

Report of the Chief Executive

APPLICATION NUMBER:	26/00581/FUL
LOCATION:	6A Main Street, Eastwood, Nottinghamshire NG16 3JH
PROPOSAL:	Demolish single storey extension and outbuildings and construct two storey extension

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 to demolish a single storey extension and outbuildings and construct a two-storey extension.

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 planning permission to demolish a single storey extension and outbuildings and construct a two-storey extension at 6A Main Street in Eastwood.

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 to demolish a single storey extension and outbuildings and construct a two-storey extension. The single storey outbuildings are situated in the front garden along the southeastern boundary, are approximately 13m in length and 4m wide, these will be demolished to allow for the proposed development. The existing single storey extension runs across the front of the property from the southeastern boundary with a width of approximately 7m and a depth of approximately 2.3m. The existing extension has windows and a door to the front elevation, a window to the north west and is topped by a lean-two roof with a maximum height of 3.4m and an eaves height of 2.4m. The proposed two-storey extension will follow the northwestern boundary with windows to the front and southeastern side.

2. Site and surroundings

- 2.1 The application site is on Main Street in Eastwood, a built up residential area. Main Street is considerable in length and contains a variety of house sizes and styles. The application site is an L-shape with an access driveway joining Main Street with the remainder of the site sitting behind the Premier Convenience Store to which it is adjoined. The property is a semi-detached two storey building rendered in white with a slate roof, there is an existing single storey extension to the front of the property. The entire garden and access is to the front of the property, with the rear boundary (north east) adjoining an access driveway leading to other properties. The property on the site adjoins the two-storey element of the Premier Convenience Store, with the rear garden of 26 Braemar Avenue to the southeast. The entrance to the site adjoins the boundary of 4 Main Street which is to the southwest with the boundary of 28 Braemar Avenue running along part of the southeastern boundary. The outbuildings to be demolished run along the southeastern boundary of the site.

3. Relevant Planning History

- 3.1 84/00016/FUL – Construct two storey extension to dwelling and make alterations

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. Consultations

5.1 Consultees

Comments received following consultation:

- Cllr K Woodhead - Eastwood St Mary's Ward – no comments received
- Cllr D Bagshaw - Eastwood St Mary's Ward – no comments received
- Cllr M Brown – Greasley Ward - I wish this to be determined by Committee, if recommendation is to allow acceptance. The Application is far beyond the 30% allowed. The application will impinge upon the nearest residents of Braemar avenue, with the proposed windows overlooking their outside seating and Leisure area. Thus, being an unacceptable loss of Amenity. Also, many residents on this Avenue will likewise be inconvenienced by the intrusion of those proposed windows , which would give an uninterrupted view all the way along Braemar Avenue, in both directions. As this Proposal is very close to the Boundary of Number 26 Braemar avenue, there could well be difficulties regarding maintenance, scaffolding etc., to the property at 6a Mainstreet.
- Eastwood Town Council – no comments received
- Ecology – comments below

Ecology comments:

The new 2-storey extension will tie-into the roof of the existing property. The works have the potential to impact bats and their roosts if present. I therefore advise that the minimum of a Preliminary Roost Assessment is required to be carried out by a suitably qualified and licenced ecologist. The PRA assessment can be carried out at any time of year but if further surveys are required we are now out of the main bat activity period which is from May next year.

5.2 Nine neighbours were consulted on the application, one neighbour response was in support of the development and raised no objections; four neighbour responses were received raising objections, these are summarised below:

- Loss of privacy and overlooking from first-floor openings and Juliet balcony, direct and elevated views towards neighbouring properties and rear gardens.
- Reduced levels of privacy currently enjoyed
- Fundamentally alter the long-established relationship between neighbouring properties creating both actual and perceived overlooking
- Overbearing impact
- Increased enclosure

