

**Report of the Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>20/00255/FUL</b>
<b>LOCATION:</b>	<b>10 Wimpole Road Beeston Nottinghamshire NG9 3LQ</b>
<b>PROPOSAL:</b>	<b>Construct single storey rear/side extension and lower rear garden level</b>

Councillor S Carr has requested that the application is determined by the Planning Committee.

**1 Executive Summary**

- 1.1 This application seeks planning permission for a single storey rear/side extension to a bungalow and to lower the rear garden level by up to 2m, with a 1m high retaining wall.
- 1.2 The proposed extension is not considered to be harmful to the character of the host dwelling or out of keeping with the character of the surrounding area.
- 1.3 Lowering the ground level of the rear garden is considered to be acceptable as part of the overall development and modernisation of the property.
- 1.4 It is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring properties.
- 1.5 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. It would provide the facilities, accessibility, space and levels of a lifetime home. The negative impact would be the loss of part of the garden to development, but this is offset by levelling the garden to the rear in creating a useable amenity space, therefore this negative is considered to be outweighed by the benefits of the scheme.
- 1.6 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 single storey rear/side extension and to lower the rear garden level. Works have already commenced on site. The L-shaped extension would extend 6m from the rear elevation and have a predominantly hipped roof at an eaves height of 2.6m and an overall height of 4m. The roof would connect to the side with a small, flat roofed element at an overall height of 2.6m. The proposal would be 7.4m wide (protruding 2m beyond the side (east) elevation), with the flat roofed side element being 2m in length along the original side (east) elevation. To the rear, there would be two sets of French doors. Facing the front, there would be a door with a narrow full height window. The rear elevation of the extension would be constructed 0.3m off the boundary with no. 12 and 0.8m off the boundary with no. 8, though these gaps would narrow towards the bungalow (to 0.3m with no. 8 and 0.1m with no. 12).
- 1.2 The proposal would be constructed at the same level as the existing property which has involved some works to lower the levels at the rear of the site – this will include the land to the immediate sides and the rear of the proposed extension being lowered. A retaining wall 1m high will be constructed between 0.8m and 1.3m from the rear boundary and 0.3m off the side boundary with no. 12 and 0.8m off the side boundary with no. 8.
- 1.3 Fenestration on the side facing no. 8 would be a window (replacing the current front door) and a window will be blocked up. Inside, with layout changes, the existing property would house three bedrooms and a bathroom, with the extension creating an open plan kitchen / lounge. The element to the side would be a new entrance hall. There would be an increase from two to three bedrooms.
- 1.4 The entire building would be insulated and have a rendered finish and concrete tiles to match existing would be used on the extension.

2 Site and Surroundings

- 2.1 The property is a semi-detached bungalow with a side gable roof. It has sandy bricks on the lower part of the elevations (and around door/ windows and the eaves), above there is a cream coarse render (applied over concrete blocks – parts currently exposed) and on the roof there are red pan tiles.
- 2.2 At the front, the boundary is open on three sides with a shared (with no. 8) tarmac drive providing parking for two cars on site. There is a relatively narrow pavement beside the front highway. The front lawn is currently used for storage of materials, with the rear garden also used for storage/bare earth as works to lower the ground levels have commenced. In the rear, the boundary with no. 8 is a 2m high fence and no. 8's shed. The rear boundary is a 2m high fence (with concrete posts and gravel boards), some holly and wire mesh fencing at the north western corner, then with no. 12 there is a 2m high fence and then no. 12's rear extension. Along both side fences and at the rear, the ground level has been lowered by 2m. Wimpole Road slopes uphill in a westerly direction, with the driveway having a

slight northerly slope. The rear is now generally level and lower than its surroundings, with both nos. 8 and 12's rear gardens rising in a northerly direction and to the rear, the properties on Carwood Road are 2m higher.

- 2.3 Wimpole Road is a cul-de-sac with a mixture of property types. No. 8 is an end of terrace house and has no side windows facing the site. No. 12 is the attached bungalow and has been extended including a side and rear extension (sunroom/conservatory), which wraps around the rear north western corner of no. 12 (similar to the proposed albeit smaller). No. 12 has a tree in their rear garden towards the middle of the boundary with the site.

### 3 Relevant Planning History

- 3.1 The bungalow was granted permission in 1981 (81/00195/FUL - Construct 62 dwellings with separate and integral garages). This permission removed permitted development rights for extensions to the properties to prevent additional development which could be harmful to the general appearance of the neighbourhood.

