

Report of the Chief Executive

APPLICATION NUMBER:	19/00412/REG3
LOCATION:	BEESTON MARKET WILLOUGHBY STREET BEESTON NOTTINGHAMSHIRE NG9 2LT
PROPOSAL:	CONSTRUCT 2 BUNGALOWS

The application is brought to the Committee as the Council is the owner of the site.

1 Executive Summary

- 1.1 The application seeks planning permission to construct two bungalows.
- 1.2 The site was formerly occupied by Beeston Market and is now cleared. The site is within Beeston Town Centre.
- 1.3 The main issues relate to whether the principle of residential development is acceptable, if the design, impact on neighbour amenity and future occupants' amenity and parking provision are acceptable, and the impact on the vitality and viability of the town centre.
- 1.4 The benefits of the proposal are that it would see the redevelopment of a vacant site, would provide housing in an existing urban area, would be suited to those with dementia or other disabilities and would be in accordance with the policies contained within the development plan. This is given significant weight. The future occupiers would have limited outdoor space and would be in close proximity to a public house. It is considered that these issues are outweighed by the benefits of the scheme.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

APPENDIX**1 Details of the Application**

- 1.1 The application seeks planning permission to construct two semi-detached bungalows. Each dwelling would have two bedrooms and would have sufficient internal space for wheelchair users. There would be one parking space for each bungalow on the frontage and raised planting areas in the rear gardens for ease of access for wheelchair users.
- 1.2 The bungalows would be predominantly brick, with sections of render used on the front elevation to provide additional detail. Each bungalow would have an L-shaped footprint with their front elevations facing towards Willoughby Street. The bungalows would have a hipped roof with a central ridge running parallel to Willoughby Street and side mono-pitch roof sections adjacent to the main roof. Each property would have a canopy roof beside the front door. There would be solar panels on the rear roof slope.

2 Site and surroundings

- 2.1 The site is a relatively flat and vacant plot formerly used as Beeston Market and is within Beeston Town Centre. The site is set back from the High Road, although it is in close proximity to an empty single storey retail unit to the north west and a single storey retail unit to the north. The front boundary is heras fencing.
- 2.2 To the north east of the site are three terraced, two storey dwellings with open front boundaries, on land formerly part of Beeston Market. They were constructed in 2003. These properties are set back from the front boundary to provide off-street parking.
- 2.3 To the south west of the site is a two storey public house with a first floor flat, separated from the application site by a 2.4m high brick wall. The public house has its car park beyond the rear boundary of the application site. The first floor south east (side) elevation has a fire escape and a window which are visible from the application site and serve the first floor flat.
- 2.4 There is a two storey church to the south and south east of the site. The church has dormers in its north west (side) roof slope, although these are used to provide light into the main church hall and cannot be used to view the site. The church also has a previously constructed two storey extension with three first floor north east (side) elevation windows, two of which are directly adjoining the application site. There is a 1.8m high timber fence along the south east (side) boundary.

3 Relevant Planning History

- 3.1 There is no recent relevant planning history related to the site.
- 3.2 Planning permission was granted to demolish stalls and outbuildings and construct three terraced dwellings in 2003 (reference 03/00695/FUL) (site to the north east).

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 6: Role of Town and Local Centres
- Policy 8: Housing Mix and Choice
- Policy 10: Design and Enhancing Local Identity

4.2 **Saved Policies of the Broxtowe Local Plan (2004):**

4.2.1 The Part 2 Local Plan is currently under preparation (see paragraph 4.3). Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved.

- Policy K4: Town Centres
- Policy H7: Land Not Allocated for Housing Purposes
- Policy T11: Guidance for Parking Provision

4.3 **Part 2 Local Plan (Draft)**

4.3.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has recently been examined, with the Inspector's report awaited. The Inspector issued a 'Post Hearing Advice Note' on 15 March 2019. This note did not include a request that further modifications be undertaken to Policies 10 and 17. Whilst this is not the inspector's final report, and the examination into the local plan has not been concluded, it does mean Policies 10 and 17 can now be afforded moderate weight.

