

Report of the Chief Executive

APPLICATION NUMBER:	26/00564/FUL
LOCATION:	Mill Farm, 47 Stoney Lane, Brinsley, NG16 5AL
PROPOSAL:	Construct two storey side and rear extension and change of use of land to domestic curtilage

The application is brought to the Committee at the request of Councillor Milan Radulovic.

1. Purpose of the Report

- 1.1 The application seeks planning permission for a two storey side and rear extension and change of use of land to domestic curtilage

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 a two storey side and rear extension and change of use of land to domestic curtilage.
- 3.2 The site is located within the Green Belt and the proposed extension is considered as disproportionate addition as it is over the 30% rule.

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 a two storey side and rear extension and change of use of land to domestic curtilage, which would be located to the northeast side of the existing dwelling.

2. Site and surroundings

- 2.1 The application site contains a detached bungalow. The site is washed over by the Green Belt. To the northwest of the site is the principal access to the application site, connecting to Stoney Lane. To the east is an open field, and barns and outbuildings which support the applicant's livestock business are to the north / northwest of the bungalow.
- 2.2 When approaching the site from Mansfield Road, from Eastwood, it is noted that there are some developments alongside Hall Lane and Stoney Lane, which is the built-up area in Brinsley. After passing 21 Stoney Lane heading towards the application site, the area provides a more rural and open character.
- 2.3 The application site sits at a higher position, separated from Stoney Lane by the main access. It also has a separation distance from the residential developments to the northeast. To the northwest is Cockerhouse Farm, 61 Stoney Lane. To the south is the Mill Farm which has an open view.

3. Relevant Planning History

- 3.1 74/00584/FUL - Construct 2 bed bungalow – conditional permission
- 3.2 77/00545/FUL - Renovate & extend existing house & construct garage (Mill Farm) - conditional permission
- 3.2 86/00378/OUT - Construct detached bungalow (approx 0.045ha) - refused
- 3.3 86/00648/FUL - Site mobile home – refused
- 3.4 95/00419/FUL - Demolish existing and construct new bungalow – refused

4. Relevant Policies and Guidance**4.1 Broxtowe Aligned Core Strategy 2014:**

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

- Policy 3 – 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
- Section 4 - Achieving sustainable development
- Section 13 – Protecting Green Belt land
- Section 14 - Achieving well-designed and beautiful places

5. Consultations

5.1 Consultees

- Cllr E Williamson - Brinsley Ward – no comments received
- Brinsley Parish Council – no comments received

5.2 Due to the isolation of the site, no contribution letters were sent to the neighbours. However, a site notice was posted on 9th September 2026 and no comments were received.

6 Assessment

6.1 Principle

6.1.1 The principle of a two storey side and rear extension and change of use of land to domestic curtilage is considered acceptable in regard to the existing character of the dwelling and the surrounding area. However, the proposal must comply with Green Belt policy.

6.2 Design

6.2.1 Policy 10 of Broxtowe Aligned Core Strategy 2014 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 Part 2 Local Plan 2019 further 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 extension would be two storeys and would protrude from the existing rear elevation by 6.7m, with the side extension extending to the southeast by 12.7m. It would provide three bedrooms, a living area, office, utility room and bathrooms. The existing ridge height of the dwelling is 5.6m, with an eaves height of 3.5m. The proposed extension would have a gabled roof with a ridge height of 8.4m and an eaves height of 5.3m.

- 6.2.3 To the front, the existing porch would be removed and replaced with three windows. To the southeast side, there would be a bi-fold door connecting to the dining area on the ground floor. A balcony is proposed on the first floor, connecting to the doors serving two bedrooms.
- 6.2.4 To the rear, facing northeast, there would be six windows and two doors, replacing the existing bathroom window. The door on the ground floor would serve the utility room, while the door on the first floor would serve a bedroom and have a Juliet balcony.
- 6.2.5 Although the proposed extension is considered significant and would not be subservient to the host dwelling, the plot is substantial and therefore the massing and scale are considered acceptable. It would not appear overly prominent in the street scene of Stoney Lane because the application property has a separation distance from the road.
- 6.2.6 Based on the information provided, part of the extension would have a white render finish, while part would have a grey stone cladding finish. The materials would not match the existing but the proposed finish would provide a modern appearance and would not significantly harm the rural character of Brinsley.

6.3 Amenity

- 6.3.1 Policy 10 (F) of Broxtowe Aligned Core Strategy 2014 states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 No contribution letters were sent to the neighbours due to the substantial separation distance from the residential properties. However, a site notice was posted on 9th September 2026 for public consultation and no comments were received.

6.4 Access

- 6.4.1 The access route and existing parking arrangements would not be affected, as the proposed extension would not have an impact on access to and from the application site.

6.5 Impact on Green Belt

- 6.5.1 NPPF 2026 Section 13 sets out the objective of Green Belt policy, which is to prevent urban sprawl by keeping land permanently open. It also emphasises that the Government attaches great importance to Green Belts, the essential characteristics of which are their openness and permanence.

