

Report of the Chief Executive

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| APPLICATION NUMBER: | 19/00665/FUL |
| LOCATION: | 33 Newtons Lane, Cossall, NG16 2SB |
| PROPOSAL: | Retain Conservatory |

Councillor D D Pringle has requested that the application is determined by the Planning Committee.

1 Executive Summary

- 1.1 This application seeks permission to retain the conservatory to the rear of the dwelling. The conservatory projects 3.76m from an existing rear extension, resulting in a total projection of 7.3m from the original rear wall of the dwelling. The structure is largely complete although the lower section has not yet been finished with render, as is intended by the applicant and shown on the plans. It is recommended to condition that the conservatory is rendered within three months of the date of permission as part of any permission granted.
- 1.2 The conservatory is to the rear of the dwelling and, due to the position, it is considered that it does not have a harmful impact on the street scene and is not out of keeping with the character of the area.
- 1.3 The conservatory has a relatively limited height and it is therefore considered that it does not result in an unacceptable loss of amenity for any neighbouring dwellings.
- 1.4 Overall, the scheme is considered to be acceptable and it is therefore recommended that planning permission be granted in accordance with the resolution contained in the appendix.

APPENDIX 1

1 Details of the Application

- 1.1 This application seeks permission to retain the conservatory to the rear of the existing dwelling. The conservatory projects 3.76m from an existing rear extension, resulting in a total projection of 7.3m from the original rear wall of the dwelling. It is primarily glazed UPVC windows with lower sections of the conservatory rendered, although this has not yet been completed.

2 Site and surroundings

- 2.1 The application property is a 2 storey semi-detached residential dwelling with a pebbledash finish and tiled roof. There is an existing single storey rear extension. The property is adjacent to residential dwellings on each side, with fences circa 1.7m high forming each boundary. The property backs on to open fields and the land steps down to the rear.

3 Relevant Planning History

- 3.1 There is no relevant planning history for the application property.

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 10: Design and Enhancing Local Identity

4.2 Part 2 Local Plan

- 4.2.1 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) 2019:

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

5 Consultations

- 5.1 Cossall Parish Council state that they acknowledge that a retrospective application has been submitted and would abide by the decision of the Borough Council.
- 5.2 Two properties adjoining the site were consulted and no responses were received.

- 5.3 Councillor D Pringle requested Committee determine the application because it is retrospective and appears to have been constructed to a poor standard.

6 Assessment

- 6.1 The main issues for consideration are the design and appearance of the conservatory and the impact on neighbouring amenity.

6.2 **Design and Appearance**

- 6.2.1 The dwelling has an existing single storey rear extension, to which the conservatory is attached, with the conservatory having a mono-pitched roof. Whilst the conservatory differs in terms of materials to the existing dwelling, extensions of this type and style are a common addition to residential properties and are considered appropriate in a residential setting. The conservatory is to the rear of the dwelling and therefore is not considered to have a harmful impact on the street scene. The application property has a large rear garden and therefore the development does not result in a cramped effect that is out of keeping with the character of the area. There are examples of other single storey rear extensions in the local area, including No. 99 which also has a rear conservatory. Therefore, the conservatory is considered to be in keeping with the surrounding area.

- 6.2.2 As it currently stands the conservatory is unfinished, showing breeze block elevations. The applicant intends to render the conservatory extension. Upon completion of this it is considered that a satisfactory standard of external appearance will be achieved. It is therefore considered appropriate to condition that this is done within 3 months of permission being granted.

6.3 **Amenity**

- 6.3.1 The conservatory is on the west boundary of the site, adjoining No. 35. The application property has an existing single storey rear extension that projects beyond the rear of the neighbouring dwelling. Including the conservatory, the total projection from the original rear wall would be 7.3m. Whilst the conservatory adds additional length to the projection, the height is relatively limited and it is considered that it does not result in an unacceptable sense of enclosure or loss of light for the residents of the neighbouring property.

- 6.3.2 The conservatory will be approximately 2.1m from the east boundary of the site, adjoining No. 31, which is also set in from the boundary. Whilst the extension will project beyond the rear of the neighbouring property, it is considered that the separation distance is sufficient to ensure there has not been an unacceptable loss of amenity for the residents of the neighbouring property.

- 6.3.3 There are no direct neighbouring properties to the rear of the site that would be affected by the conservatory.