- Overshadowing
- Harm to residential amenity
- Adverse effects on established solar photovoltaic installation
- Conflict with Policy 17; Place-making, Design and Amenity of the Broxtowe Borough Council Part 2 Local Plan in relation to residential amenity
- Conflict with amenity and design objectives and the safety, security and wellbeing objectives of the National Planning Policy Framework.
- Significant reduction of residents' sense of privacy, security and wellbeing – create an intrusive relationship between neighbouring properties contrary to the principles of good design and residential amenity.
- Three windows added to the first floor rear elevation will have elevated views into the rear gardens and driveway of properties
- Objection is not to development in principle
- Application should be refused
- A more modest single-storey extension would significantly reduce overlooking, loss of privacy, visual dominance, overshadowing and the adverse impact upon existing solar infrastructure whilst still allowing applicant to extend home.
- Concerns regarding drainage from adjacent flat roof
- Concern that the completed property will be used as an HMO or 'half-way house' for those in the criminal justice system recently released.
- Very limited information available to the public regarding the applicant Divine Serenity Homes Ltd which has registered office in London. Unlikely a Ltd company will use the property for themselves.
- A formal shadow assessment and daylight study should be undertaken as there is insufficient information to fully assess the impact of the proposal on neighbouring occupiers and existing solar infrastructure.
- Concerns regarding parking at busy junction with four bedroom house having 5 cars plus visitors and the site's unsuitability for this number of cars
- Concerns regarding sightlines when entering or existing the site.
- Neighbour conducted traffic survey between 4pm and 5pm on 12th October 2026 and recorded 595 vehicle movements at the junctions
- Concern raised regarding coal mine draft outlet being located within the site – addressed via Coal NTA.

These points will be addressed below

6. Assessment

6.1 Principle

- 6.1.1 The principle of demolishing a single storey extension and outbuildings and constructing a two storey extension is deemed acceptable in regard to the existing character of the dwelling and of the surrounding area subject to the matters below.

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 This application seeks to demolish a single storey extension and outbuildings and construct a two storey extension.
- 6.2.3 The current property is modest in size and the application proposes to demolish the existing single storey front extension and outbuildings to allow for a two-storey extension which will be along the north western boundary of the site. This extension will allow for the remodelling of the existing property including moving the stairs and creating a four bedroom house.
- 6.2.4 It is proposed that the extension will project 8.4m from the existing front elevation along the northwestern boundary with a width of 4.5m increasing a further 2m within 2.1m of the existing front elevation. The extension will have a ground floor window and first floor Juliette balcony doors facing to the front overlooking the garden, facing the side (south east) there will be two glazed doors with side lights at ground floor level, a window at half landing level and a bedroom window.
- 6.2.5 The ridge of the main section of the extension is proposed to match the existing ridge height at 6.7m with the eaves also matching the existing property with a height of 5.2m, there will be a gable end facing the front. The section of the extension housing the staircase is proposed to have a lower eaves height of 4m with a catslide roof. The extension will be constructed in matching materials to the existing property including white render and a slate roof. The windows and doors will be triple glazed aluminium and timber.
- 6.2.6 In order to facilitate the remodelling of the property, it is proposed that a door be added to the existing front elevation facing the garden at ground floor level and three windows serving bedrooms be added to the rear at first floor level. The dilapidated single storey outbuildings situated within the front garden will also be demolished
- 6.2.7 The extension proposed is a substantial addition to a modest dwelling however the site is adequately sized to accommodate this. Due to the use of matching materials and the set down roof for the staircase it is considered that the extension will blend with the existing character of the property without appearing overly dominant. Whilst the extension is to the front of the existing dwelling, the front elevation does not face the highway. The side of the extension will be minimally visible from the street scene of Main Street, appearing above the single storey flat roof of the convenience store which fronts the street. It will also be slightly visible from Braemar Avenue between existing properties. Again, due to the replication of materials and style of property it is unlikely to appear over prominent or incongruous in the street scene. It is considered that the design is acceptable.

6.3 Amenity

6.3.1 Policy 10 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 The proposed development should be assessed in terms of its impact on the neighbouring properties.

