. Accordingly, planning permission should be refused in line with the resolution set out in the appendix.
- 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 permission for the construction of a two storey side extension, a detached double garage with floor space over and a new dropped kerb.

2. Site and surroundings

- 2.1 The application site is set back from the highway and consists of a two storey detached dwelling with hipped roof. It has two storey side extensions with hip and gable/catslide roofs, and a detached garage to the side with gable roof.

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- 2.2 The site is located within a residential area and within the Nottinghamshire Green Belt. Directly to the rear, there is an open field. Directly adjacent the site, to the north west side, is 8 Church Road, a detached dwelling which is set approx. 23.6m away from the application property. Further south east, is located 12 Church Road, a detached bungalow which is set approx. 59.1m away from the proposed garage. The site is bound to the north by Church Road and open fields.

3. Relevant Planning History

- 3.1 The application property has planning permission to construct a garage under reference 74/00292/FUL and to construct a lounge extension with bedroom over, planning permission 80/00020/FUL.

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

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.

4.3 **National Planning Policy Framework (NPPF) 2026**

- Section 3 – Decision-making policies
- Section 4 – Achieving sustainable development.
- Section 13 – Protecting Green Belt land
- Section 14 – Achieving well-designed places

5. Consultations

5.1 **Consultees**

- Cllr H L Crosby – no comments received
- Cllr M Brown – called in to committee.
- Cllr A W Stockwell – no comments received
- NCC Highways – Comments will be reported at committee

5.2 Two neighbouring properties were consulted on the application. Comments will be reported at committee

6. Assessment

6.1 Principle

6.1.1 The main issues for consideration are whether or not the principle of the development is acceptable in the Green Belt as well as impact upon residential amenity, the design of the proposal and highway safety.

6.2 Green Belt

6.2.1 The application site is located in the Nottinghamshire Green Belt and, as such, the principle of development is subject to whether or not it complies with local and national Green Belt policies, in addition to those which consider extensions to domestic dwellings. Broxtowe's Part 2 Local Plan Policy 8 states that applications for development in the Green Belt will be determined in accordance with the NPPF. Policy GB6 (Control of development in the Green Belt) of the NPPF states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This Policy further notes that substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness. Policy 8 also notes that any additions to the original dwelling must not exceed 30% of the volume of the original dwelling.

6.2.2 As set out in the Planning History section of this report, the application property has been extended before. The proposed additions are a two storey side extension and replacement of the existing detached garage with a double garage with floor space over.

6.2.3 As the proposed extensions will result in an increase of the volume of the original dwelling by more than 30%, they are considered to result in a disproportionate addition to the original dwelling that would be inappropriate development in the Green Belt. The application site is located within a visible location within the streetscene of Church Road and it is considered that the construction of the two storey side extension and double garage to the side of the dwelling (in combination with the existing extensions) will result in disproportionate additions to the original dwelling, which would impact negatively on the openness of the Green Belt.

- 6.2.4 It is not considered that any special circumstances have been demonstrated that would outweigh the harm caused to the Green Belt by the inappropriate development and therefore the application should be refused.

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 roof style of the two storey side extension is considered to match the style of the original dwelling as it is hipped. The set down of the proposed roof is considered to be appropriate and will distinguish the extension from the original house. Whilst the proposed extension would result in the dwelling becoming significantly wider, it is considered that, given the narrow nature of the plot, the proposed design is considered acceptable.
- 6.2.3 The proposed garage would have an open frontage at ground floor level, a gable roof with two dormers within the front elevation and external access to the first floor level. Whilst the roof differs from the roof of the main dwelling, the design is considered to be appropriate for a garage building that is detached from the main dwelling.
- 6.2.5 The submitted plan indicates that the side extension will be constructed using roof tiles to match those used on the existing dwelling and smooth off-white render. The garage would be constructed with an oak frame and oak cladding to the walls. The roof will have cedar shingles/timber roof tiles. The proposed materials are considered acceptable. Overall, it is considered the proposed extensions achieves a good level of design and is therefore considered to be acceptable.
- 6.2.6 The application site is currently served by one vehicular access point. The application proposes the provision of an additional access. It is considered that creating an additional dropped kerb would provide safe and suitable access to the property and it will likely make access and egress easier and safer for the occupiers.

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 8 Church Road is the adjacent detached two storey dwelling located to the north west of the application site. As the two storey side extension and proposed garage are positioned to the opposite side (south east) elevation, they will not be visible and therefore will have no impact on the amenity of the occupants of this property in terms of loss of light, outlook or privacy.