### 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 Consultation

- 5.1 Two site notices were posted (due to CV19), with no responses received.

### 6 Assessment

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

**6.2 Design**

- 6.2.1 In terms of mass and scale, it is considered that the extension does not represent a disproportionate addition as it is single storey, to the rear of the existing bungalow and has a lower roof height towards the boundary with no. 12 and the side element (facing the front) would have a flat roof. The development would also be at a lower level than properties to the rear of the site.
- 6.2.2 The extension is considered to have a simple design which matches that of the existing property.
- 6.2.3 The ground works have lowered the ground so that it is level with the rear of the property. Once the extension is constructed, this will enable level access throughout the property and level amenity space to the rear.
- 6.2.4 It is considered that the extended and modernised layout of the bungalow, with the level access would provide the occupants with a lifetime home.
- 6.2.5 The proposed materials are render and concrete tiles to match existing.
- 6.2.6 As the property has a relatively wide side access shared with no. 8, the extension would be visible from Wimpole Road. However, the proposal is single storey and would have a lower roof height facing the front (2.6m). The development would also be set towards the rear, being a distance of 12m from the front boundary with Wimpole Road. Therefore, the proposed development is considered to have no significant impact on the street scene.
- 6.2.7 Overall it is considered that the proposal would achieve an acceptable standard of design, would provide a lifetime home, would maintain the character of the property and area and would have no significant visual impact on the surrounding area.

**6.3 Amenity**

- 6.3.1 In regards to the ground works, these have created a level site so that the proposed extension can be built at the same level as the existing property. The remaining garden has also been lowered so as to provide level amenity space for the occupants. This is lower than the surrounding properties gardens (currently approximately 2m lower beside the rear boundary) and would be retained by a 1m high retaining wall. Works to alter the levels will need to comply with the Building Regulations. Therefore, it is considered that as the rear garden is lower than the neighbours, the ground works would have no significant impact on neighbour amenity.
- 6.3.2 Neighbours to the rear (8 Nicholas Road, 22 and 24 Carwood Road) would have limited sight of the extension as it is at a lower level and single storey. Therefore, the proposal is considered to have no significant impact on these neighbours.
- 6.3.3 The proposal is single storey and would be built to the rear and side of the property, therefore it is considered to have no significant impact on the neighbours to the front (3 and 5 Wimpole Road).

6.3.4 8 Wimpole Road is a two storey end of terrace, to the east of the site. No. 8 has no side windows facing the site and is situated 2.5m away from the eastern site boundary. Along this boundary, the proposal would be single storey, have a hipped roof to the rear and a flat roof at the side (with a height of 2.6m). There are no side windows proposed facing no. 8. Therefore, it is considered that the proposed development would have no significant impact on no. 8.

6.3.5 12 Wimpole Road is the attached bungalow to the west and has a rear extension. The proposed rear extension would extend 2.5m further to the rear than no. 12's extension, though it would be single storey, be constructed just off the boundary and have an eaves height adjacent to this boundary of 2.6m. Therefore, it is considered that the proposal would have no significant impact on no. 12.

**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. It would provide the facilities, accessibility, space and levels of a lifetime home. The negative impacts would be the loss of part of the garden to development, but this is offset by levelling the garden to the rear in creating a useable amenity space, therefore this negative is considered to be outweighed by the benefits of the scheme.

**8 Conclusion**

8.1 Overall, it is considered that the proposal is acceptable as it will not result in an unacceptable loss of amenity for any neighbouring properties, is of an acceptable design, is not considered to be harmful to the character of the host dwelling or out of keeping with the character of the surrounding area and accordingly, planning permission should be granted.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</b>	
<b>1.</b>	<b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b>  <b><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></b>
<b>2.</b>	<b>The development hereby permitted shall be carried out in accordance with drawing numbers: NG93LQ-amc-03-xx-dr-A-0001 and NG93LQ-amc-03-xx-dr-A-00028 received by the Local Planning Authority on 14 April 2020, NG93LQ-amc-03-xx-dr-A-0026A received by the Local Planning Authority on 20 April 2020</b>

	<p>and NG93LQ-amc-03-xx-dr-A-0027A received by the Local Planning Authority on 22 April 2020.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3	<p>The extension and alterations shall be constructed using render 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>
	<p><b>NOTES TO APPLICANT</b></p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the extended determination timescale.</p>
2.	<p>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. <u>Further information is also available on the Coal Authority website at:</u> <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>

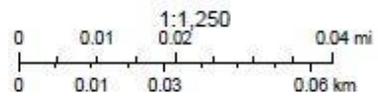
Site Map

10 Wimpole Road



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 Site



Photographs



Front (south) and side (east) elevations.