6.3.3 Amenity Impact 6 Main Street

This property is attached to the property to be extended and is to the northwest. No. 6 has been generously extended at ground floor level to accommodate its use as a convenience store. In the two storey section there appears to be a number of residential rooms. The proposed two-storey extension will adjoin the single storey element of no.6 along the southeastern boundary. In terms of loss of privacy and overlooking, as there are no windows facing no.6 it is considered that there is unlikely to be a significant increase in direct overlooking or loss of privacy. In terms of loss of light, the introduction of the two-storey structure will mean there is likely to be some loss of light to upstairs windows early in the morning however given the orientation of the properties it is unlikely that the occupants of no. 6 will experience a significant loss of light.

6.3.4 Amenity Impact to properties to the rear of 6A Main Street

A driveway/access runs directly behind the application site. With gardens and parking of neighbouring properties also to the rear. In order to facilitate the extension and redevelopment of the application property three windows are proposed at first floor level, these will each serve a separate bedroom. It should be noted that the insertion of windows in a rear elevation can be completed under permitted development. These windows will have views to the rear which currently do not exist and as such there will be an increase in overlooking from the rear however the properties behind the application site are a considerable distance away and the new windows would serve bedrooms. In addition, 6 Main Street already has two windows facing the rear (north east) at first floor level as such there is already a degree of overlooking established. It is therefore considered that whilst there will be an increase in overlooking, this should be minimal and not enough to warrant refusal of this application on these grounds alone. The proposed two storey extension will be minimally visible from the properties to the rear and is unlikely to have a significant impact on their amenity due to its position to the front of the existing dwelling.

6.3.5 Amenity impact 26 Braemar Avenue

This property is located to the southeast of the site and is a detached brick and tile house within a wedge shaped plot which increases in width to the rear. 26 Braemar is situated so it looks out from the rear diagonally across its rear garden in a northerly direction. The rear garden of no.26 is generous and

has a boundary fence adjoining the development site. The dilapidated outbuildings are visible on the boundary and the removal of these would be considered to be an improvement on the current outlook. The main area of the proposed two-storey extension is situated 4.6m from the boundary of no.26 with the lower staircase element of the extension situated approximately 2.2m from the boundary. The dwelling of 26 Braemar Avenue is a minimum of 10m from the boundary with the application site with its views diagonally across the garden towards the North. The proposed extension, to the northwest of no. 26, will have two doors with sidelights facing towards the boundary with no. 26 at ground level, there will also be one window at first floor level and one at half-landing level.

The proposed Juliet balcony will look over the application site (southwest) and as such due to the angle of the properties, any overlooking towards no. 26 would be considered to be indirect and at an acute angle.

In terms of loss of light, it is acknowledged that the view from 26 Braemar Avenue will change however given the orientation of the properties (the proposed extension is to the northwest) and the path of the sun, it is considered that any loss of light should be minimal. Due to the distance of the development from no. 26 and the angle of the properties it is unlikely that it will have a significantly overbearing effect upon no. 26. Whilst the views from no. 26 will change it is not considered that the proposal will lead to an unacceptable level of enclosure for the occupiers of no. 26.

6.3.6 Amenity impact 28 Braemar Avenue

28 Braemar Avenue is to the southeast of the application site and angled away from no. 26, such that the rear elevation directly faces the rear of 4 Main Street. It is a detached brick and tile house with an outbuilding to the northeast and the majority of the garden being situated to the south west of the property. No. 28 is side-on to the proposal with the rear corner of no. 28 approximately 12m from the development. No. 28 Braemar is currently directly overlooked by the property behind it to the north west. The proposed Juliet balcony doors in the front elevation at first floor level will look southwest however, given that no. 28 is side on it is unlikely to cause a significant increase in direct overlooking or loss of privacy. The first floor bedroom window in the proposed south east elevation is considered unlikely to cause any significant increase in direct overlooking due to the angle of the extension.

In terms of loss of light to 28 Braemar Avenue, due to the orientation of the properties and the trajectory of the sun, it is considered that any loss of light would be minimal and unlikely to have a significant impact upon the amenity of the occupiers or the ability for the solar panels on the rear roof of no. 28 to generate electricity.