- Policy 10: Town Centre and District Centre Uses
- Policy 17: Place-making, design and amenity

4.4 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

5 Consultations

5.1 **Council's Environmental Health Officer:** Raise no objection to housing on the site because there is housing opposite. However, cannot advise on the impact the town centre noise would have on people living with dementia. If a noise complaint was received, they could investigate.

5.2 **County Council as Highways Authority:** Raise no objection, subject to two conditions regarding the driveway surface material (hard-bound material) and prevention of surface water discharge onto highway.

5.3 **Council's Waste and Recycling Officer:** Raise no objection. Developer to purchase first time provision of bins.

5.4 Twelve properties either adjoining or opposite the site were consulted and a site notice was displayed. The original site notice was removed and two site notices were erected in its place. Two letters returned undelivered and one response received which raises no objection. Response states they appreciate the design of the development and understands the Council will bear the cost of changing the windows to frosted glass and replacing the fence on the shared boundary.

6 Assessment

6.1 The main issues for consideration are whether the principle of residential development is acceptable, if the design, impact on neighbour amenity and future occupants' amenity and parking provision are acceptable, and the impact on the vitality and viability of the town centre.

6.2 **Principle**

6.2.1 Although the site is within the Town Centre boundary, it is in close proximity to residential properties along Willoughby Street, Portland Street and the residential flats at Yew Tree Court and Bradley Court. The site would provide additional residential units within the existing settlement and with very good public transport links. As of July 2019, eight retail units were unoccupied within Beeston Town Centre and it is therefore considered using the application site for residential dwellings, rather than a retail use, would not have a significant negative impact on the vitality or viability of the town centre due to other units being available. The principle is therefore considered to be acceptable.

6.3 **Design**

6.3.1 The proposed bungalows would be constructed using multi-red brick which is considered to be in keeping with the church to the south of the site and the three terraced dwellings to the north east. Off-white/cream render will also be used on the front elevation, which will create a more contemporary appearance and will be in keeping with the render on the front elevation of the nearby church. The main hipped roof reduces the prominence of the properties, whilst the mono-pitched roof elements are in keeping with the gable roofs of the church and three terraced dwellings. The bungalows are set-back from the front boundary in order to create sufficient parking space and there is garden space to the rear of the properties. It is therefore considered the design and scale are acceptable and are in keeping with the street scene and neighbouring buildings.

6.4 **Amenity**

6.4.1 The closest residential dwellings are the flat above the public house to the west of the site and the three terraced dwellings 10m to the north east of the site. The proposed dwellings are only single storey and the occupants would therefore not have a view of the flat on the first floor of the public house from the properties. The development is also considered to not have a significant negative impact on

the amenity of those occupying the three terraced properties due to the separation distance and the intervening road.

- 6.4.2 The site is located within the Town Centre boundary and a public house is located to the rear of the application site. This means there could be more noise than a more residential area. Environmental Health raise no objection because there is existing housing opposite the site. However, they cannot comment on how the possibility of noise would impact upon those with dementia or other disabilities. The outdoor seating area for the public house is not directly adjacent to the application site; a car park is adjacent to the rear boundary. On balance, it is therefore considered the noise impact on the amenity of future occupants would be acceptable.
- 6.4.3 The proposal includes a relatively small rear garden for the occupiers of the bungalows. The proposed plan includes raised beds which can be accessed from a wheelchair and some limited planting to the front of the site. It is considered that because the site is within the town centre boundary, the amount of outdoor amenity space is acceptable and in keeping with the relatively modest size of the bungalows.
- 6.4.4 Currently, the church to the south of the site has three first floor windows on their north east (side) elevation, two of which are on the site boundary and would have the potential to overlook into the rear garden of one of the bungalows. The Council has agreed to replace the church's windows with obscure glazing. The pastor of the church confirmed this would be acceptable. It is therefore considered reasonable to include a condition that the dwellings cannot be first occupied until the church windows are replaced with obscure glazing. Responses received from the pastor confirm there is a reasonable prospect of the window glazing being replaced.