Rear (north) elevation.



Rear boundary with no. 12.



View from rear, facing Wimpole Road.

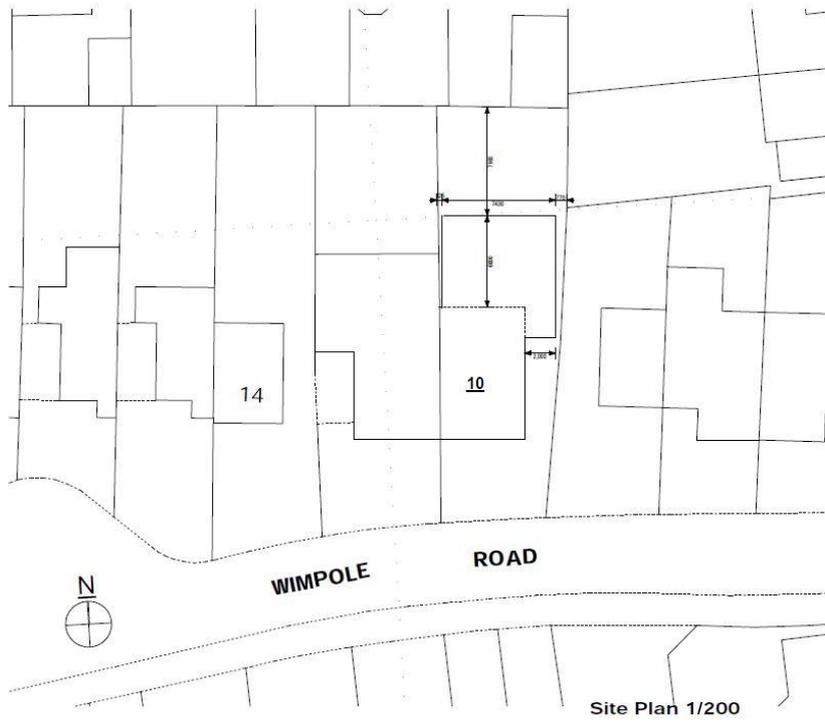


Rear and boundary with no. 8

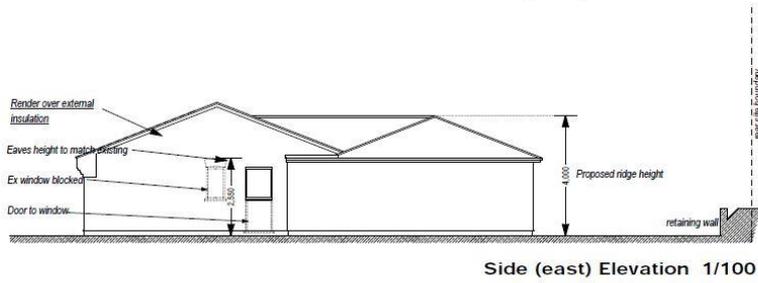
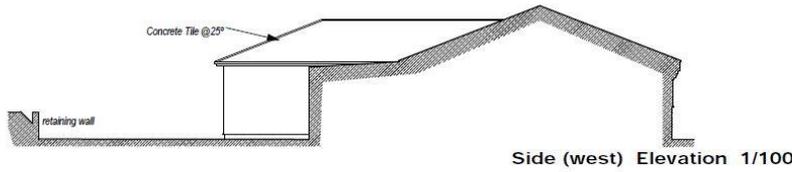
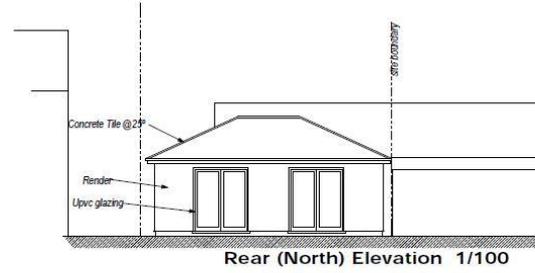
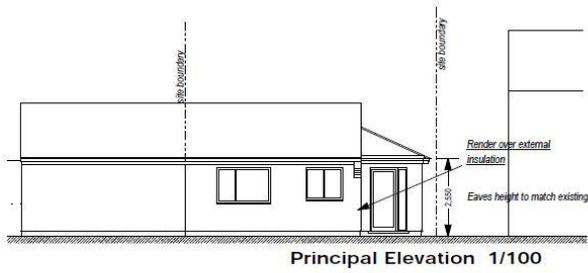


Rear garden works.