6.3.8 Amenity impact 4 Main Street

This property has its side gable wall facing the front of the application property. It is a white rendered semi-detached property with a slate roof, similar in style and era to the application property. The entrances of the application site and 4 Main street are side by side on Main Street. As the gable end of number 4 has no windows it is considered that the proposed extension is unlikely to have a significant impact on the property in terms of overlooking or loss of privacy. There is also an outbuilding belonging to no. 4 on the boundary with the application site which will mean the proposal will have limited views into their garden. In terms of loss of light, due to the distance of the proposal from no. 4 it is unlikely to cause a significant loss of light.

6.3.9 General amenity concerns

Neighbours have submitted a CAD generated picture which superimposes an image of the proposals onto the existing building, however it is considered that this is misleading and does not accurately reflect the relationship between the proposal and either the existing property or the site.

There were concerns raised regarding drainage from guttering, however this is not a material planning consideration but a civil matter which could potentially be addressed by a Party Wall Act agreement.

Concerns were also raised in relation to the future occupiers of the property, however there is nothing to indicate that it will be used as anything other than a dwelling under Class C3.

6.4 Access

- 6.4.1 Neighbours have raised concerns regarding the entry and exit from the driveway at 6A Main Street and also the provision of parking. Whilst it is acknowledged that the junction is busy, the access already exists with a dropped kerb and driveway parking for at least four cars which is considered ample parking for a four bedroom dwelling. It is therefore considered that the proposed development will have no impact upon access, as it will not affect existing parking arrangements nor will it affect neighbouring parking.

6.5 Biodiversity Net Gain

This is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, therefore is exempt from BNG requirements.

7. Planning Balance

- 7.1 Whilst acknowledging that the building's mass will increase, it is considered that the proposal is acceptable in terms of design, amenity and access and permission should be granted.

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 Duty 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 2 September 2026: • Proposed Floor Plans, Block Plan and Roof Plan (DSHPL110 Rev A) • Proposed Elevations and Sections (DSHPL111 Rev A) • Site Location Plan 1:1250 (DSHSV01 Rev A) <i>Reason: For the avoidance of doubt.</i>
3.	The development hereby permitted shall be constructed using the materials annotated on the Proposed Elevations and Sections Plan (DSHPL111 RevA) received by the Local Planning Authority on 2 September 2026. <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 eight week determination timescale.
2.	You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or

