

Report of the Chief Executive

APPLICATION NUMBER:	19/00442/FUL
LOCATION:	45 Town Street Bramcote Nottinghamshire NG9 3HH
PROPOSAL:	Construct two storey side extension and subdivide existing building to form four apartments, construct bin store and erect boundary enclosure and gates.

The application is brought to the Committee following a deferral from December committee. The December 2019 report is attached as an appendix.

1 Details of the Application

- 1.1 This application was first brought before Planning Committee on 16 December 2019 with a recommendation for approval (original report attached as an appendix). Members deferred making a decision at that time following concerns regarding the design and to allow for further amendments to be made.
- 1.2 The planning application has been amended and sees the mono-pitched roof of the proposed extension altered to show a flat roof with a parapet.

2 Consultation

- 2.1 Neighbouring properties have been re-consulted and any responses will be reported at committee.

2.2 Conservation Officer

No objections to the alterations to the roof.

3 Assessment

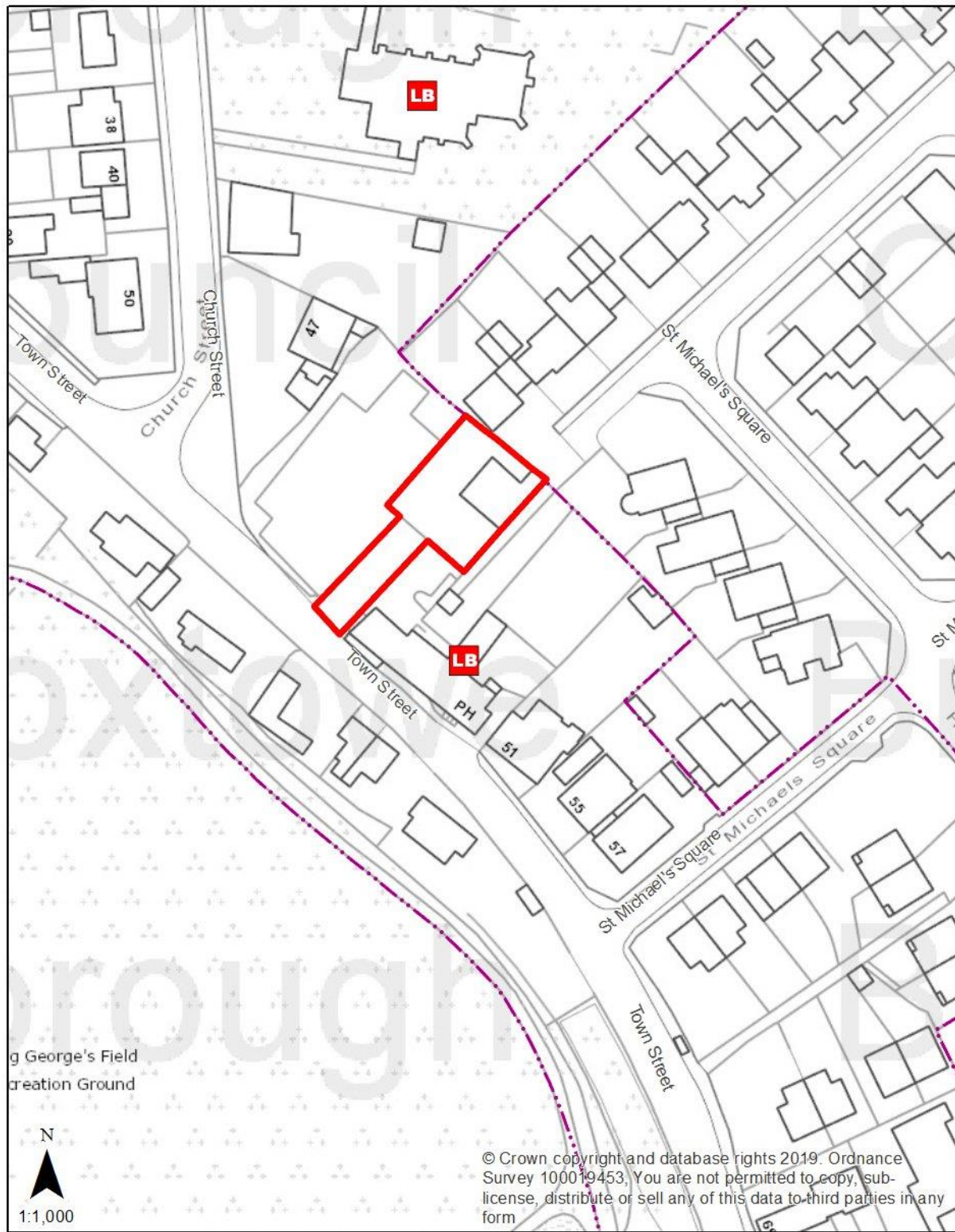
- 3.1 It is considered that a traditional hipped roof would not be appropriate for the contemporary design of the extension and furthermore, the added bulk would result in a greater impact on the amenities of the occupiers of the property to the rear, 19 St Michael's Square.
- 3.2 It is considered that the amendments to the shape and design of the roof satisfactorily address the concerns raised at the earlier committee meeting and that the extension would be a modern contemporary addition which successfully complements and appears subservient to the original Georgian house, whilst minimising any potential impact on the occupiers of nearby property.

