

Report of the Chief Executive

APPLICATION NUMBER:	19/00700/FUL
LOCATION:	3 Canterbury Close, Nuthall, Nottinghamshire, NG16 1PU
PROPOSAL:	Construct a two storey side/first floor rear extensions, front porch including garage conversion (revised scheme)

This application has been called in to Planning Committee by Councillor P J Owen.

1 Executive Summary

- 1.1 This application seeks permission to construct a two storey rear extension, first floor side extension and single storey front extension to form a porch. The proposal also includes the conversion of the garage to a study.
- 1.2 In 2018, planning permission was granted for the first floor side extension, front porch and garage conversion. These extensions can therefore be lawfully constructed. This revised scheme proposes to add a two storey rear extension, which has not already been granted permission.
- 1.3 The proposed extensions are not considered to be harmful to the character and appearance of the host dwelling. They are not considered to be out of keeping with the character of the area or harmful to the street scene.
- 1.4 Due to the position of the application property in relation to the neighbouring dwellings it is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring properties.
- 1.5 There are two off road parking spaces to the front of the application property, both of which will be retained unaltered. Whilst the garage conversion would result in the loss of further potential parking spaces, this conversion could be done without any further planning permission and therefore is considered acceptable. The two car parking spaces to the front of the dwelling are considered sufficient for the application property.
- 1.6 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 Details of the Application

- 1.1 This application seeks permission to construct a two storey rear extension, first floor side extension and single storey front extension to form a porch. The proposal also includes the conversion of the garage to a study.
- 1.2 Planning permission 18/00502/FUL was granted in 2018 for a two storey side extension and single storey front extension and the conversion of the garage. The proposed extension follows the same design as the previous permission for the two storey side extension and single storey front extension, with the proposed two storey rear extension being added as part of this application.

2 Site and surroundings

- 2.1 The application property is a two storey detached dwelling set in a cul-de-sac location in Nuthall. The dwelling has neighbouring residential properties to each side, and backs on to the medical centre. No. 4 Canterbury Close to the north of the application is perpendicular to the application property, facing towards its side elevation. There is a driveway to the front of the dwelling providing off road parking for two vehicles.

3 Relevant Planning History

- 3.1 Planning permission (ref: 12/00377/ROC) was granted in 2012 for the removal of the condition attached to permission ref 95/00124/FUL that required the garage to be kept for the accommodation of private vehicles only and not converted. In determining this application the officer assessed that there was sufficient space directly in front of the garage for 2 no car parking spaces.
- 3.2 In May 2018, planning application 18/00021/FUL was refused permission for a two storey side extension and porch. This application proposed a two storey side extension to project from the main dwelling to the side elevation of the garage, a projection of 7.1m. This application was refused permission on the grounds that its size and scale would be a dominant addition that failed to respect the proportions and design of the existing dwelling. The development was also deemed to be overly dominant in the street scene to the detriment of the character and appearance of the surrounding area. It was also considered to negatively impact the amenity of No. 4 by virtue of its overbearing impact and impact on loss of light.
- 3.3 Later in 2018, an amended planning application was submitted to overcome the reasons for refusal. Planning permission, 18/00502/FUL was granted in September 2018 for a two storey side extension and single storey front extension to form a porch and to convert the garage to form a living space. The two storey side extension had been significantly reduced from that which was previously refused and it was considered that these amendments were sufficient to overcome the previous reasons for refusal.

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 2019**

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

- Policy 17: Place-making, design and amenity

4.3 Nuthall Neighbourhood Plan

- Policy 5: Design and the historic environment

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 Nuthall Parish Council have objected to the proposal on the grounds that it will result in an over intensification, inadequate parking for residents and visitors causing disruption for neighbouring properties.

5.2 Five properties either adjoining or opposite the site were consulted and one objection has been raised. The reasons for objection can be summarised as follows:

- Loss of light
- Restriction of access due to parking of vehicles on the road.
- Loss of garage will result in excessive on road parking.
- Increase in occupancy will result in more vehicles on the road.

6 Assessment

6.1 The main issues for consideration are the design and appearance of the proposed extensions, the impact on neighbouring amenity and the impact on access and highway safety.

6.2 **Principle**

6.2.1 The application property is not covered by any site specific planning policies and therefore the principle of development is considered acceptable subject to the design and appearance of the proposal and the impact on neighbouring amenity.