6.3.3 12 Church Road is to the south east of the application site. The proposed development would not have a significant impact on this neighbouring property, due to the length of the side garden to the south west. Furthermore, due to the existing boundary treatment, this property is not visible from the application site.

6.4 Access

6.4.1 There is an existing dropped kerb to the application property, and therefore the provision of an additional dropped kerb will likely make access and egress easier and safer for the occupiers. It is therefore considered that the proposal will not result in an unacceptable impact on highway safety.

8. Planning Balance

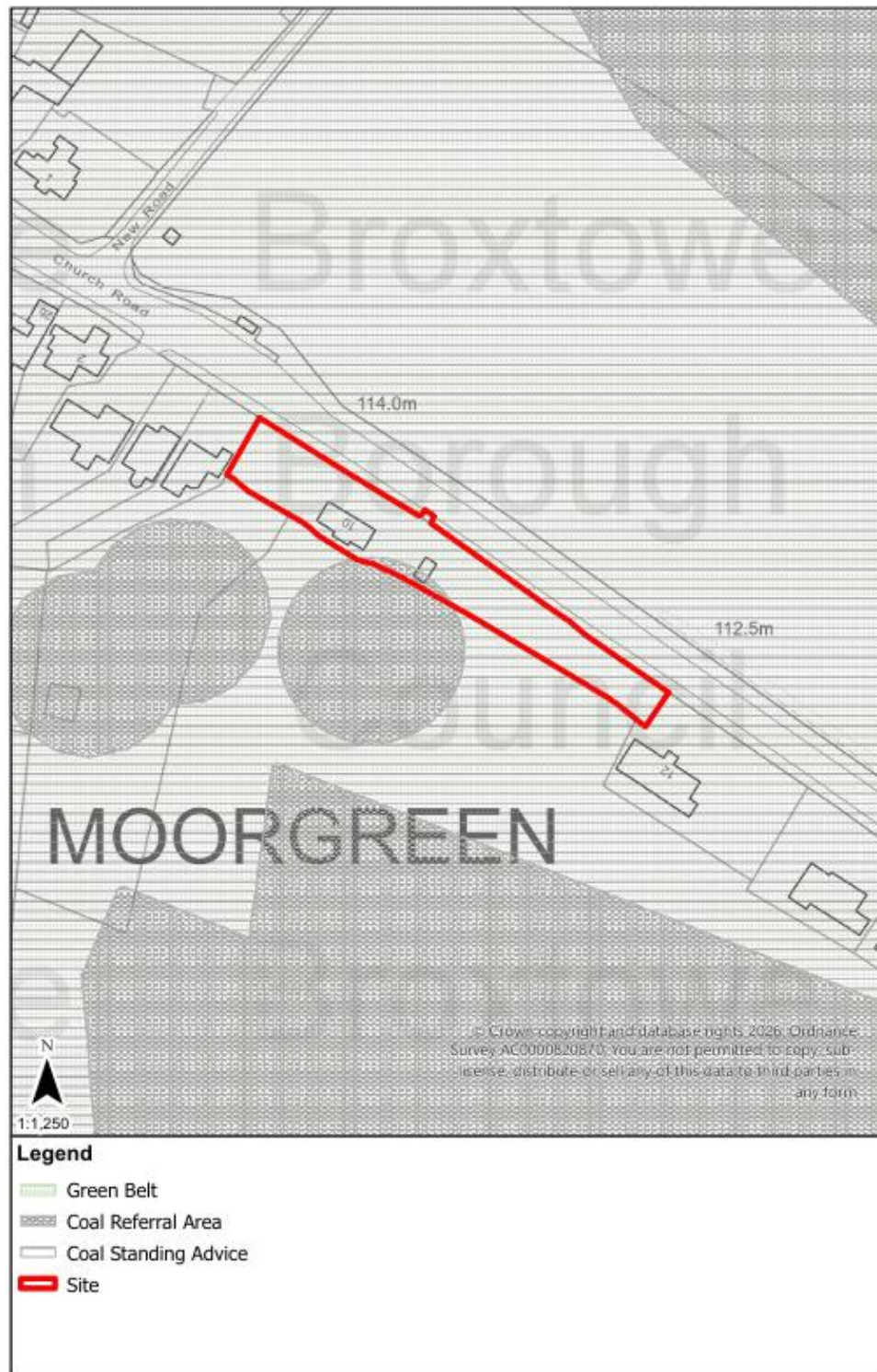
8.1 The proposed extensions will provide additional living space for the residents in the form of a new bedroom, living space and double garage with additional floor space over, the design and impact upon neighbour amenity has been assessed and they are acceptable. However, the proposal represents a 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 and the harm to the conservation area outweighs any benefits and the proposal is therefore not acceptable.

