

Report of the Chief Executive

APPLICATION NUMBER:	20/00127/FUL
LOCATION:	1A TREVOR ROAD BEESTON NOTTINGHAMSHIRE NG9 1GR
PROPOSAL:	CONSTRUCT TWO STOREY REAR/SIDE AND SINGLE STOREY REAR EXTENSIONS AND RAISED DECKING

Councillor G Marshall has requested that the application is determined by the Planning Committee.

1 Executive Summary

- 1.1 This application seeks planning permission for a two storey side/rear extension, a single storey rear extension and raised decking.
- 1.2 The proposed extensions are not considered to be harmful to the appearance of the host dwelling or out of keeping with the character of the surrounding area.
- 1.3 It is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring properties.
- 1.4 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. The negative impacts would be the loss of part of the garden to development (but that is a paved area) and the minimal impact on light to no. 1, but these matters are considered to be 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 proposal is for a two storey side/rear extension, a single storey rear extension and raised decking. At the side, the extension would have a catslide roof, with an eaves height of 4.2m towards the (north east) boundary with no. 1. At the rear, the two storey roof would be hipped with an eaves height of 4.8m. The side extension would be set back from the front elevation by 4.3m and be set off the boundary with no. 1 by 0.8m at its closest point, angled away from the north east boundary to a maximum separation distance of 2.3m (where no. 1's detached garage is located beside the boundary). The roof would have a ridge height of 7.3m, which is set down 1m from the main ridge height. The rear single storey extension would extend for the full width of the extended property and have a flat roof with a height of 3.2m.
- 1.2 Fenestration on the side facing no. 1 would be a door (replacing a current door), a ground floor window and a rooflight (serving a bathroom). At the rear, on the first floor there would be a window and on the ground floor there would be glazed doors and a window. The side facing no. 316 Queens Road (south west) would be blank.
- 1.3 A raised decking area is proposed adjacent to the rear extension, set 0.6m below the highest ground level adjacent to the house, with steps proposed to access the side of the property and rear extension. There would be further steps to access the rear garden which is located 0.5m lower than the proposed decking. A 1.1m high screen is proposed to the rear of the decked area and 1.8m high screens to the sides.
- 1.4 During the course of the application, amendments were made to the scheme which included lowering the height of the rear decking, a reduction in length of the first floor part of the rear extension and changing the rear gable roof to a hipped roof.

2 Site and Surroundings

- 2.1 The property is a detached house with a hipped roof, front bay window and gable feature and a single storey rear lean-to element (to be removed) and raised patio. The building is brown brick with a red plain tiled roof. The front boundary is partially open with a 0.6m high wall, and the frontage is block paved. On south west side boundary, there is a 1.4m high hedge towards the front and a 1m high wire mesh fence and hedge to the rear and on the north east side and rear boundaries, there is a 1m high fence. No.1 is at a lower level than the site and has a 0.4m-0.8m high retaining wall below the boundary fence.
- 2.2 There is a slope up from the highway, with no. 1a being located at a higher ground level than both no. 316 Queens Road and no. 1 Trevor Road. The highest point is the rear patio which is 1.1m above no. 316 Queens Road and 0.8m above no. 1. There are then five steps down into the rear garden, whereupon all three properties have gardens which are at the same level. The property is situated adjacent but halfway along the rear garden of no. 316 Queens

Road (the rear of no. 316 faces towards the south west side elevation of the application property), and beside but at an angle to no. 1 (the north east side elevation is angled away from the boundary).

2.3 The site is located in flood zones 2 and 3. Trevor Road is a residential street of predominantly 1930's semi-detached housing – though no. 1a is detached and there are some terraced properties to the north east. There are mature trees and a green space beyond the front of the site, forming part of Dovecote Lane Recreation Ground. No. 1 has one first floor south west side window and two ground floor (one obscurely glazed) windows. It has a garage next to the site boundary, to the rear of the house. There are trees to the rear of no. 316 Queens Road and it has a mono-pitched outbuilding between its rear elevation and the south west side elevation of no. 1a. Many properties along Trevor Road have off-road parking for one car (including no. 1) and a narrow side access to a detached garage in the rear garden.

