

Report of the Chief Executive

APPLICATION NUMBER:	19/00669/FUL
LOCATION:	Sri Thurkkai Amman Temple, West Crescent, Beeston Rylands, Nottinghamshire, NG9 1QE
PROPOSAL:	Construct side extension

The application is brought to the Committee at the request of Councillor T A Cullen.

1 Executive Summary

- 1.1 The application seeks planning permission to build an extension to the side of the existing building to be used as a store.
- 1.2 The site contains a single storey detached building, in use as a place of worship. The site is within Flood Zones 2 and 3.
- 1.3 The main issues relate to whether the scale, massing and design of the extension would have an unacceptable impact on the character and appearance of the building and the street scene, and whether the extension would have an unacceptable impact on the amenities of the occupiers of neighbouring property.
- 1.4 The benefits of the proposal are that it would provide storage in association with the use, to the benefit of the users of the facility, which would be well designed and in keeping with the building. There would be an increase in built form on the site, but this is outweighed by the benefits of the scheme.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX 1

1 Details of the Application

- 1.1 The pitched roof extension would be attached to the south west elevation and would measure 5.4m long by 4.9m wide, with a ridge height of 5.4m (3.8m to the eaves). It is proposed to be built of matching materials to the temple (brick and tile), and would have bi-fold louvered doors to the front (south east) elevation, facing West Crescent. A window is proposed in the rear, north west elevation.
- 1.2 The proposal as originally submitted was for a detached timber-built outbuilding measuring 4m wide by 4m in depth. It would have had a pitched roof with a ridge height of 6.6m and an eaves height of 5.4m. A tarpaulin sheet was proposed to the front of the outbuilding.

2 Site and surroundings

- 2.1 The application site consists of a detached single storey building currently in use as a place of worship. The building has been extended with flat roof extensions to the sides and a larger dual pitch extension to the rear, which is offset to the main body of the building. The front elevation has a decorative entrance, resembling a temple. The front and side areas of the site have been hard surfaced, with the rear area being grassed. There are trees to the north east and north west boundaries, and a single tree to the south west boundary.
- 2.2 The site is surrounded by residential properties which are mainly two storey semi-detached housing, to West Crescent, and two storey detached properties, to the north east along Lavender Grove. Numbers 12 to 26 West Crescent form the common boundary to the south / south west of the site, with the rear elevations of 16 to 26 facing the site. The rear gardens to these properties are at a lower ground level (approximately 0.5m) than the application site, although the dwellings themselves appear to be at the same ground level as the site.
- 2.3 The site falls within Flood Zones 2 and 3.

3 Relevant Planning History

- 3.1 There have been planning permissions granted in the 1990's for extensions, car park, and boundary treatments (references 91/00291/FUL and 93/00683/FUL).
- 3.2 More recently, planning permission was granted for replacement of windows with doors and construction of a ramp (reference 15/00366/FUL). A subsequent application sought to vary this permission to allow for the retention of double doors as installed (reference 16/00788/ROC). In 2016, planning permission was refused by the committee for the construction of a front extension, façade alterations and new facing materials including the siting of statues in relation to the temple (reference 16/00354/FUL) because it was considered that the extension and façade alterations, by virtue of the materials, style and detailing, would have been out of keeping with the suburban residential character of the area, failing to reinforce local characteristics. In 2017, planning permission was

granted for the construction of a new façade including decorative features and removal of windows (reference 17/00322/FUL).

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 1: Climate Change
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Healthy Lifestyles

4.2 Part 2 Local Plan 2019:

4.2.1 The Council adopted the Part 2 Local Plan (P2LP) on 16 October 2019.

- Policy 1: Flood Risk
- Policy 17: Place-making, Design and Amenity

4.3 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:** no objections subject to conditioning that the structure is used only for storage ancillary to the activities associated with the site, in order to protect the immediate residents from excessive operational noise.

5.2 **Cadent Gas Ltd:** Advise that there is operational gas apparatus within the site boundary.