9. Conclusion

The proposal is considered to be inappropriate development that is harmful to the openness of the Green Belt. Therefore, it is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including comments raised in the representations received, the development is unacceptable and that there are no circumstances which otherwise would justify the granting of permission.

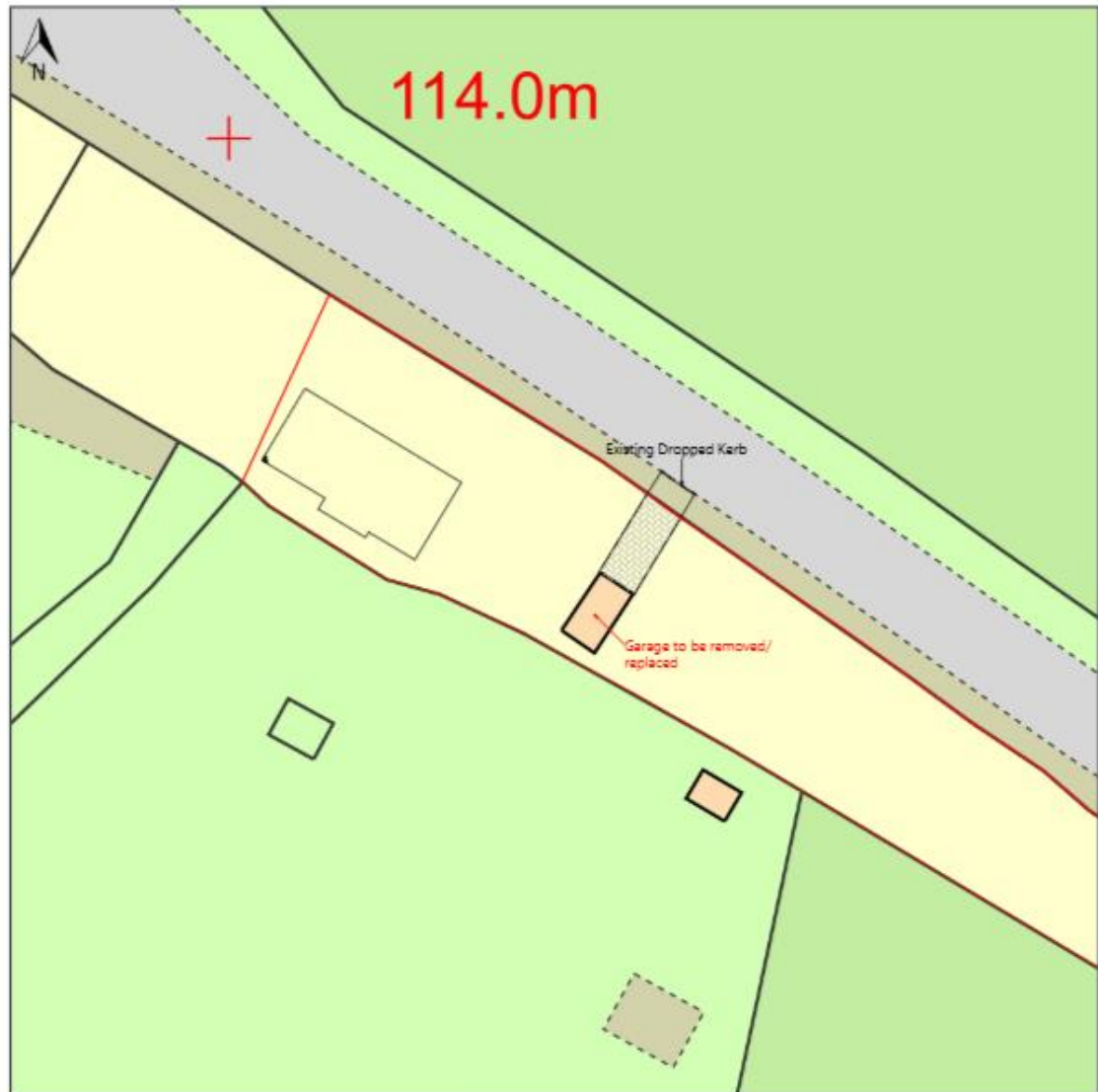
<u>Recommendation</u>	
The Committee is asked to resolve that planning permission be refused for the following reasons:	
1.	The site lies within the Nottinghamshire Green Belt, where in accordance with Policy GB6 of the NPPF, inappropriate development is by definition harmful and should not be approved 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 Policies 8 and 17 of the Part 2 Local Plan (2019) and the National Planning Policy Framework (2026).
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week determination timescale.