4 Conclusion

- 4.1 It is concluded that the amendments to the scheme as submitted are acceptable and that the proposal is compliant with local and national policy and as such the recommendation for approval remains the same.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
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 window details received by the Local Planning Authority on 03.10.19, drawings numbered 002 rev H received by the Local Planning Authority on 28.11.19, 003 rev H received by the Local Planning Authority on 30.12.19, 004 rev E received by the Local Planning Authority on 06.01.20, and the email detailing materials, received by the Local Planning Authority on 21.11.19.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>Notwithstanding the details of materials submitted, no above ground works shall be carried out until details of the manufacturer, type and colour of the bricks and zinc cladding to be used in the facing elevations of the extension, and details of the bin store enclosure materials have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</p> <p><i>Reason: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
4.	<p>No above ground works shall take place 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) Numbers, types, sizes and positions of any proposed trees and shrubs (b) Planting, seeding/turfing of other soft landscaping areas (c) Proposed hard surfacing treatment <p>The approved scheme shall be carried out in accordance with the agreed details.</p>

	<p><i>Reason: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
5.	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building, 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 Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
6.	<p>The windows on the first floor north east (rear) elevation serving the landing (in the new extension) and the bathroom (to flat 2, in the existing rear elevation) 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 be non-opening below 1.7m internal floor level. These windows shall be 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 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
	NOTES 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.
2.	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



Legend

- Road Names
-  Site
-  Listed Building
-  Conservation Areas (Local Plan)

Photographs



The application site. Access is shown to the front



View of the site across the car park, taken from Town Street



Front elevation of 45 Town Street



Side garden. 19 St Michael's Square can be seen in the background



Side of the site, taken from the west of the car park



Front garden



View of the White Lion PH from the car park

View from the car park toward Town Street



View toward rear of the site from St Michael's Square

Plans (not to scale)

A set of architectural drawings for a proposed building. The drawings include:

- Proposed Street Scene Elevation: A perspective view of the building from the street.
- Proposed Front Elevation: A detailed elevation of the front facade.
- Proposed Side Elevation (top): A detailed elevation of the side facade.
- Proposed Side Elevation (bottom): A detailed elevation of the side facade.
- Proposed Rear Elevation: A detailed elevation of the rear facade.
- Proposed Bin Store Elevations: Four small elevation drawings for bin stores.
- Proposed Site Location Plan: A map showing the site's location within a street grid.
- Proposed Site Block Plan: A detailed site plan showing the building footprint and surrounding areas.

The drawings include a north arrow, a scale bar, and a list of materials and specifications. The logo for "swish architecture & planning" is visible in the bottom right corner.

