

Report of the Chief Executive

APPLICATION NUMBER:	19/00332/FUL
LOCATION:	FLEWITT HOUSE MIDDLE STREET, BEESTON
PROPOSAL:	CONSTRUCT TWO STOREY AND SINGLE STOREY REAR EXTENSIONS, TO FORM ONE x FIVE BED UNIT TO THE REAR.

1 Executive Summary

- 1.1 This application was first brought before Planning Committee on 4 September 2019 with a recommendation for approval (original report attached as appendix 2). Members deferred making a decision on the application at that time to allow for a site visit to be carried out, and for further consideration to be made to reducing the scale of the proposed development.
- 1.2 The applicant has submitted a statement confirming that no additional changes to the proposal have been made, as the scheme has been reduced in size by approximately 60 per cent during the course of the application.
- 1.3 It remains the recommendation that the proposal be approved, subject to the conditions set out in appendix 1.

APPENDIX 1

1 Details of the Application

1.1 The planning application has not been amended but the planning agent has submitted a statement explaining that they have reasonably amended the proposal, being reduced by 60% of what had initially been proposed and on that basis would not be looking to reduce the scheme any further.

2 Neighbour responses

2.1 Two further comments received were reported as late items to the September committee, in response to the amended plans and description. One of the comments asks for confirmation that the side extension has been removed from the proposal, and the second is an objection which raises no new concerns and remains of the opinion that the proposal would still be dominant, result in loss of light, and that the drawings still contain errors in regard to the retaining wall / enclosure on the boundary with properties on Princess Avenue.

3 Assessment

3.1 As noted in the original committee report, it is considered that the proposal is policy compliant. The initial scheme sought permission for four apartments, with a total of 12 bedrooms. The scheme has been reduced, through discussion with the agent, to one apartment of five bedrooms.

3.2 Given the previous amendments to the scheme, which saw the side extension omitted and the rear extension reduced, it is still considered that the proposed extensions to Flewitt House would be of an acceptable design, would have no significant impact on the amenities of neighbouring occupiers, and would contribute to the provision of a mix of housing in the area, and are therefore policy compliant.