- 6.3.4 Overall, it is considered that the conservatory has not resulted in an unacceptable loss of amenity for any neighbouring properties.

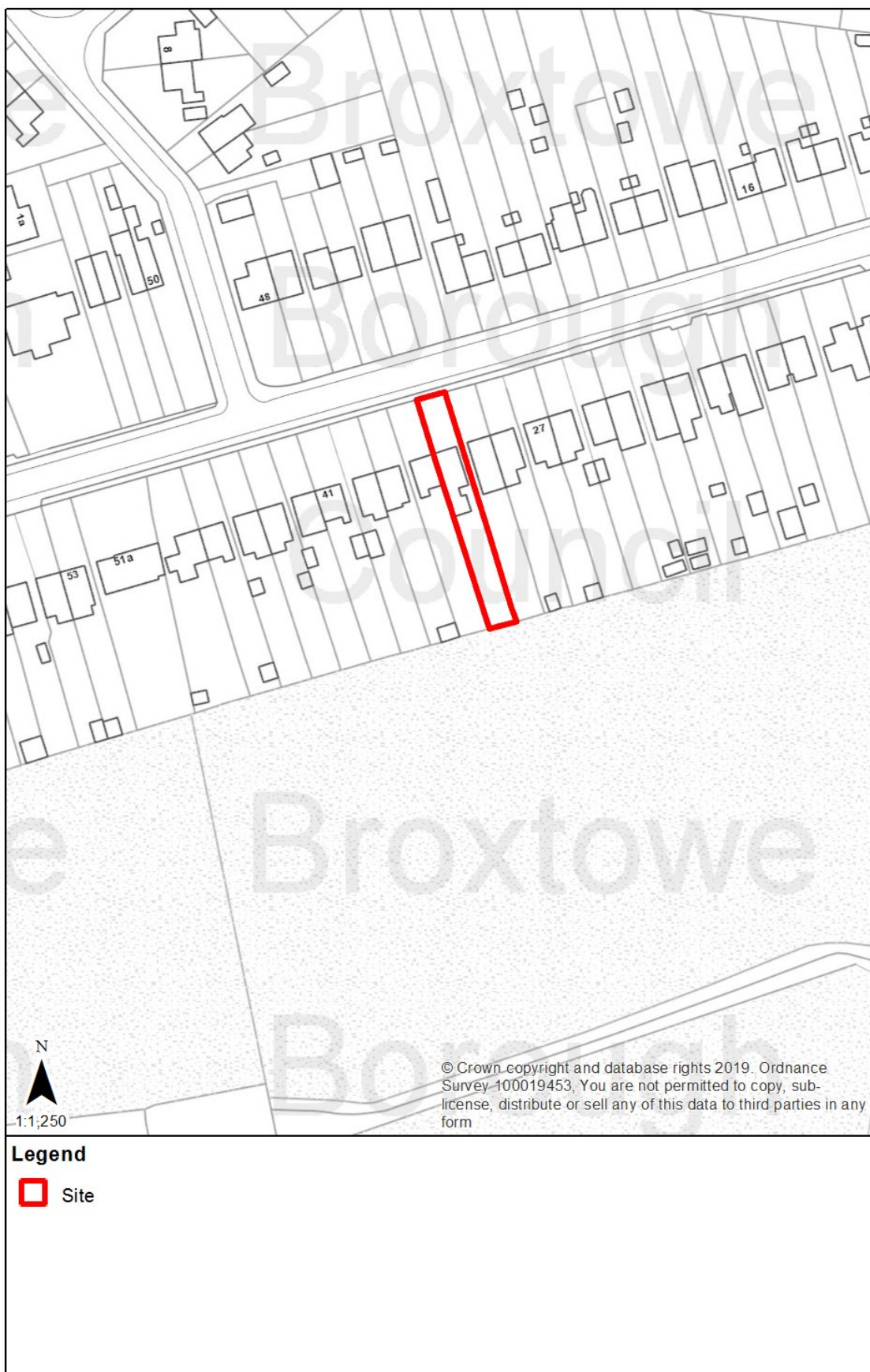
7 Planning Balance

- 7.1 The benefits of the conservatory are that it provides additional living space for the residents of the property without resulting in a negative impact on the street scene or having a harmful impact on the character of the area. Whilst it results in an increase in mass to the rear of the property, the application property and neighbouring dwellings have long rear gardens and therefore it does not result in a cramped effect that is harmful to the character of the area. On balance, it is therefore considered that the conservatory is acceptable.