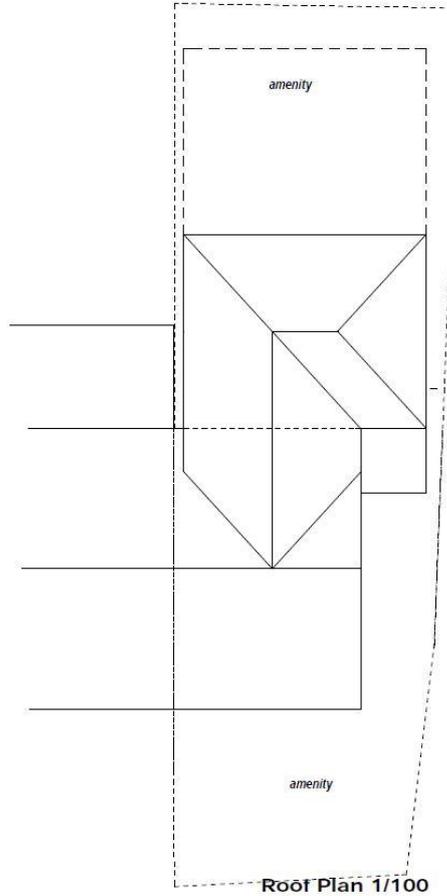
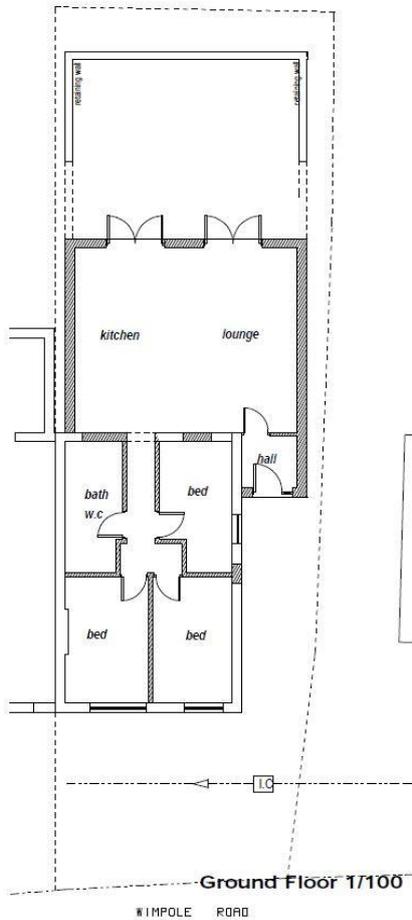
**Plans (not to scale)**



DATE	AMENDMENT	REV
<b>PROJECT</b> Proposed extensions 10 Wimpole Rd Beeston		
<b>DESCRIPTION</b> PLANS PROPOSED		
<b>SCALE</b> 1-200 @ A3		<b>DATE</b> mar 20
<b>PROJECT NUMBER</b> NG93LQ-amc-03-xx-dr-A- 0028		<b>DRAWING NUMBER</b>
<b>STATUS</b> HOUSEHOLDER PLANNING		
<small>DO NOT SCALE FROM THIS DRAWING - ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE                      THIS DRAWING © ALAN MCGOWAN ARCHITECTS</small>		
 Alan McGowan Architects Ltd Chartered Architects RIBA #		
<small>BRIDGE HOUSE LONG LAYTON NOTTINGHAM NG16 1RL TEL: 0115 8738021 info@alantmgowan.co.uk</small>		



PROJECT	Proposed extensions 10 Wimpole Rd Beeston		
DESCRIPTION	PLANS PROPOSED		
SCALE	1-100 @ A3	DATE	apr 20
PROJECT NUMBER	DRAWING NUMBER		
	NG93LQ-amc-03-xx-dr-A-0027A		
STATUS	HOUSEHOLDER PLANNING		
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DATE	AMENDMENT	REV	
PROJECT	Proposed extensions 10 Wimpole Rd Beeston		
DESCRIPTION	PLANS PROPOSED		
SCALE	1-100 @ A3	DATE	APR 20
PROJECT NUMBER	DRAWING NUMBER		
	NG93LQ-amc-03-xx-dr-A-0026A		
STATUS	HOUSEHOLDER PLANNING		
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