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 1: Climate Change
- 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 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 Consultation

5.1 Four neighbouring properties were consulted on the original proposal, with four responses received all objecting to the proposal. Two further objections were received in relation to two re-consultations on amended plans (one objection to each re-consultation).

5.2 The reasons for objections can be summarised as follows:

- Loss of daylight/sunlight
- Overshadowing of garden
- Sense of enclosure
- Loss of privacy
- Extension will be constructed on flood plain and will cause flooding of adjacent properties
- Single storey extension too close to boundary
- The site has a narrow frontage and poor access to the rear
- No off-street parking provision, resulting in vehicles being parked outside other properties
- Extension too high and too big
- Out of character with area.

6 Assessment

6.1 The main issues for consideration are the design of the extension, the impact on neighbour amenity, access and flooding.

6.2 **Design**

6.2.1 In terms of mass and scale, it is considered that the extensions do not represent a disproportionate addition as the side extension has a catslide roof and is a modest width (1.1m). The two storey side/rear extension is set back 4.3m from the front of the property and set down 1m from the main ridge height making it clearly subservient to the main building and no terracing effect will occur. The rear extension has a flat roof, is single storey and replaces a smaller rear element.

6.2.2 The design is considered to be in keeping with the existing house, the size of the extension will not dominate the existing building and it is considered that the design has been carefully thought through. There is currently no direct access from the rear elevation to the rear garden. The proposal will create direct access to the rear garden which will potentially reduce use of the side door and the privacy issues with no. 1 that use of this side door may create. The proposal would also create a modern and improved layout to the home in a relatively constrained space. It is considered that the proposed extensions will not result in an over intensive development of the site, or have a cramped effect that would be out of keeping with the character of the area.

6.2.3 Brickwork and roof tiles are proposed to be similar to existing materials.

6.2.4 The development would be to the side and rear of the property and would be visible from Trevor Road and from a distance, Queens Road. From Queens Road, due to the position of the site, there would be limited sight of the rear extension and decking viewed beyond the rear of no. 316 Queens Road so it is considered to have no significant impact on the street scene. The side extension is set back from the front, has a catslide roof and has a modest width so it is considered to have no significant impact on the street scene.

- 6.2.5 Overall, it is considered that an acceptable standard of design has been achieved and that the proposal would maintain the character of the property and have no significant visual impact on the surrounding area.

6.3 Amenity

- 6.3.1 The height of the raised decking has been reduced during the course of this application. Screening has also been proposed on three sides. The current decking is visually prominent from neighbouring properties and lacks screening, providing views to the rear and to both sides (with only no. 1's garage providing screening). Therefore, it is considered that the proposed decking and screening would significantly improve the current situation, being at a lower level in relation to the neighbours than the existing patio and boundary screening.
- 6.3.2 The rear extension and decking would be at an angle to No. 316 Queens Road. The south west (side) elevation of the application property forms part of the rear garden boundary of the Queens Road property, the garden of no. 316 then continues in-line with the site's rear garden to border the gardens of properties on Georgina Road. No. 316 has an outbuilding and off-street parking in the rear garden between its rear elevation and the site. Due to these factors, no. 316 would only be able to see the rear extension from their rear elevation, with views of the rest of the development from the rear of their garden. The distance from no. 316's rear elevation to the proposed rear extension would be 18m and as this part of the proposal is single storey, it is considered that the development would have no significant impact on the amenity of this neighbour.
- 6.3.3 The immediate neighbour to the north east is no. 1. This property has three windows in the south west side (one first floor and two ground floor - one obscurely glazed), with the main windows being to the front of the property (south east facing), and the rear (north west facing). As these side windows are secondary windows and already impacted by no. 1a to a certain extent, it is considered the proposed extension will not have a significant impact on the light they receive. The positioning of the properties means that the distance between the rear of the properties (5m) is greater than at the front (3m). No. 1 also has a detached garage to the rear on the boundary with the site. Due to the higher ground level of the site, no. 1 is 0.8m below the site.
- 6.3.4 The proposal would be noticeable from no. 1 as the side extension would be two storeys, but it would be built between 0.8m and 2.3m off the north east boundary thereby mitigating any sense of enclosure. The side extension would be a modest width (1.1m), with a catslide roof to minimise the height towards the boundary and a side door maintained, albeit 1m closer but in a similar position to the existing and a side ground floor window proposed. The rear single/two storey extension would extend beyond no. 1's rear elevation and away from no. 1's garage. There would be steps down from the rear extension to the decking area (located 0.5m above no. 1's ground level) with a 1.8m high screen to the north east side. It is considered that the height and style of the extension has been designed to minimise the impact on no. 1 and the narrowing of the side access, the lower rear decked area, the proposed screen and the partial screening