- 6.5.2 NPPF 2026 Policy GB6 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Policy GB7 (1b) further indicates that development considered inappropriate in the Green Belt includes an extension or alteration that results in a disproportionate increase in the size compared to the original building. It is required to demonstrate a very special circumstances outweighs the harm to Green Belt.
- 6.5.3 Policy 8 of the Part 2 Local Plan 2019 states that applications for development in the Green Belt will be determined in accordance with the NPPF, as supplemented by the following Broxtowe-specific points, which state that 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.
- 6.5.4 It is acknowledged that the proposal involves a change of use of land to domestic curtilage. The change of use would potentially harm the openness of Green Belt but this alone does not warrant a refusal.
- 6.5.5 The applicant has confirmed that the existing volume of the dwelling is 310m³ and the proposed development would result in a total volume of approximately 775m³, representing an increase of approximately 150%. This increase in volume would be considered to be a disproportionate addition and would therefore be contrary to Policy 8 of the Part 2 Local Plan 2019. It would also be considered as an inappropriate development which would be harmful to Green Belt under NPPF Policy GB6 and GB7.
- 6.5.6 A statement setting out Very special circumstances has been submitted by the applicant. The supporting statement indicates that the proposal is to provide suitable accommodation for an independent relative who experiences mobility difficulties and to accommodate growing family requirements, and support an established rural business. These benefits are not considered to amount to very special circumstances because they are private interests rather than public interests. They are insufficient to outweigh the harm to the Green Belt and therefore warrant a refusal.

7. Planning Balance

- 7.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers and would not have significant impact on neighbouring amenity. It also would not significantly harm the openness of the rural character in Brinsley.
- 7.2 The negative impact is that the development would be an inappropriate development within the Green Belt, and the applicant has not demonstrated strong arguments to establish very special circumstances which would allow development over and above the 30% threshold.

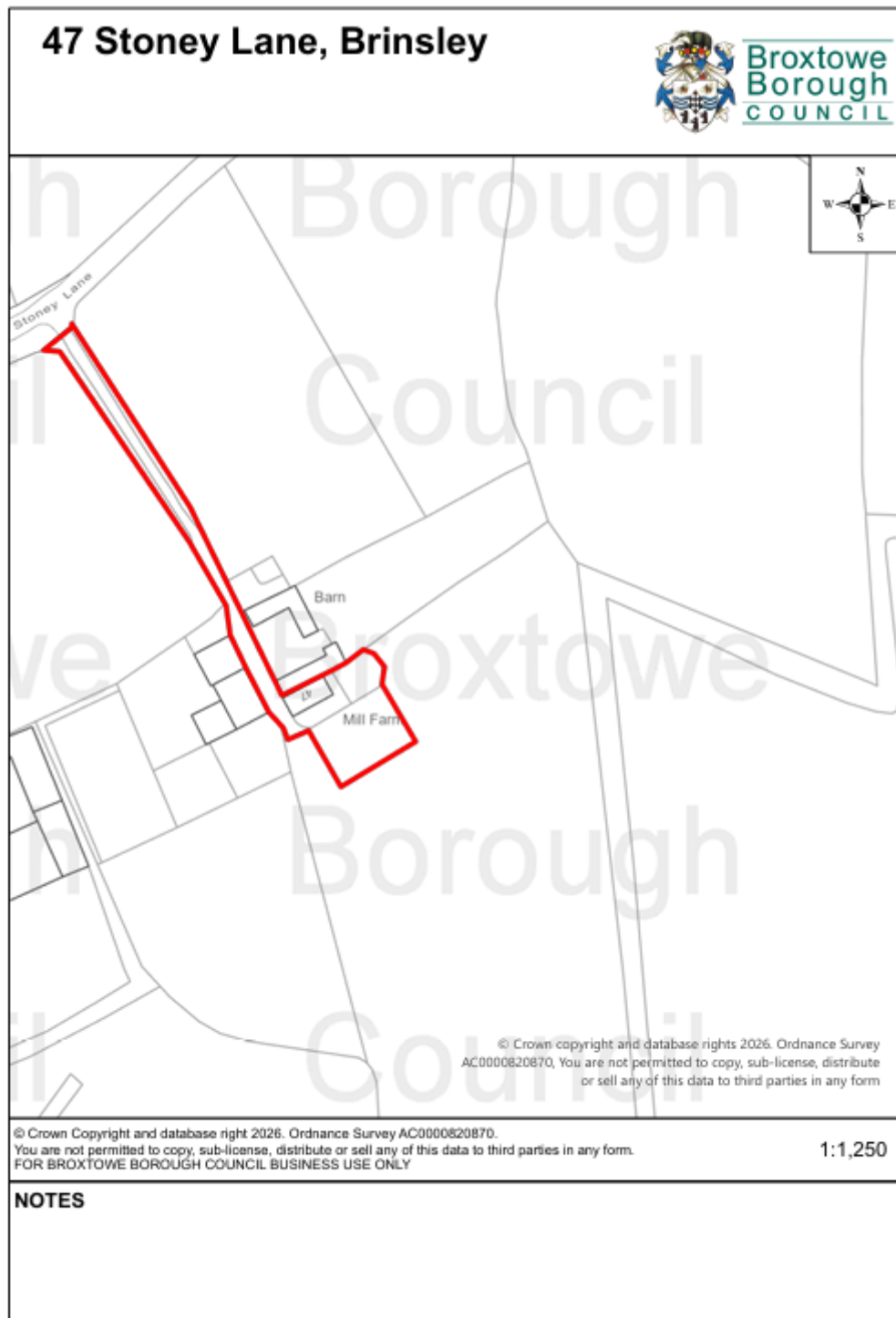
- 7.3 On balance, the negative impacts, in respect of Green Belt policy, are considered to carry sufficient weight to outweigh the benefits of the proposal.

