

Report of the Chief Executive

APPLICATION NUMBER:	20/00059/FUL
LOCATION:	88 ABBEY ROAD BEESTON NOTTINGHAMSHIRE NG9 2HP
PROPOSAL:	CONSTRUCT FIRST FLOOR SIDE EXTENSION AND REAR DORMER (REVISED SCHEME)

The application is brought to the Committee as requested by Councillor S J Carr.

1 Executive Summary

- 1.1 The application is a revised scheme to seek planning permission to construct a first floor side extension with a gable roof and rear dormer. The property is a semi-detached two storey dwelling with a flat-roofed single storey rear extension and a hipped roof.
- 1.2 The main issues relate to the design and scale of the extension and the impact on neighbour amenity.
- 1.3 The benefits of the proposal are that it would be an extension to an existing residential dwelling and would not have a significant negative impact on neighbour amenity. The negative impact is the size and design of the extension, due to the large gable roof, would dominate the existing building and appear over-prominent in the street scene and would therefore not be in accordance with the policies contained within the development plan. It is considered that this issue is not outweighed by the benefits of the scheme.
- 1.4 The Committee is asked to resolve that planning permission be refused for the reason outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 The application is a revised scheme to seek planning permission to construct a first floor side extension and a flat-roofed rear dormer. The extension would be 4.5m wide at the front and would have a gable roof with a total height of 8.2m (0.2m setback from the ridge). It would be setback 0.4m from the front elevation and flush at the rear elevation. Pillars would support the extension at ground floor. The rear elevation would have a flat roofed rear dormer.

2 Site and surroundings

- 2.1 The application property is a semi-detached two storey dwelling with a flat roofed single storey rear extension. The dwelling has red bricks and red plain tiles. The front boundary with Abbey Road is a 1.5m high fence and the side boundary is a shared garage with no. 86 Abbey Road. There is a shared outbuilding with no. 109 Peveril Road along the rear boundary.

- 2.2 Abbey Road is a residential street of predominately semi-detached two storey dwellings. No. 86 Abbey Road has a first floor side elevation window. No. 109 Peveril Road, the adjoining dwelling, has single storey rear and side extensions and front and rear dormers with hipped roofs (98/00008/FUL and 05/01034/FUL). In terms of similar development, no. 84 Abbey Road has a two storey side extension with a hipped roof (99/00725/FUL). No. 102 Peveril Road has a two storey side extension with a hipped roof (07/00042/FUL).

3 Relevant Planning History

- 3.1 Planning permission was granted to construct a single storey rear extension and retain the store/shed and fence (14/00479/FUL). Prior approval was also not required to construct a single storey rear extension extending 5m from the rear wall (16/00605/PNH).
- 3.2 Planning permission was granted for a first floor side extension (19/00407/FUL). This development was setback 1m from the rear elevation (instead of flush) and had a hipped roof with a 0.4m setback (instead of 0.2m).

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 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 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 Five neighbours were consulted. One response has been received which raises no objection.

6 Assessment

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

6.2 **Design**

6.2.1 The proposed first floor side extension has a similar footprint to the previously approved scheme (19/00407/FUL). Whilst the development is unusual because it is a first floor side extension with brick supports, rather than a more conventional two storey side extension, given the previously approved scheme it is considered the open ground floor with brick supports is an acceptable part of the overall scheme.

6.2.2 The revised application proposes a gable roof, which differs to the hipped roof of the main dwelling and the previously approved scheme. The proposed gable roof is large (4.5m wide at the front), in order to provide living space within the roof, and only has a 0.2m setdown from the original ridge. This results in a bulky and prominent roof which is considered to dominate the existing building and appear over-prominent in the street scene of Abbey Road by virtue of its massing and scale.

6.2.3 The agent has highlighted other properties throughout Beeston who have received planning permission for hip to gable roof extensions and rear dormers. Whilst similar developments are a material planning consideration, these developments are considered to be materially different because they are alterations to the original roof rather than side extensions with gable roofs.

6.2.4 The proposal includes a flat-roofed rear dormer. Although the dormer has a box-like design due to the flat roof, given it only occupies part of the extension roof and does not extend across the original rear roof slope, it is considered not significant enough to be a reason for refusal in itself.