afforded by no. 1's garage will improve the level of privacy for no. 1. The main amenity space for the application property will be moved lower and further to the rear. It is considered that the amended design of the extension with the reduced mass of the roof (from gable to hip) and reduced size of the first floor rear extension mean there will be no significant impact on the light received by no.1.

6.3.5 The site is bounded to the rear by the rear gardens of properties on Georgina Road. The proposed development would be visible from these rear neighbours, albeit at a distance of 10.1m from the rear boundary of no. 19 Georgina Road's garden to the decked area and 13.3m to the rear extension (which is single storey). Therefore, due to the distance, it is considered that the proposal would have no significant impact on the neighbours on Georgina Road.

6.4 Access

6.4.1 The property does not have off-road parking provision and is situated at a curve in the road towards the southern end of Trevor Road. The proposal would increase the number of bedrooms at the property from three to four. Surrounding properties generally have some form of off-road parking and to the eastern side of no. 316 Queens Road, there is space for on-street parking. Therefore, it is considered that the proposal would have no significant impact on current parking provision.

6.5 Flooding

6.5.1 The site is located within Flood Zone 2 and 3. A Flood Risk Assessment has been submitted which confirms that floor levels will be set no lower than existing and the development will receive flood proofing where appropriate. It is considered that flood risk issues have been adequately considered and that the development will not increase flood risk. In regards to comments made in the neighbour responses, the proposed development would be constructed on current hard-standing, with only the decking built on a lawn area.

7 Planning Balance

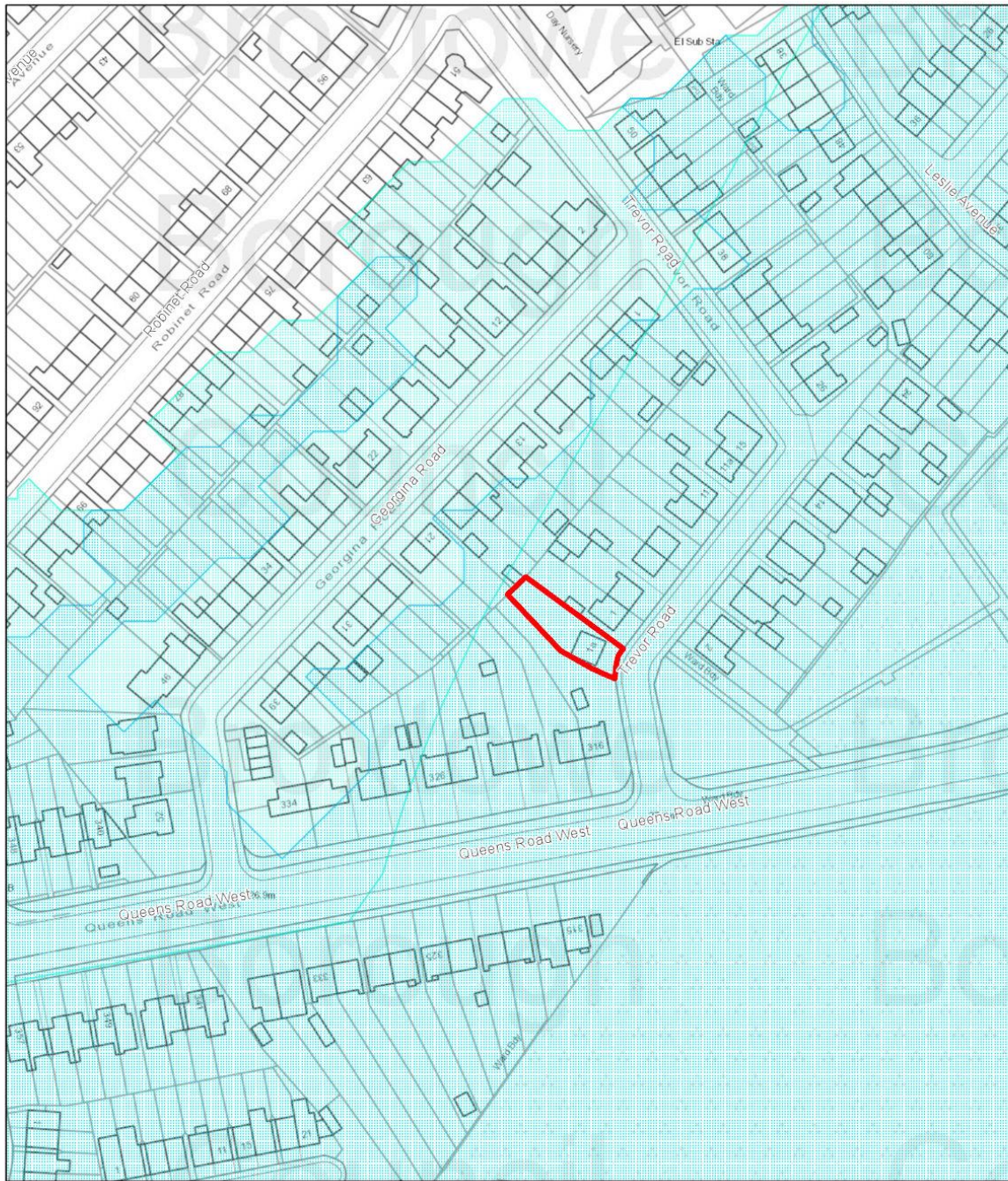
7.1 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. The negative impacts would be the loss of part of the garden to development (but that is a paved area) and the minimal impact on light to no. 1, but these matters are considered to be outweighed by the benefits of the scheme.