Map

Plans (not to scale)

Site Location Plan

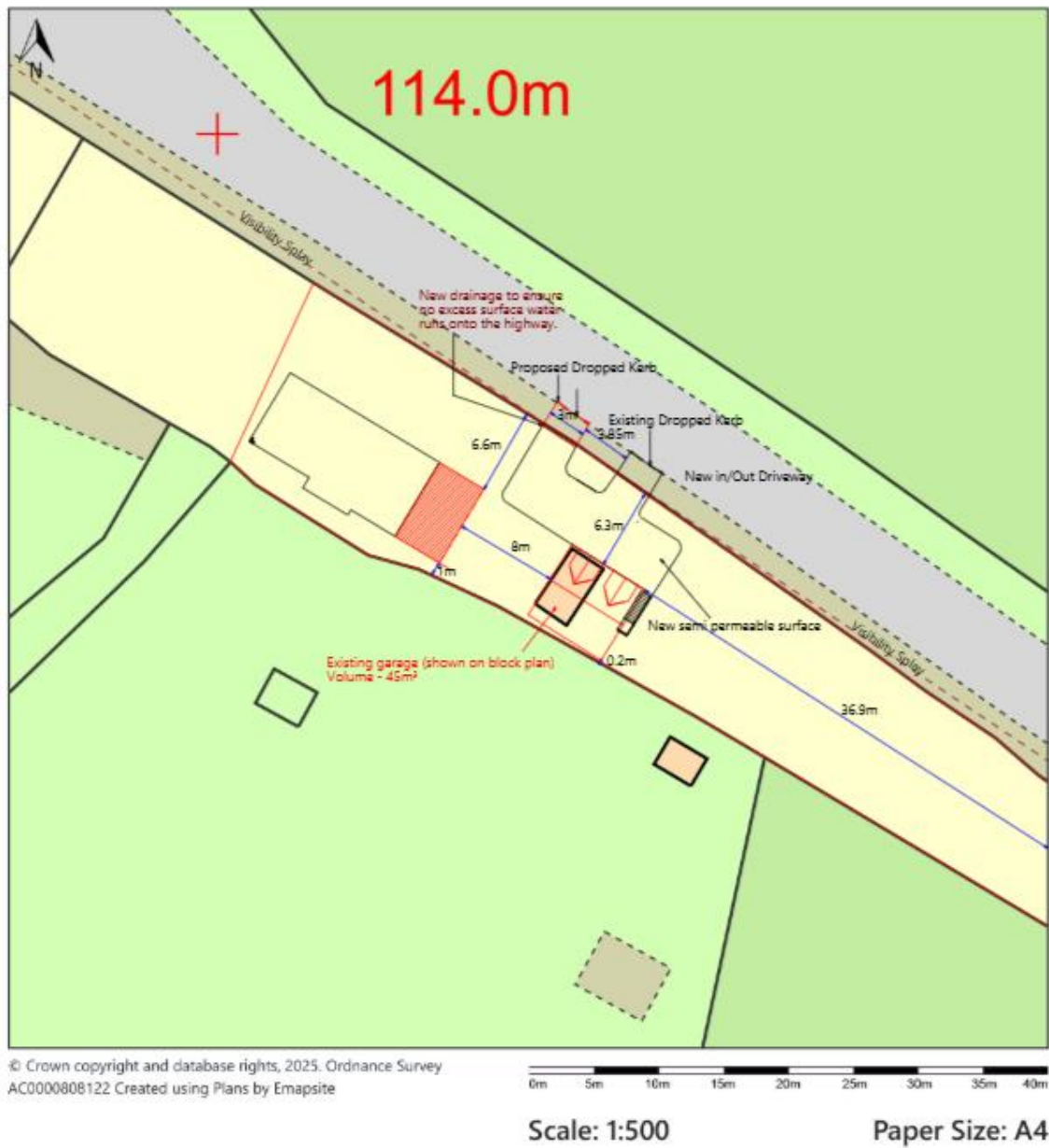


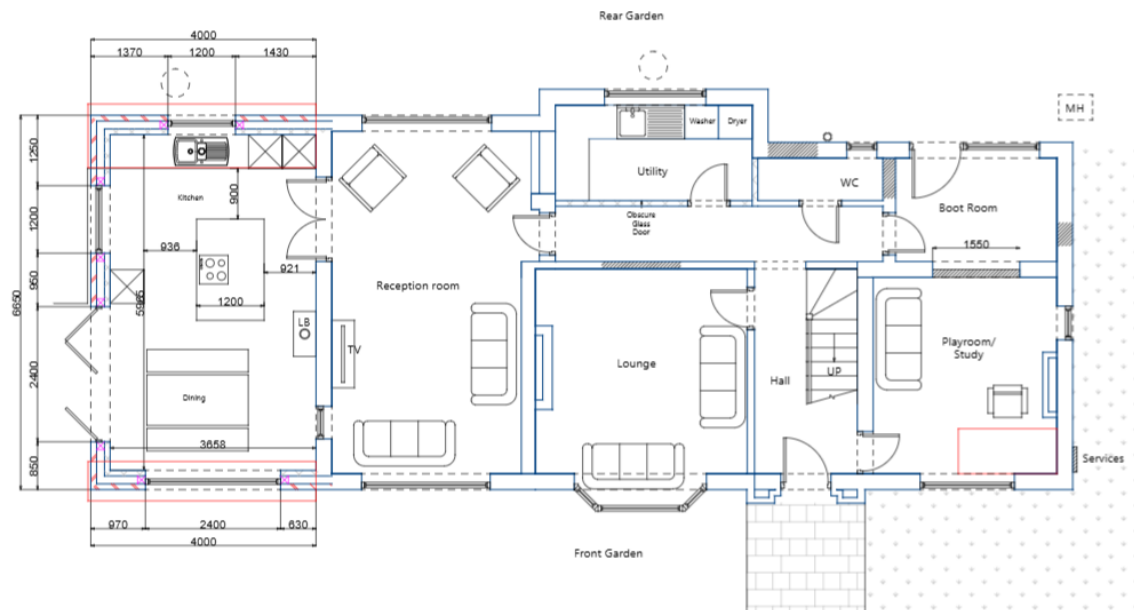
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