6.3 Design

- 6.3.1 The proposed two storey side extension is of a size and scale that is in keeping with the original dwelling. The original dwelling has a stepped front elevation, and the proposed extension is set back a further 1.3m from the existing set back at first floor level. The ridge of the extension will also be set down, giving the proposed extension a clearly subservient appearance. The first floor extension is set in from the edge of the front of the site by approximately 5m and therefore does not result in an overly dominant appearance in the street scene.
- 6.3.2 The neighbouring dwelling to the north is positioned perpendicular to the application property and therefore the proposed two storey side extension will not result in a cramped or terraced effect that would be out of keeping with the character of the surrounding area. It is not considered that the extension is of such a size that it will have a harmful impact on the street scene.
- 6.3.3 The proposed two storey rear extension will project out in line with the existing single storey rear extension and will have a width of 3.5m. The extension will be set down significantly from the roof line of the host dwelling and will have a hipped roof, giving it a clearly subservient appearance. The extension will be contained to the rear of the dwelling and will therefore not have a harmful impact on the street scene. Whilst it will be visible from the public realm to the rear of the site, it will have a relatively limited width and will be set in from the rear boundary of the site. It is therefore considered that the proposed extension will not result in the over intensive development of the site, or a cramped effect that would be out of keeping with the character of the area.
- 6.3.4 The proposed front porch is a relatively minor addition to the dwelling in terms of its size and scale. The existing dwelling has a gable over the front door, as do a number of dwellings in the surrounding area. The proposed porch will also have a gable roof, although this will be wider at 3.4m, compared to the existing gable at 2.5m. Whilst the wider gable will be more prominent, it remains subservient to the host dwelling and will be sufficiently set back from the highway to ensure it will not result in an overly prominent appearance that is harmful to the street scene.
- 6.3.5 Overall it is considered that an acceptable standard of design has been achieved.

6.4 Amenity

- 6.4.1 The proposed two storey side extension will be approximately 5m from the adjoining boundary to the north with No. 4 Canterbury Close. The proposed projection at 2.8m from the existing side extension is not considered to be overly oppressive and whilst it may result in some loss of light to the front of No. 4 it is not considered that the impact will be overly different to that currently experienced as a result of the principal dwelling. The limited impact being on the front of the property is less of a concern than it would be if it was on the rear garden, where more emphasis would be placed on the importance of the provision of sunlight.

- 6.4.2 The vegetation to the front of No. 4 as it stands is relatively high and is likely to have some impact on light to the front of the property meaning any further impact as a result of 2.8m first floor side extension is likely to be limited. Taking into account the distance of approximately 11.4m from the proposed first floor side elevation to the front elevation of No. 4, it is considered that this extension will not have an unacceptable impact on the amenity of the residents at No. 4.
- 6.4.3 The proposed two storey rear extension will be largely shielded from the view of the residents at No. 4 as it will be set in from the side of the dwelling and the roof will be lower than that of the proposed side extension. The orientation of No. 4 is such that the proposed rear extension will be outside of the direct line of sight from the front elevation and therefore it is considered that it will not result in an unacceptable loss of amenity for the residents of the neighbouring property.
- 6.4.4 The proposed two storey rear extension will be in close proximity to the rear boundary of the site, adjoining the car park of Assarts Farm Medical Centre. The rear elevation would be approximately 20m from the main building of the medical centre and is therefore not considered to have any impact on the amenity of this property. It is also approximately 11m from the rear boundary of 6 Upminster Drive, which has a commercial use. Taking into account the commercial use to the rear of the site, as opposed to a residential use, it is considered that the proposed extension is a sufficient distance from the rear boundary to ensure that there will be no loss of amenity to either the adjoining landowner or the occupier of the dwelling as a result of this extension.
- 6.4.5 The two storey side extension is contained entirely to the north side of the application property and is therefore not considered to have any impact on the amenity of No. 2 which is to the south of the dwelling. The proposed two storey rear extension will be approximately 9.6m from the boundary with No. 2. It is considered that this is a sufficient distance relative to the size of the proposed extension to ensure it will not result in an unacceptable loss of light or sense of enclosure for the residents of the neighbouring property. Should any windows be installed above ground floor level in the side facing elevation this may result in a loss of privacy for the residents of No. 2, and therefore it is considered appropriate to remove permitted development rights that would allow the applicants to do this.
- 6.4.6 The proposed front porch will be approximately 3.7m from the boundary adjoining No. 2 to the south. It will project marginally beyond the principal elevation of No. 2, and considering the distance it will be from the boundary is not considered to have an unacceptable impact on the amenity of the residents of the neighbouring property.
- 6.4.7 The proposed porch will be approximately 10.4m from the boundary to the north, which considering the scale of the development is considered an acceptable distance to ensure it will not have an unacceptable impact on neighbouring amenity.
- 6.4.8 Objections have been raised over concerns that the conversion of the garage to a study is to accommodate the running of a business from home. Should the applicant be aiming to run a business from home that significantly impacted on

the residential nature of the area by virtue of a large increase in comings and goings and/or deliveries to the property then such operations would require planning permission for a change of use, allowing a formal determination to be made at that time. As the applicant has at no point in this application stated that they will be running a business from home a refusal on this basis would not be sustained.