6.5 Access

- 6.5.1 The proposed bungalows are small, two-bedroomed dwellings and one off-street parking space is proposed for each dwelling. No on-street parking is available, but it is considered that the parking is sufficient given the town centre location. The Highways Authority raises no objection to the proposal and recommends two conditions regarding the proposed driveway material to ensure it is hard-bound and prevents water discharge onto the highway. As the landscaping condition will require details of the material to be used on the frontage of the bungalows, it is considered unnecessary to add a further condition regarding driveway materials. Access and parking provision are therefore considered to be acceptable.

7 Planning Balance

- 7.1 The benefits of the proposal are it would see the redevelopment of a vacant site, would provide housing in an existing urban area, would be suited to those with dementia or other disabilities and would be in accordance with the policies contained within the development plan.
- 7.2 The negative impacts are the future occupiers would have limited outdoor space and would be in close proximity to a public house and Beeston town centre. There

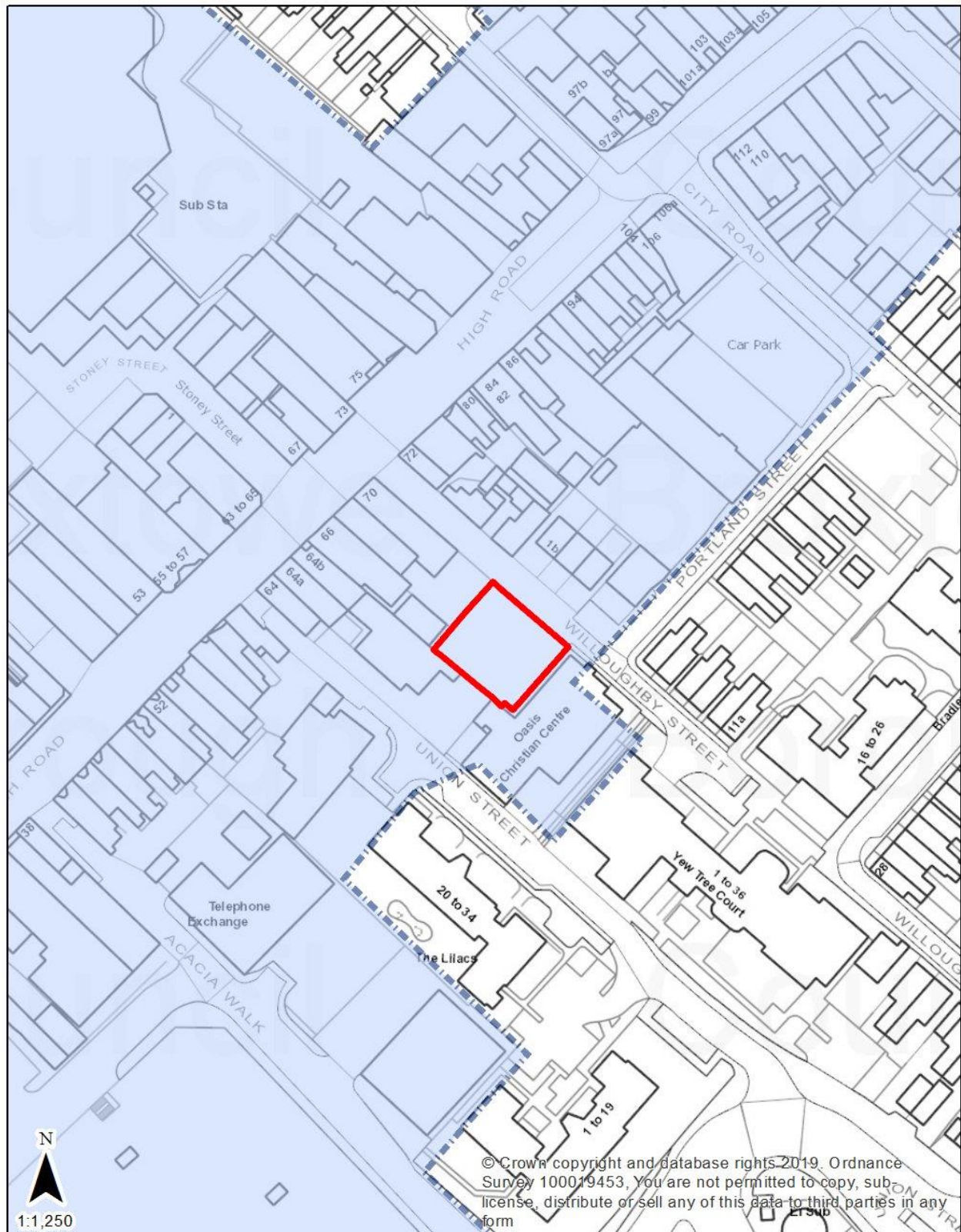
would also be loss of retail space within the town centre. On balance, it is considered that these issues are outweighed by the benefits of the scheme.