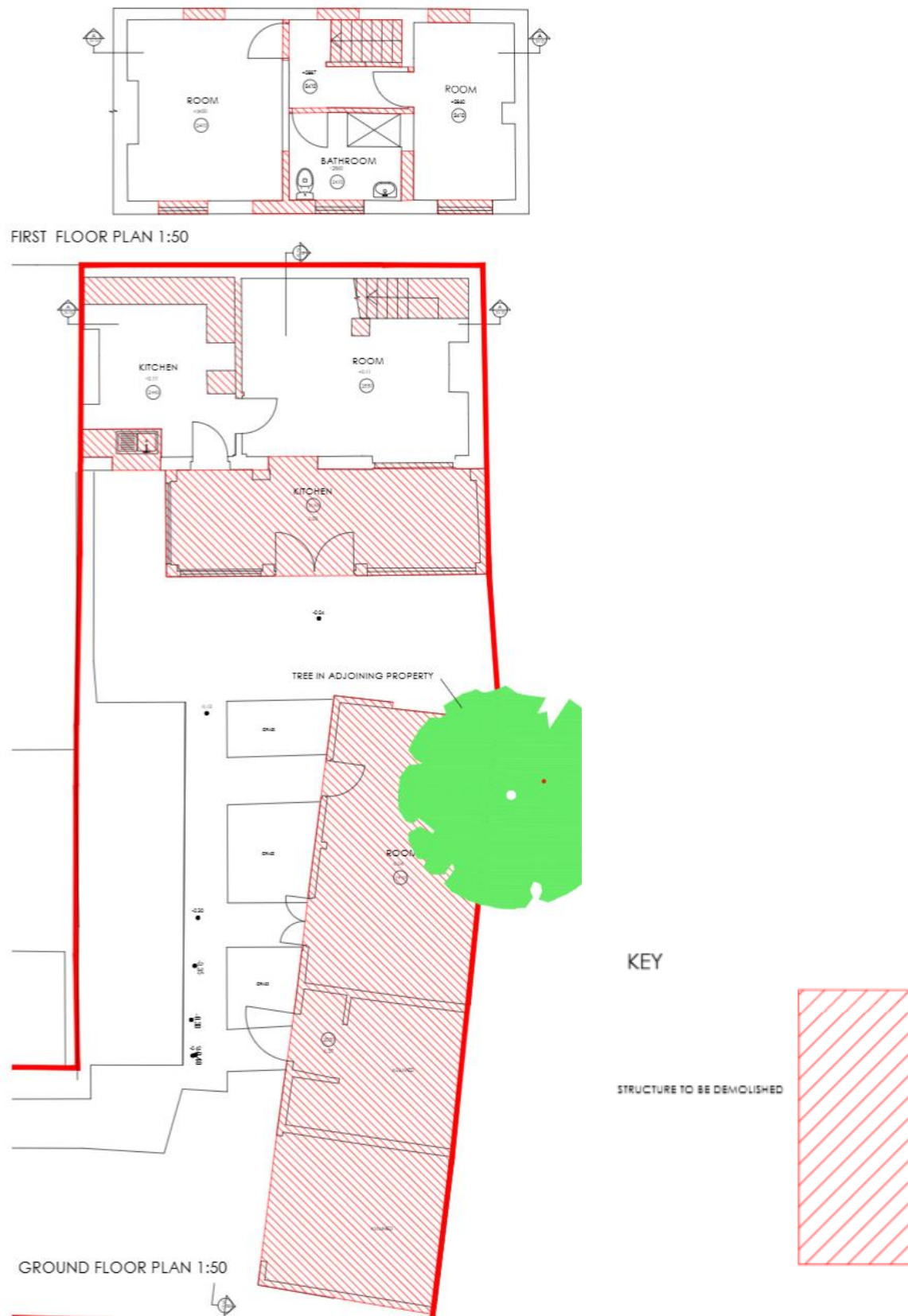
	other machinery), for which noise is audible at the boundary of the application site, should not normally take place outside the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).
3.	The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

4.	The applicant should be aware that on advice received from the Council's Ecologist Advisor, there may be bats present within the application site. As bats are protected under the Wildlife and Countryside Act 1981, the applicant is advised to carry out a survey of the site by a licensed bat surveyor, in advance of any demolition works or felling of trees, to determine their presence.
5.	This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

Map

Plans (not to scale)