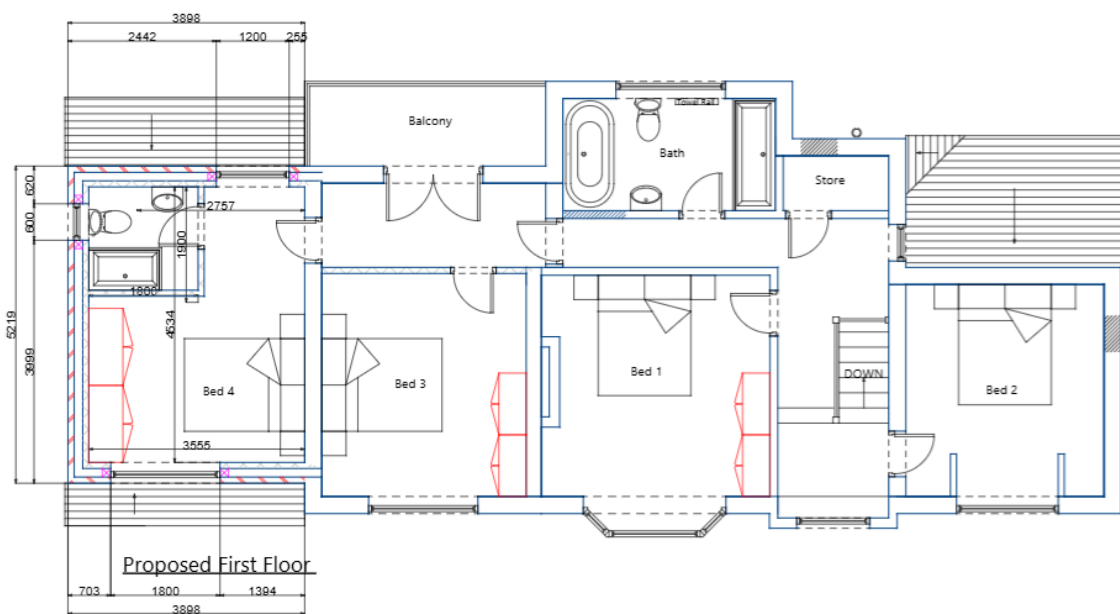
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Proposed Block PlanProposed Floor Plans