8 Conclusion

- 8.1 The proposed bungalows are considered to be acceptable within the town centre location and there would not be a significant negative impact on the amenity of future occupants or neighbouring properties.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><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></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the Location Plan (CW20.007.001) and the Floor & Roof plan (CW20.007.003 REV.A) received by the Local Planning Authority on 1 July 2019 and the Elevations plan (CW20.007.004 Rev.B) and Site Plan (CW20.007.002 Rev.B) received by the Local Planning Authority on 21 August 2019.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The approved landscaping scheme as show in the Site Plan (CW20.007.002 Rev.B) shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy H7 of the Broxtowe Local Plan (2004).</i></p>
4.	<p>The bungalows hereby permitted shall not be occupied until the two adjacent first floor north east (side) elevation windows of the Oasis Christian Centre have been obscurely glazed to level 4 or 5. These windows shall thereafter be retained in this form for the lifetime of the development.</p>

	<i>Reason: In the interests of privacy and amenity for future occupiers and in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).</i>
	NOTE 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.



Legend



Site



Town centre

Photographs



Front of site.



Front of site and church.

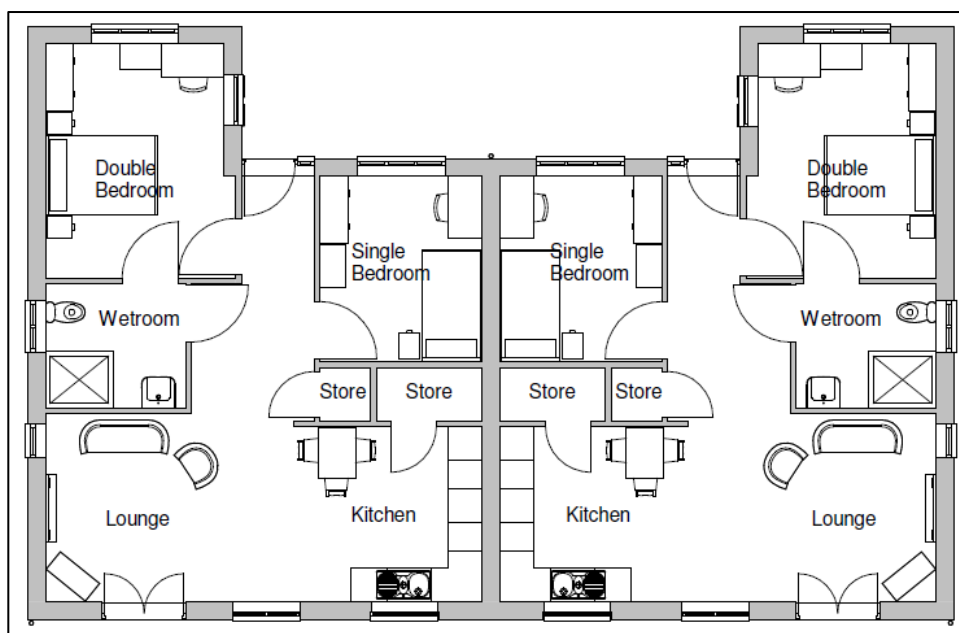


Rear of site from public house car park.



Public house to rear of site.

Plans (not to scale)



Floor plan as proposed.



Front elevation as proposed.