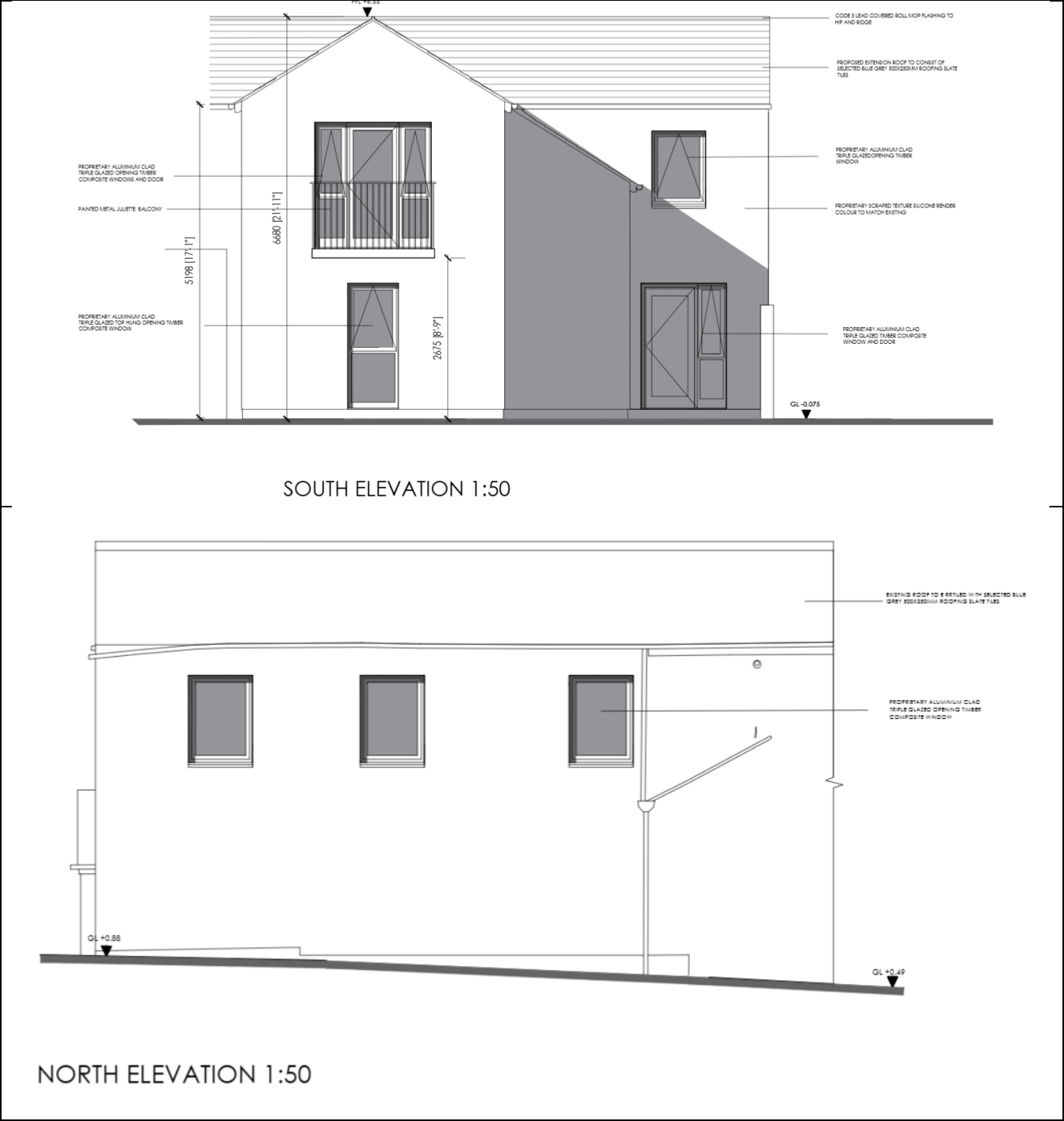
Existing Plans and Existing Elevations