6.3 **Amenity**

6.3.1 The extension would be 0.3m from the boundary with no. 86 Abbey Road at its closest point. The proposal includes a window within the gable end which is labelled as obscurely glazed. If the scheme was recommended for approval, it would be conditioned that this window must be retained as obscurely glazed with any opening sections 1.7m above the floor level for the lifetime of the

development. There is also a Juliet balcony and dormer on the rear elevation. But given there are existing first floor rear elevation windows, it is considered the dormer and Juliet balcony would not have a significant negative impact on no. 86 Abbey Road, compared to the existing situation and the previously approved scheme.

7 Planning Balance

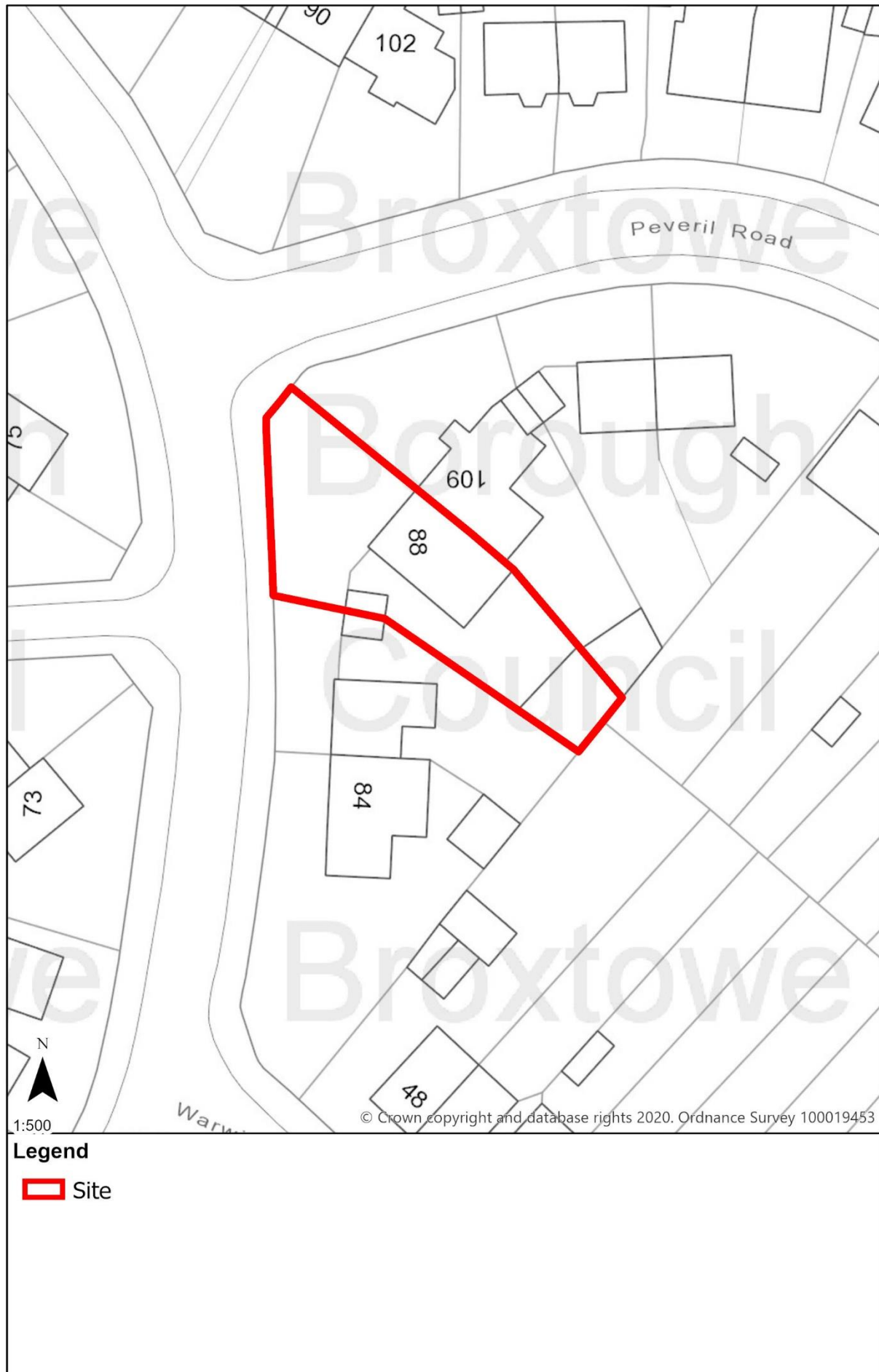
7.1 The benefits of the proposal are it would extend an existing residential dwelling, the footprint of the extension is similar to the previously approved scheme and the development would not have a significant negative impact on neighbour amenity.