5.3 14 properties either adjoining or opposite the site were consulted and a site notice was displayed. Seven responses were received on the proposal as originally submitted, raising the following concerns:

- Sense of enclosure and loss of daylight, due to the height of the proposed structure. Would have no objection if the structure was half as tall, with larger floor area.
- The 'shed' is taller than would be expected for a single storey structure, intended for storage use for the place of worship. The height is excessive, being higher than the existing ridge height of the main building. It appears more like a warehouse / commercial building, in a residential area.
- As the ground level of the site is higher than the gardens surrounding, the building would be significantly imposing.
- The proposal fails to comply with Policy 10 (of the ACS) which states that development should have regard to the local context and townscape

characteristics; this proposal, being so large and in a residential area, does not comply.

- Would have concerns regarding the choice of tarpaulin material, being yellow, as this would potentially become dirty quickly, and would be an eyesore. The tarpaulin would also make the building susceptible to crime and vandalism, and could increase the risk to the neighbouring properties. The tarpaulin sheet could also cause banging in the wind if not secured or maintained properly.
- The proposed height is in excess of the 2.5m eaves height for this type of building, which is unreasonable.
- Residents will be subjected to even greater noise pollution and disruption from the increased usage of the rear grounds and access to the proposed 'shed', over and above that already experienced from the use.
- Reduction in value of surrounding properties.
- Loss of light / sunlight.
- Purpose and location of building queried. Depending on the use, it may create a disturbance, or noise and smells.
- The building would be visible from the opposite side of West Crescent due to the height.
- The planning application for the main building frontage was passed without [the objector] having the opportunity to attend any consultation meetings.
- The building is totally out of keeping with the surroundings.
- Insufficient neighbour consultation.
- The timber construction is an obvious fire risk.

5.4 Re-consultation letters were sent in regard to the amended proposal, for the extension. A further two letters were received:

- Timber and bitumen sheets are not in keeping with an extension to the existing building and it should be constructed of brick and tile to match the existing building.
- The extension is a shed and will be an eyesore.
- Overbearing and sense of enclosure, particularly due to site being higher than neighbours and the proposed extension being attached to the already large rear extension, will totally enclose the rear of the neighbouring property.
- Loss of light / sunlight.
- There will be an extremely small amount of grounds left to the application site, the original building would be dwarfed by additional extended buildings and the frontage.
- Parking as a result of the loss of site area following the previous extensions is non-existent, with street parking in the 100's during festivals, which block the surrounding streets and access for emergency services, to the detriment of the local residents.
- Increased noise pollution, as already suffer considerable noise disturbance both inside and externally. During festivals, the noise is often after 10pm, from people congregating externally, and from noise of car doors being slammed. This will increase even further if additional buildings are allowed to be built and used.
- What was once a relatively small building has been allowed to totally outgrow the community it surrounds.

6 Assessment

- 6.1 The main issues for consideration are the impact of the proposed extension on the character and appearance of the building and the street scene; and the impact of the proposal on the amenities of the neighbouring properties.

6.2 **Principle**

- 6.2.1 The principle of extending community buildings is acceptable, subject to the design and impact on neighbours.

6.3 **Design and Impact on the Street Scene**

- 6.3.1 The extension, at a maximum height to the ridge of 5.4m (3.8m to the eaves) would be seen in the context of the much taller roof of the adjoining building (at 7.5m to the ridge), and as such it is considered that the extension would appear subservient, would not be above the existing roofline, and would be proportionate to the existing building in regard to scale and massing. The extension is proposed to be built of matching materials, that is, brick and tile. A condition is recommended to secure details of the materials, as well as a condition to secure details of the doors, in order to ensure that the appearance of all materials would be satisfactory. As the extension would be positioned toward the rear of the site, some 20.5m from the front (south east) boundary fronting West Crescent, it would not be highly visible from the public domain and as such it is considered that the extension would not have a significant impact on the character and appearance of the building or the street scene. It is considered it would not result in over-development of the site.