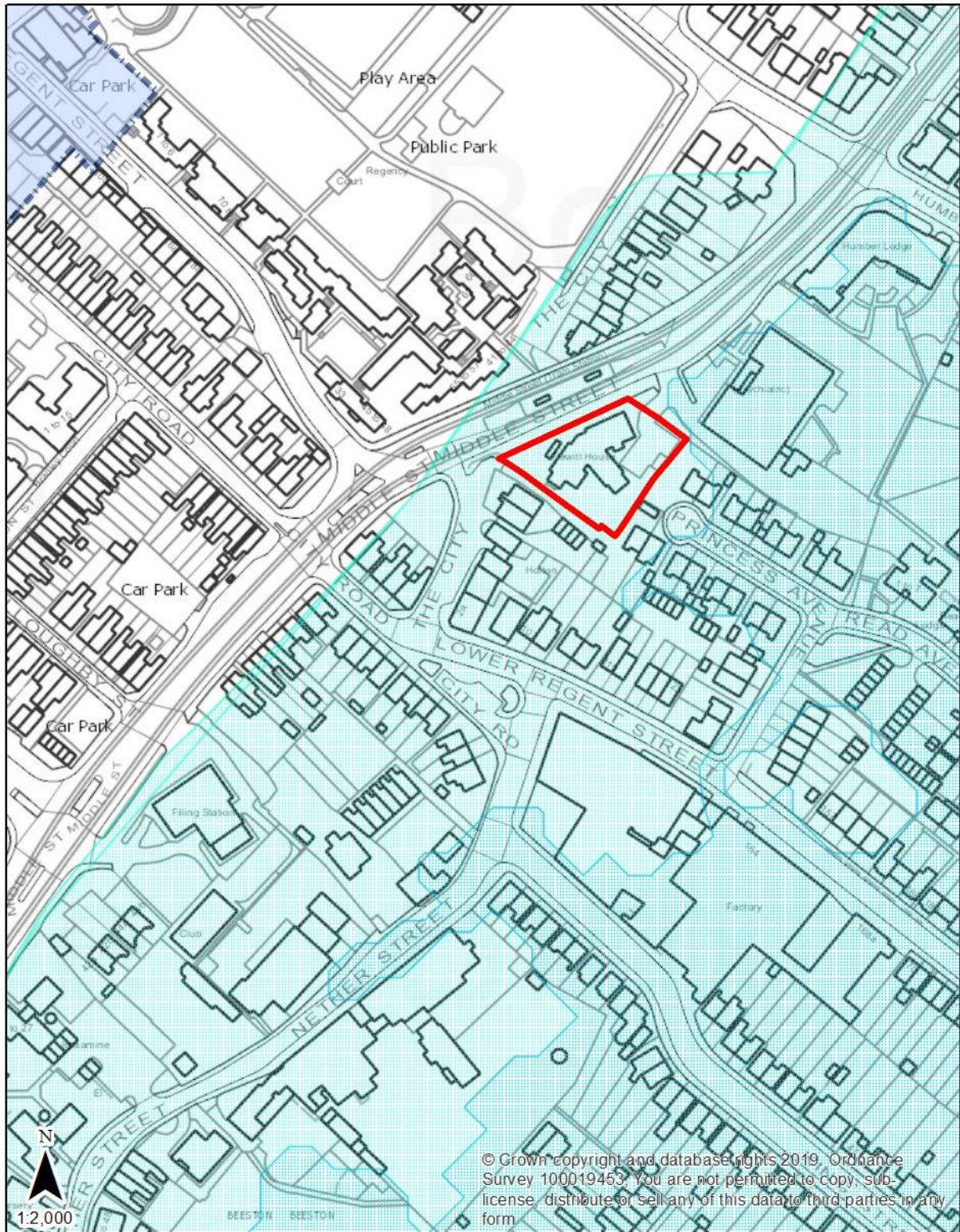
4 Conclusion

4.1 It is concluded that the statement as submitted reinforces the consideration that the proposal is compliant with local and national policy and as such the recommendation for approval remains the same.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to 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>

<p>2.</p>	<p>The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 29 May 2019, drawing numbered 2599(08)S01 rev B received by the Local Planning Authority on 7 August 2019 and drawings numbered 2599(08)003 rev E, 2599(08)G01 rev E, 2599(08)101 rev E, 2599(08)E02 rev C, 2599(08)E01 rev D, and 2599(08)201 rev E received by the Local Planning Authority on 19 August 2019.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
<p>3.</p>	<p>The extensions shall be constructed using bricks, tiles, window and door frames of a type, texture and colour so as to match those of the existing building.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>4.</p>	<p>No above ground works shall be commenced until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> (a) Trees, hedges and shrubs to be retained and measures for their protection during the course of development (b) numbers, types, sizes and positions of proposed trees and shrubs (c) proposed boundary treatments (d) planting, seeding/turfing of other soft landscape areas <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p><i>Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>5.</p>	<p>Prior to the commencement of the development, details of a construction management scheme setting out measures to ensure that the operation of the NET route is safeguarded, shall first have been submitted to and approved in writing by the Local Planning Authority. Construction shall be undertaken in accordance with the agreed details.</p> <p><i>Reason: In the interests of highway safety, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the</p>

	<p>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 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
7.	<p>No part of the extensions hereby permitted shall be occupied until the parking area and bin store as approved have been provided. The parking area shall be retained for the life of the development.</p> <p><i>Reason: In the interests of highway safety, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
8.	<p>The windows on the south east rear elevation annotated as being obscurely glazed on drawing nos. 2599(08)G01 rev E and 2599(08)101 rev E shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the lifetime of the development.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents 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></p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
3.	<p>Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays. There should also be no bonfires on site at any time.</p>



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Legend

-  Site
-  Flood Zone 3
-  Flood Zone 2
-  Town centre

Plans (not to scale)



Proposed ground floor plan

Proposed first floor plan



Proposed elevations