8. Conclusion

Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to refuse the development for the following reason:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extensions represent a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the harm on openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the NPPF 2026 and there are no other material considerations that justify treating this proposal as an exception.

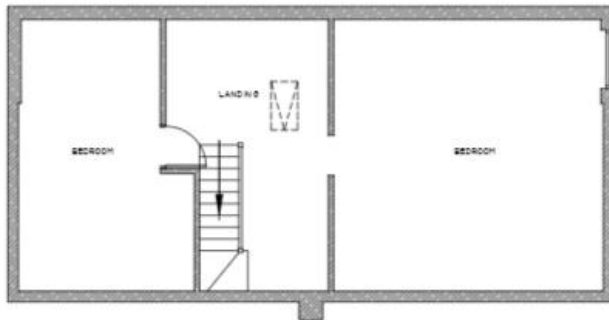
Map



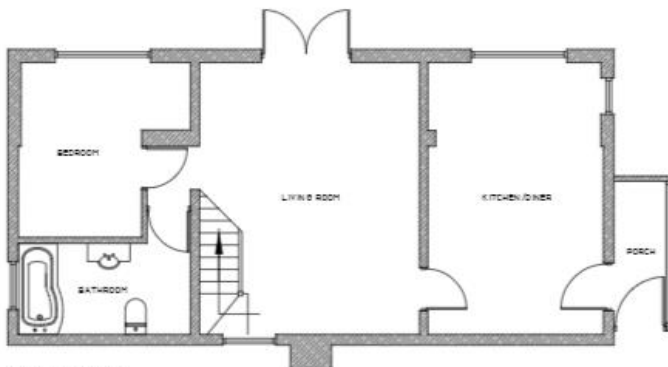
Plans (not to scale)

Existing Floor Plan

EXISTING LAYOUTS
SCALE 1:50



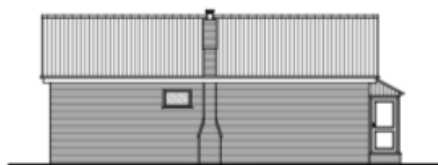
FIRST FLOOR



GROUND FLOOR

Existing Elevations

EXISTING ELEVATIONS
SCALE 1:100



SIDE



FRONT

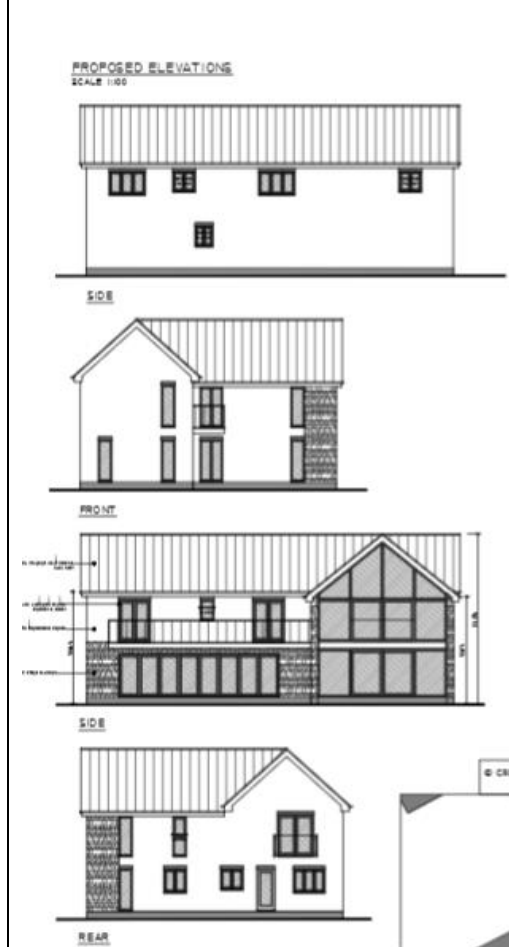


SIDE



REAR

Proposed Elevations



Proposed Floor Plan



Proposed Block Plan