6.4 **Amenity**

- 6.4.1 The detached outbuilding as originally proposed would have appeared overbearing to the occupiers of the neighbouring properties to the south west, due to its maximum height of 6.6m, and location within the site, which would have been positioned to the rear of the site and only 1m away from the common boundary with the neighbouring residential properties. The development as now proposed, which is an extension to the south west side of the building, would be seen against the existing building and would have a lower ridge height. The extension would be a minimum of 1.4m and a maximum of 2.3m away from the south west boundary. There would be a minimum of 12m between the side elevation of the proposed extension and the rear elevation of the single storey extension of the nearest property to the south (17m to the original rear elevation of this house). There would be a minimum of 18m between the rear elevation of the proposed extension and the closest property on Lavender Grove. There are no windows proposed in the south west side elevation of the extension and one window in the rear (north west) elevation. The extension is north of the dwellings on West Crescent. As such, it is considered that the proposal would not have any significant impact on the amenities of the occupiers of nearby property in terms of loss of privacy or outlook, and would not result in a significant loss of light for the adjacent residential properties.

6.5 Flood Risk

- 6.5.1 The site falls within Flood Zones 2 and 3. As the proposed development is classed as a minor extension, for the purpose of assessing the flood risk, the extension would need to have floor levels no lower than the existing, or 300mm above the estimated flood level. A Flood Risk Assessment has been submitted which confirms that the development would meet these requirements, and that flood proofing has been incorporated where appropriate. As such, it is considered that the development would not contribute to an increase in flood risk to the site or the surroundings, or increase the risk to people or property.

6.6 Other Matters

- 6.6.1 Concerns raised in the initial consultation process include increased use of the rear area leading to greater noise pollution and disruption; including smells. It is understood that the purpose of the extension would be for storage and that it would not be used as an entrance into the main building. There are no proposals to store waste in the external area. In regard to current activities on the site, it is considered that the proposed extension, in itself, would not lead to a significant increase in noise and disturbance, through its use. As such, it is considered that the proposed extension would not lead to a significant increase in noise, smells or disturbance.
- 6.6.2 In regard to the comment that the proposal would lead to a further decrease in the value of nearby properties, this is not considered to be a material planning matter.
- 6.6.3 The main building frontage does not form part of the current planning application.
- 6.6.4 In regard to consultations, all addresses which share a common boundary with the site, and the properties immediately opposite the site (to the south east) were notified by letter of the application. In addition, a site notice was posted immediately outside the application site.
- 6.6.5 As noted in paragraph 6.3.1, the extension is proposed to be built of brick and tile, and a condition of planning permission would be to submit details of these materials and to agree details of the materials for the doors.
- 6.6.6 It is considered that the extension, being located to the rear of the site, would not result in a loss of parking on the site, nor would the extension, in itself, result in the need for additional parking.

7 Planning Balance

- 7.1 The benefits of the proposal are that the extension would provide safe, secure, and an appropriate form of storage for the benefit of the users of the facility, would have no significant impact in regard to the character and appearance of the building or the street scene, and that the extension would be appropriate in terms of scale, massing and design.