6.5 Access and Highway Safety

6.5.1 Objections have been raised that the loss of the garage could result in an increase in on street parking that will have an impact on highways safety. The Highways Authority commented on a previous application (18/00021/FUL) that due to the loss of the garage the proposed extension should be 'moved back' as the driveway at 4.5m in length is not sufficient to allow for 2 no parking spaces which have a minimum requirement of 5m. Whilst the space to the front of the existing garage may fall slightly short of the current 'standing advice' this has space has not altered since the property was first approved as part of the planning permission for the Mornington Crescent estate. The drive has been used for the parking of cars associated with the property and will be continued to be used in an unaltered form. The photos within the report clearly show that 2 vehicles can be parked clear of the highway.

6.5.2 The approval of planning application reference 18/00502/FUL includes the proposal to convert the garage and therefore means that this space can lawfully be turned into a living space without planning permission. Therefore a refusal on the basis that the loss of the garage for parking would have an adverse effect on highway safety is unlikely to be sustained on appeal.

6.5.3 The proposed application will result in an increase from 4 to 6 bedrooms in the dwelling. Whilst this increases the occupancy potential for the dwelling it is considered that 2 off-street parking spaces within a residential area with no on street parking restrictions is sufficient.

7 Planning Balance

7.1 The proposed extensions are considered to be of an acceptable design and are not considered to have a harmful impact on neighbouring amenity or highway safety. Whilst a number of concerns have been raised regarding the potential impact on on street parking of the proposal, the dwelling will have two off road parking spaces which is sufficient for a dwelling of this type. On balance it is therefore considered that the proposal is acceptable.

8 Conclusion

8.1 Overall it is considered that the proposal is acceptable and that planning permission should be granted.

<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 (1:1250), Block Plan (1:200), Roof Plan (1:100), Proposed Elevation Plan (1:100), Proposed Ground Floor Plan (1:50), Proposed First Floor Plan (1:50); received by the Local Planning Authority on 12 November 2019.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The extensions shall be constructed using bricks and tiles 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 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
4.	<p>No openings above ground floor level shall be installed in either of the side elevations of the two storey rear extension hereby approved without the written consent of the Local Planning Authority.</p> <p><i>Reason: In the interest of protecting the privacy of neighbouring properties and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019).</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.



Legend

 Site

Photographs



Front elevation.



Side elevation, taken from No. 4 Canterbury Close.



Rear elevation.

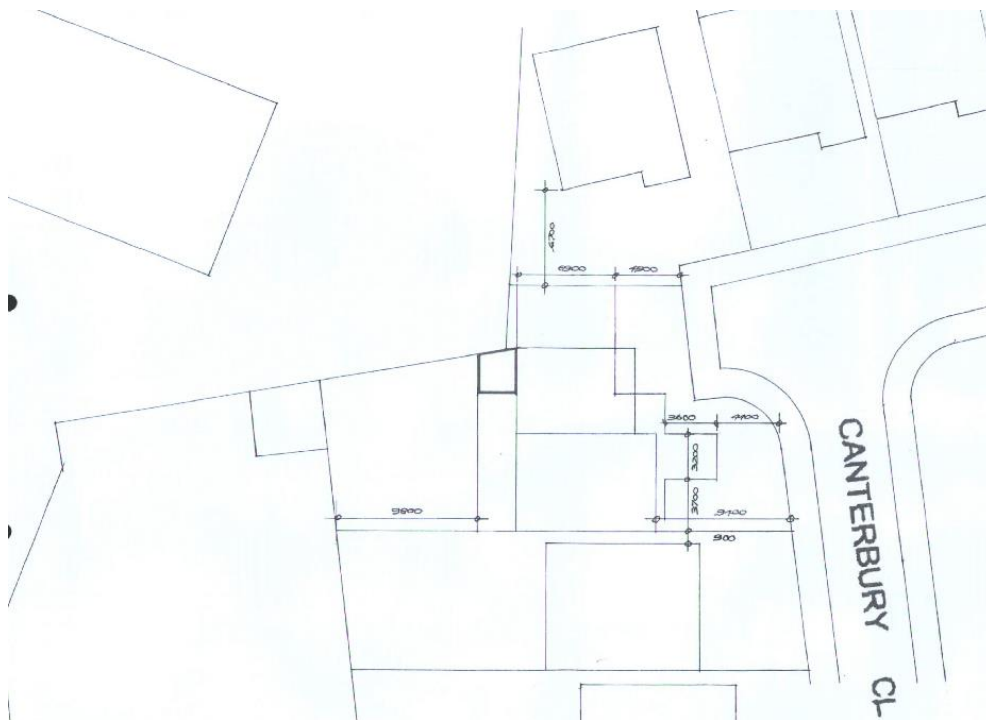


Rear elevation.