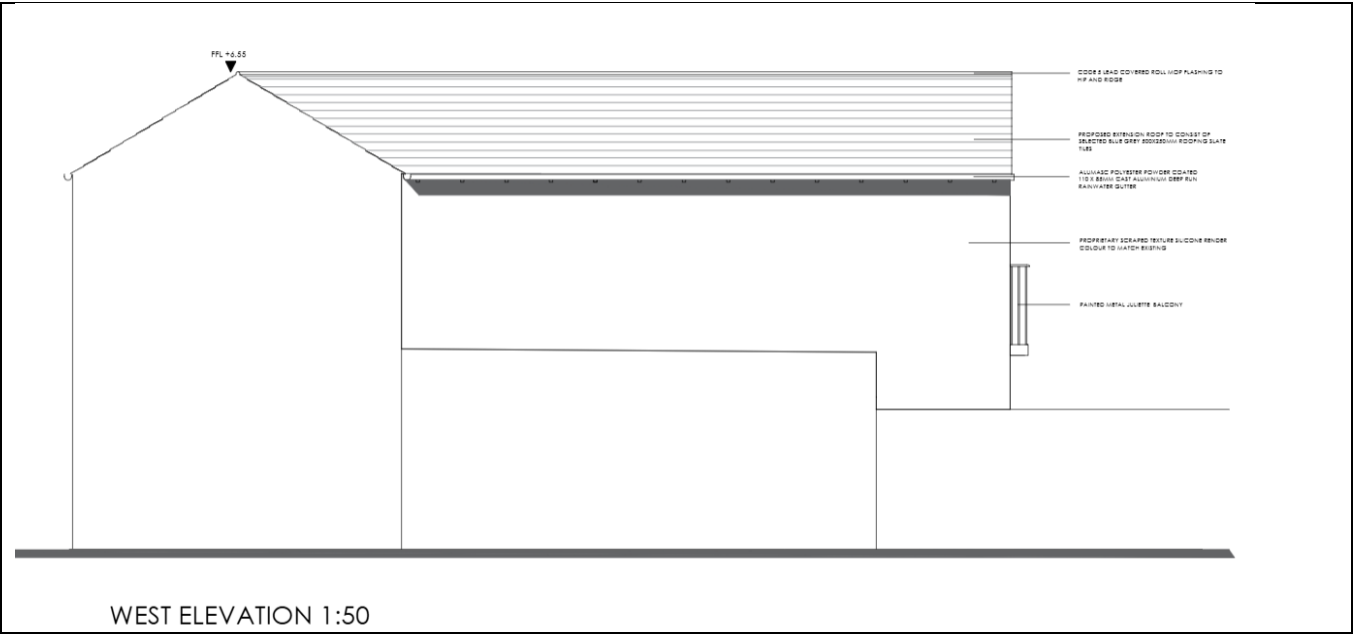




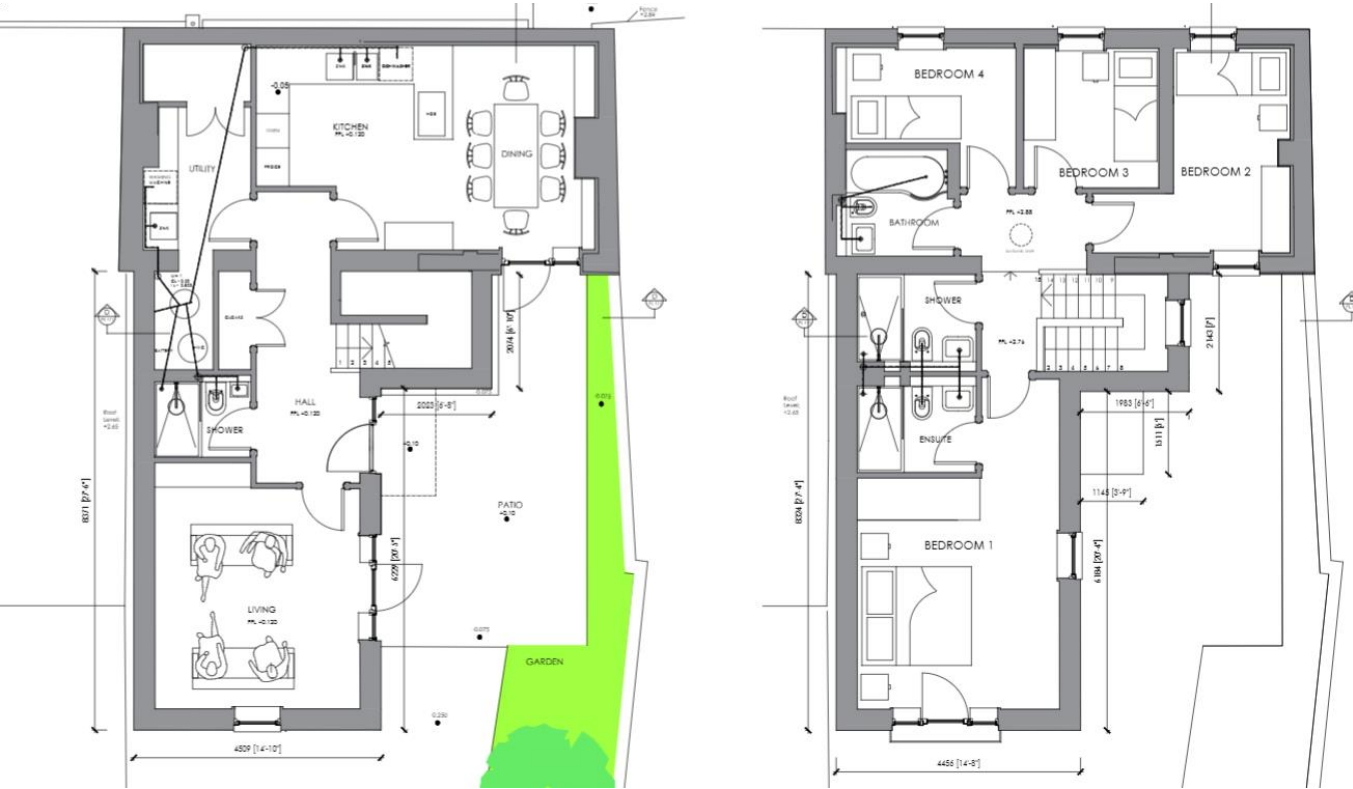
Proposed Elevations