7.2 The negative impact is the design and scale of the gable roof would dominate the existing building and appear over-prominent in the street scene. On balance it is considered that this issue is not outweighed by the benefits of the scheme.

8 Conclusion

8.1 The proposed development is considered to be unacceptable and dominate the existing building and appear over-prominent in the street scene of Abbey Road.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reason.	
1.	The first floor side extension, by virtue of the gable roof, would unduly dominate the existing building due to its massing and scale. The size and design of the roof would appear over-prominent in the street scene of Abbey Road and would fail to make a positive contribution to the character and appearance of the area. Accordingly, the proposed development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application by seeking amendments to try and achieve an acceptable design.



1:500

Legend

 Site

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Photographs



Front elevation.



No. 109 Peveril Road (L) and application property (R).



Rear elevation.

Plan (not to scale)

Health and Safety Notes:

1. Working on or near overhead power lines.
2. Do not drink.
3. Any demolition between stages of different cables, or between stages and installation when appropriate to confirm the Engineer's advice.
4. Coping removed. The existing roof will be made by the steel and timber specified in the plans. Some will be removed or replaced with 40mm thick aluminium when the roof is replaced in stages.
5. Floor in any well being constructed as 40. The Engineer should be consulted regarding the construction or engineering method approved by the drawing.

Notes:

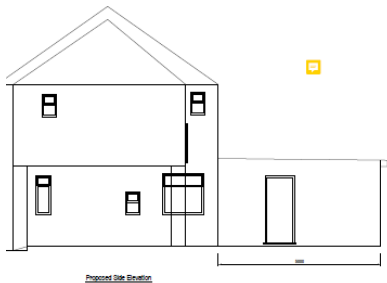
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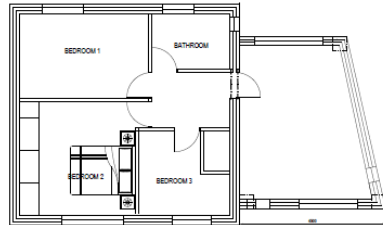
Client: MR ZAFFER AHMED
 Address: 86 ABBEY ROAD, BIRSTON, NOTTINGHAM
 Title: PROPOSED PLANS AND ELEVATIONS
 Drawing No: NGB112-88-03

Floor plans and elevations approved under 19/00407/FUL

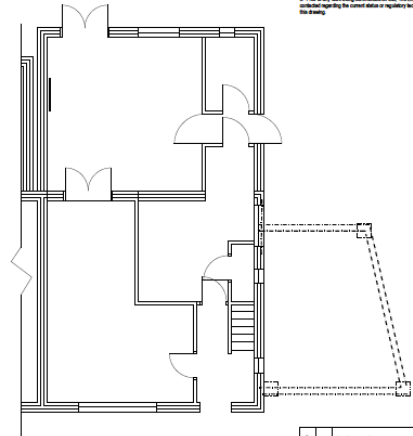
Author qualified to the BS 5830. It may not be copied or disclosed without the express written consent of the originator.
 5. Plans to any wall being constructed shall. The Engineer shall be responsible for verifying the correct status or regulatory technical aspects for the building.



Proposed Side Elevation



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Front Elevation



Proposed Rear Elevation

1	19/00407	Plan (Number) (Form) (ref)	2.1
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PLANNING

Client: MR ZAFFEER AHMED

Job: 88 ABBEY ROAD, BEESTON, NOTTINGHAM

Title: PROPOSED PLANS AND ELEVATION

Drawn By: DA Date: 2020

Eng Check: SD

Check: []

Scale: 1:50 (A1)

Drawing No: []