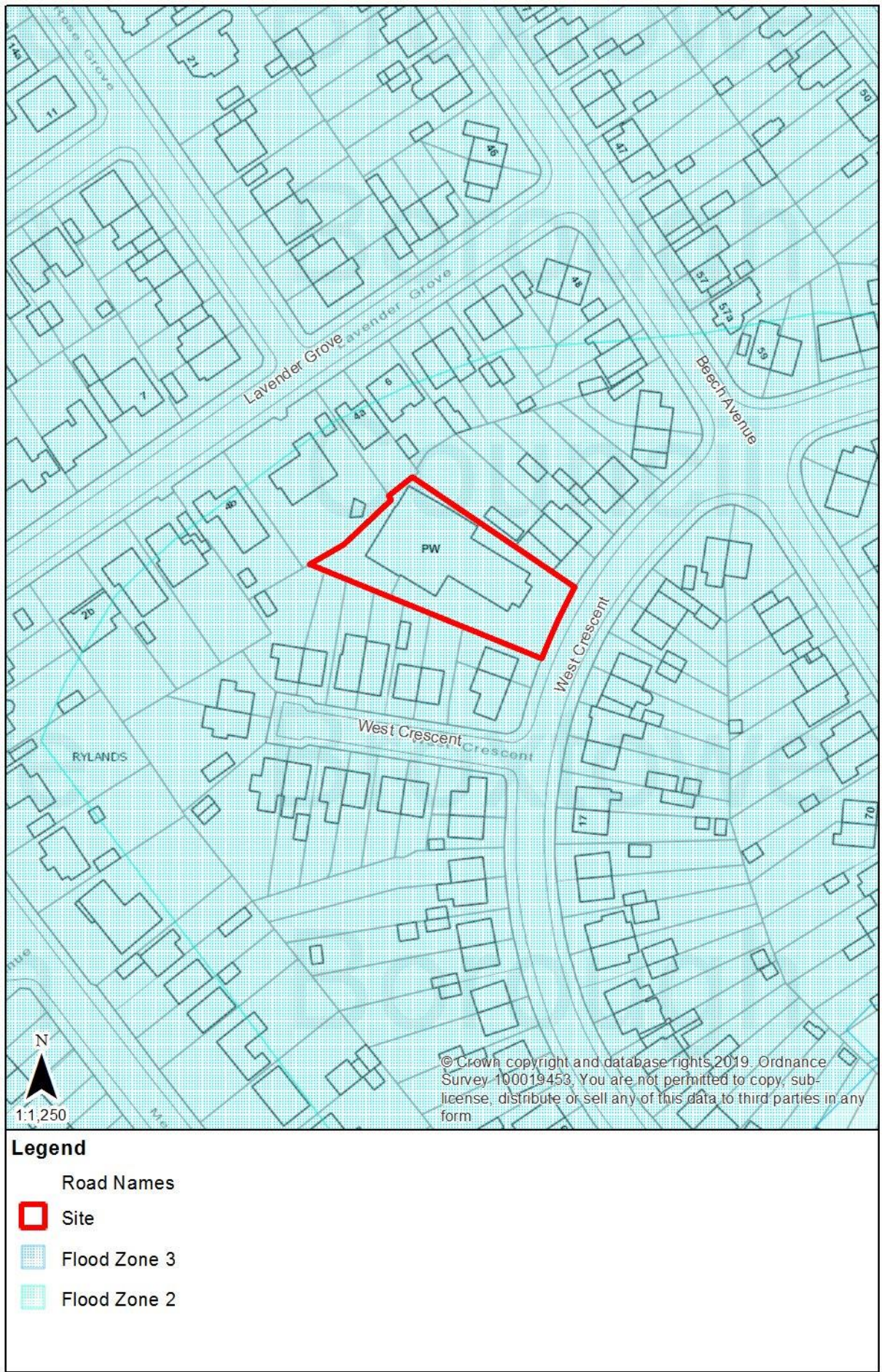
- 7.2 The negative impacts are the increase in built form on the site, and the potential impact on the amenities of the adjoining occupiers. These are considered to be outweighed by the benefits of the scheme.

8 Conclusion

- 8.1 The proposed extension is considered to be acceptable and will not have a detrimental impact on the character and appearance of the building or the street scene. Residential amenity will not be significantly affected by the proposed extension.

<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 Site Location Plan received by the Local Planning Authority on 17.10.19, proposed block plan, received by the Local Planning Authority on 26.11.19, and drawings numbered P104 B and P105 B, received by the Local Planning Authority on 04.12.19.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>Notwithstanding the details shown on the approved plan, no above ground works shall commence until details of the bricks and tiles have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed only in accordance with these details.</p> <p><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></p>
4.	<p>Notwithstanding the details shown on the approved plan, no above ground works shall commence until details of the doors have first been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed only in accordance with these details.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance</i></p>

	<i>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 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



Photographs



Front elevation. Proposed extension is to the left side, at the rear.



View along the south / south west side from the front elevation.



Site of extension - it would be beyond the entrance area, to the rear.



Boundary to 20 to 26 West Crescent from within the site.