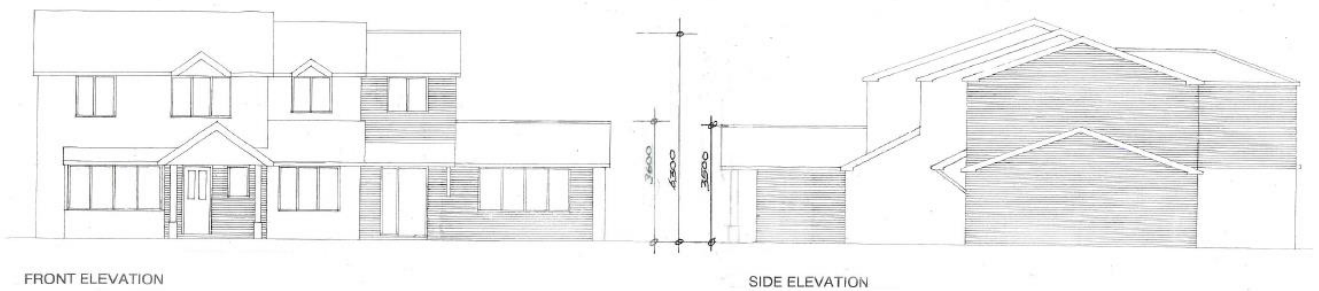


Rear elevation.

Plans (not to scale)

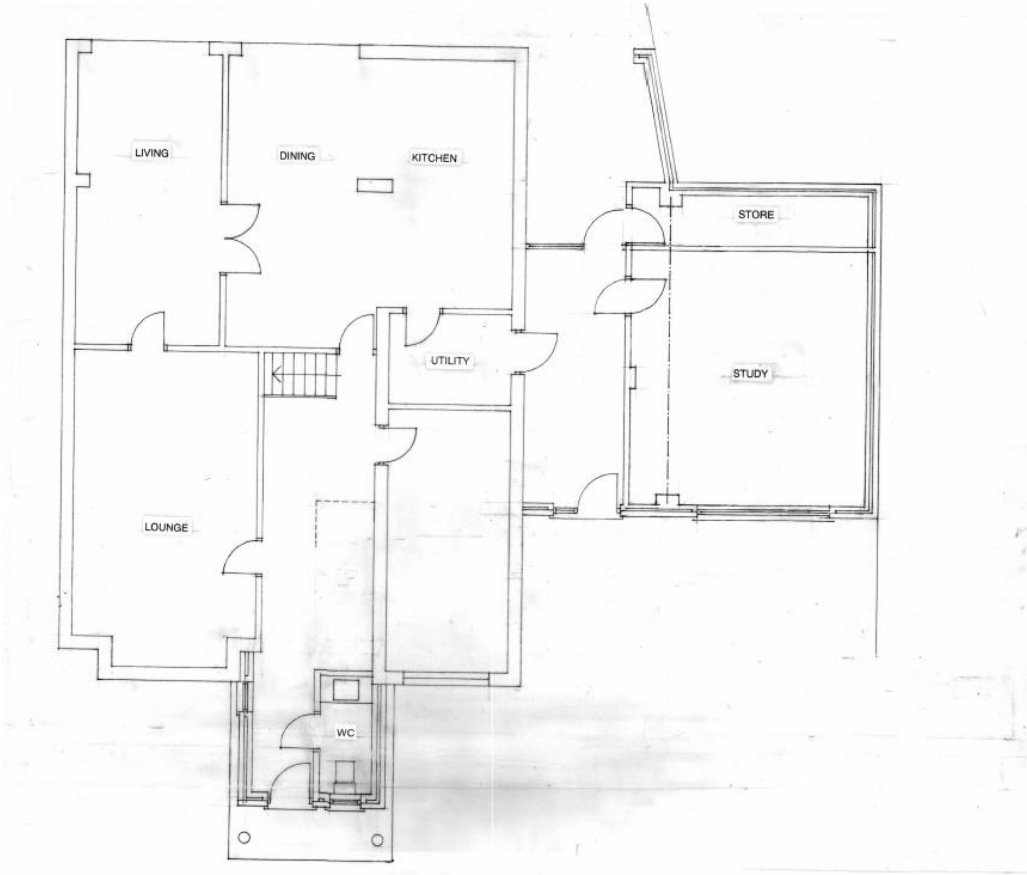


Block Plan



Elevation Plans

Proposed
Ground Floor
Plan



Proposed First Floor
Plan