8 Conclusion

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

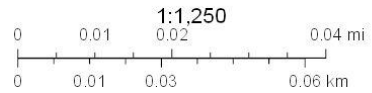
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with 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 drawing numbers 2001OS Rev A and 2001p02 Rev B received by the Local Planning Authority on 31 March 2020.</p> <p><i>Reason: For the avoidance of doubt.</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 extended determination timescale.

1a Trevor Road



5/5/2020, 4:05:01 PM

-  Flood Zone 2
-  Flood Zone 3
-  Site



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Photographs



Front (south east) elevation.



Rear (north west) elevation.



Rear boundary with no. 316 Queens Road.



Rear boundary with properties on Georgina Road.



Boundary and distance between nos. 1 and 1a.



Side boundary with no. 1.



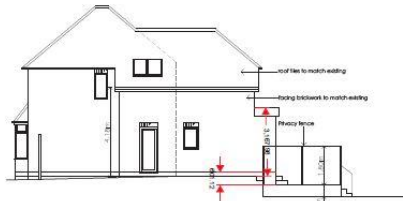
Street scene facing north.

Plans (not to scale)





Front (se) elevation



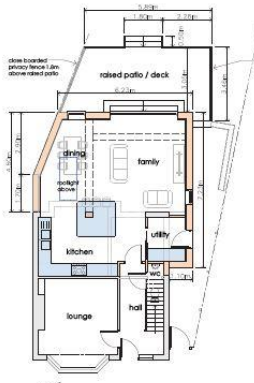
Side (ne) elevation



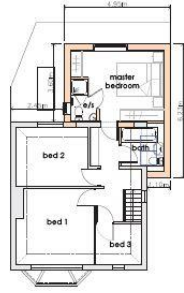
Rear (nw) elevation



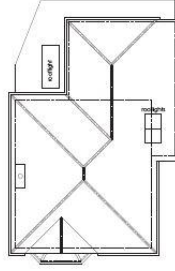
Rear (nw) elevation
garden level



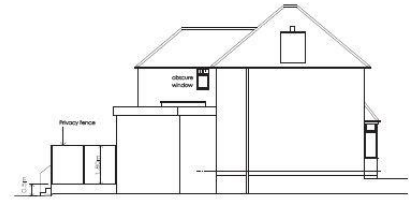
Ground floor plan



first floor plan



roof plan



Side (sw) elevation



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