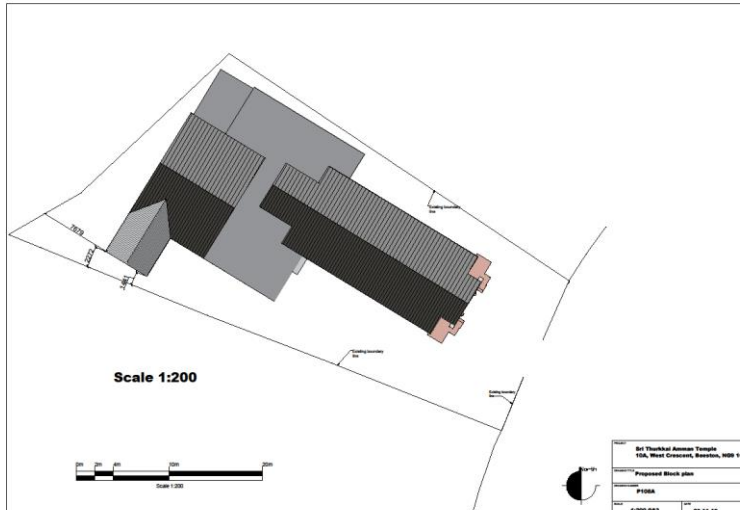


Rear elevation of 12 to 18 West Crescent.

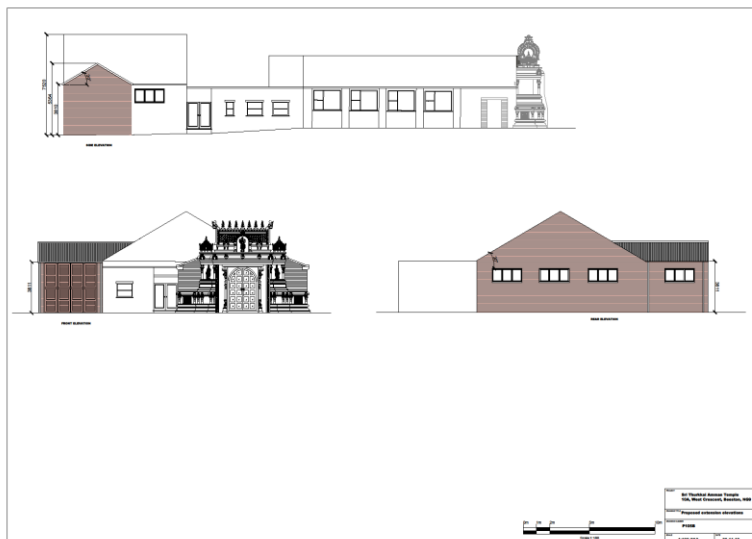


View toward the site from rear garden of property to the south.

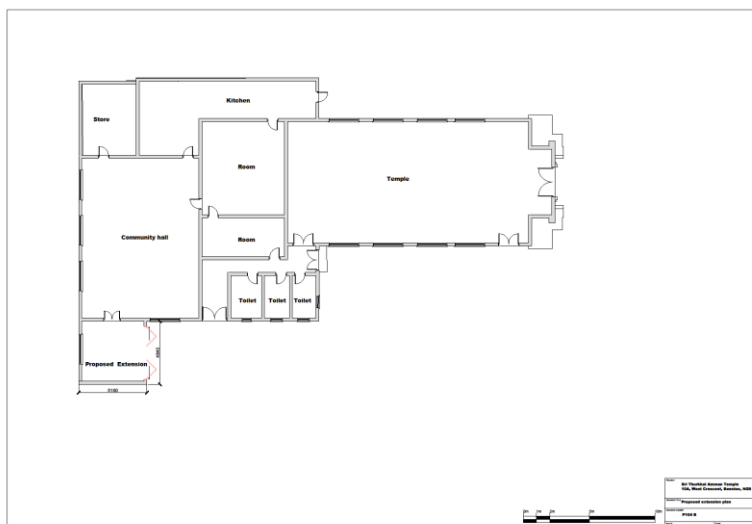
Plans (not to scale)



Proposed block plan



Proposed elevations



Proposed floor plans