Proposed Ground Floor



Proposed First Floor

Proposed Elevations



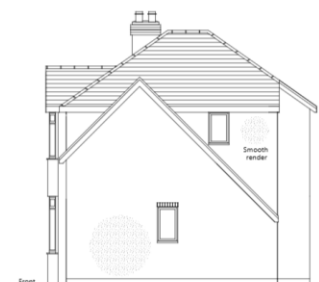
Proposed Front Elevation



Proposed Side 1 Elevation

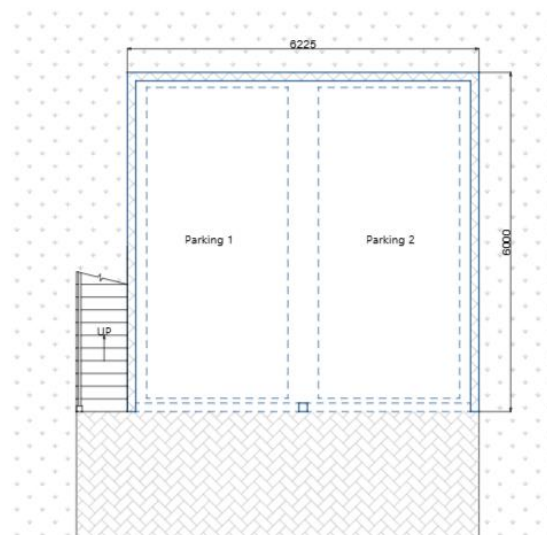


Proposed Rear Elevation

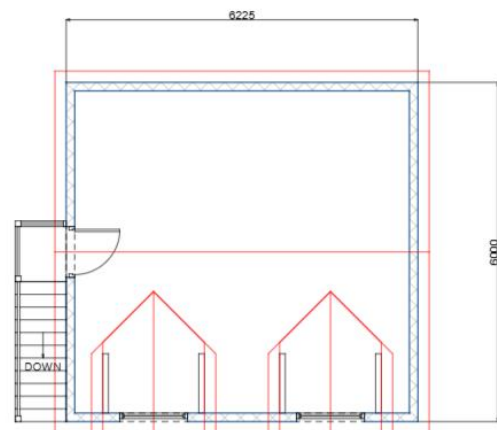


Proposed Side 2 Elevation

Proposed Garage Floor Plans



Proposed Garage - Ground Floor

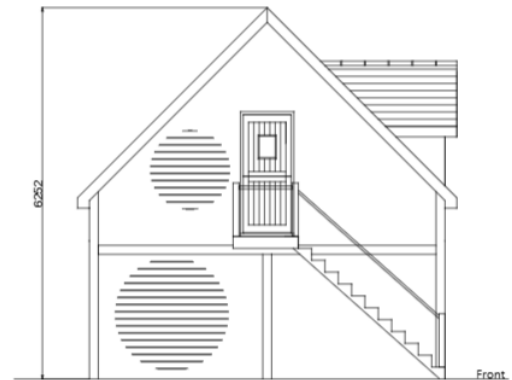


Proposed Garage - First Floor

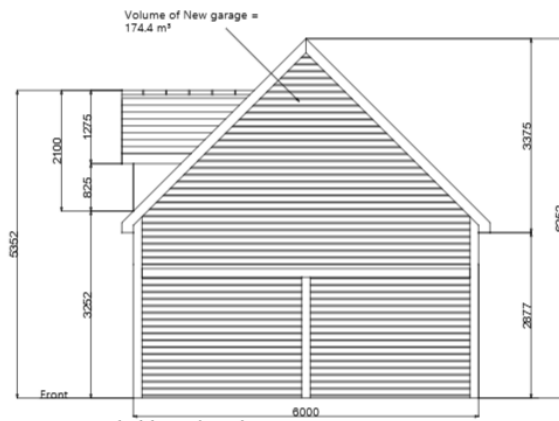
Garage – Proposed Elevations



Proposed Front Elevation



Proposed Side 2 Elevation



Proposed Side 1 Elevation



Proposed Rear Elevation