8 Conclusion

- 8.1 Overall, it is considered that the conservatory is acceptable and that planning permission to retain the conservatory should be granted.

| <u>Recommendation</u> | |
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| The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions. | |
| 1. | The development hereby permitted shall be retained in accordance with the drawings numbered Jack007 (1:500, 1:1250), Jack004b (1:100), Jack004a (1:100), Jack003 (1:100), Jck003b (1:100); received by the Local Planning Authority on 1 and 5 November 2019. <i>Reason: For the avoidance of doubt.</i> |
| 2. | The development hereby permitted shall be rendered in a white or off white render within 3 months of the date of this permission. <i>Reason: To ensure a satisfactory standard of external appearance in accordance with the Broxtowe Part 2 Local Plan (2019) Policy 17 and Broxtowe Aligned Core Strategy (2014) Policy 10.</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. |



Photographs



Rear elevation and relationship
with No. 35.

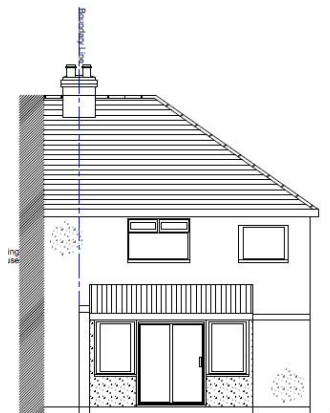
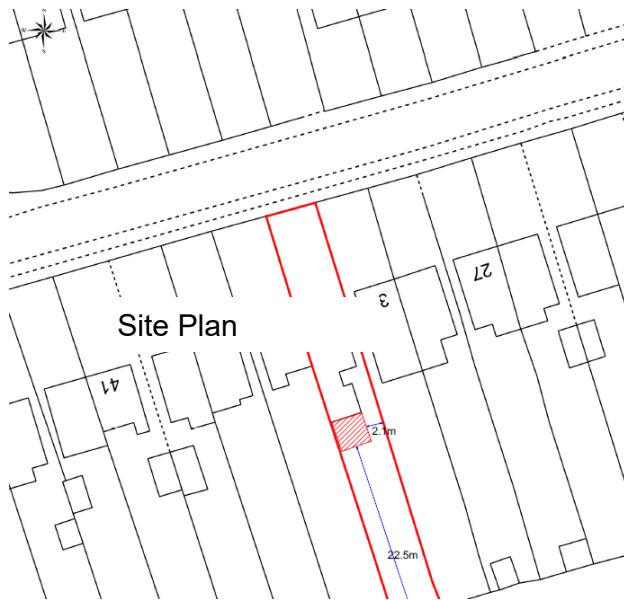


Rear elevation and relationship
with No. 31.

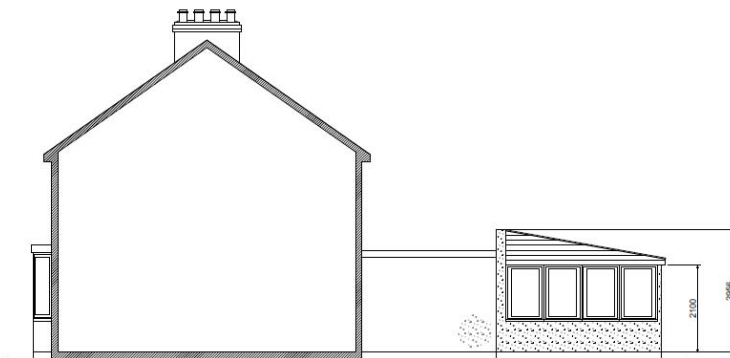


Front elevation.

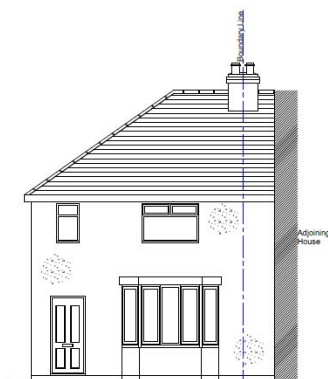
Plans (not to scale)



Proposed Rear Elevation



Proposed Side 2 Elevation



Proposed Front Elevation (No Change)



Proposed Side 1 Elevation