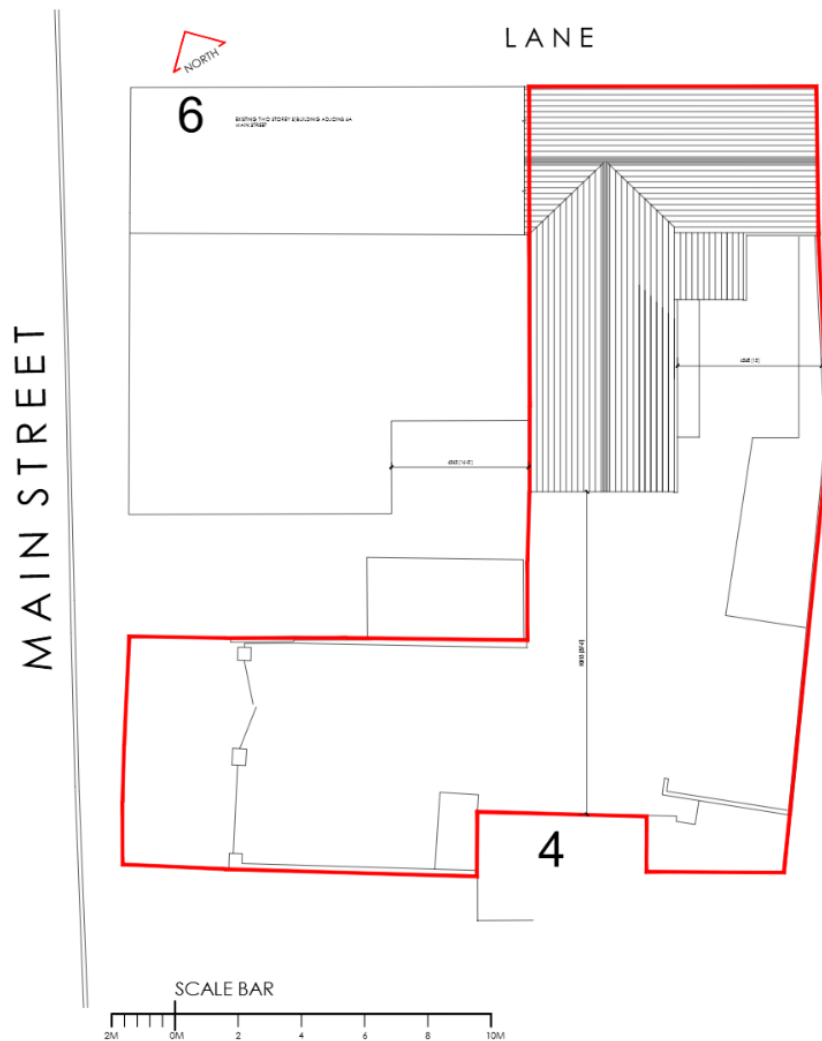




Proposed Floor Plans



Proposed Block Plan



BLOCK PLAN 1:200