

Report of the Chief Executive

APPLICATION NUMBER:	20/00283/OUT
LOCATION:	LAND TO THE REAR OF 13 RUTLAND AVENUE, TOTON, NOTTINGHAMSHIRE, NG9 6EP
PROPOSAL:	OUTLINE APPLICATION TO CONSTRUCT 2 DORMER BUNGALOWS, FOLLOWING DEMOLITION OF GARAGES (WITH SOME MATTERS RESERVED)

Councillor Fletcher has requested this application be determined by Planning Committee.

1 Executive Summary

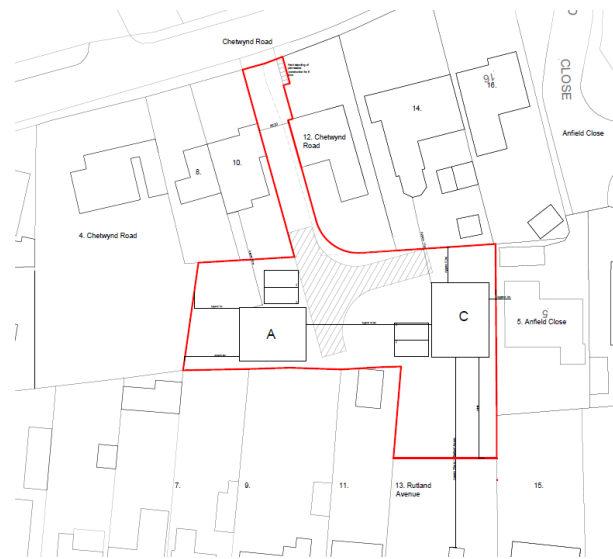
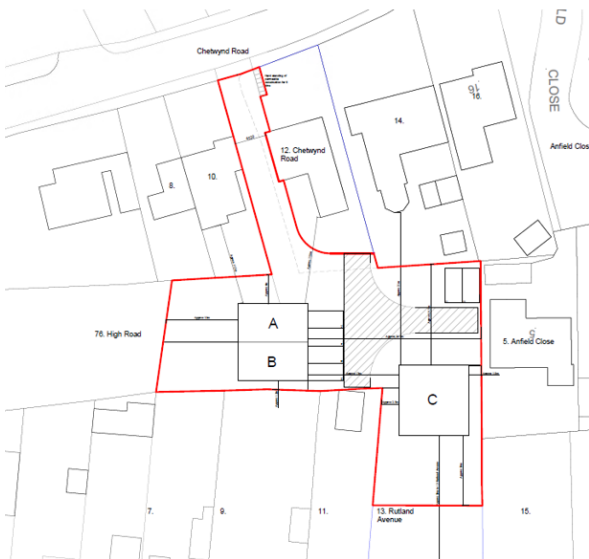
- 1.1 The application seeks outline planning permission to construct two dormer bungalows on the land to the rear of 13 Rutland Avenue. Details of access, and layout have been submitted as part of this application, with landscaping, scale and appearance reserved for future consideration (reserved matters). The existing garages on site will be demolished.
- 1.2 The main issues relate to whether the principle two dormer bungalows would be acceptable, if the development is acceptable in relation to access, layout and flood risk and whether there will be an unacceptable impact on neighbour amenity.
- 1.3 The benefits of the proposal would mean two additional homes within a sustainable, urban location which would be in accordance with policies contained within the development plan which is given significant weight. The proposed works would contribute to the local economy by providing jobs during the construction process. There would be some impact on neighbour amenity but this is considered to be outweighed by the benefits of the scheme.
- 1.4 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

1 Details of the Application

- 1.1 The application seeks permission to construct two dormer bungalows. Details of access, and layout have been submitted as part of this application, with landscaping, scale and appearance reserved for future consideration (reserved matters). The existing garages on site will be demolished.
- 1.2 The access to the new dormer bungalows will be taken from Chetwynd Road and will be widened. A bin store with space for six bins will be positioned next to the entrance. Plot C will be approximately 1m from the boundary with no. 5 Anfield Close, approximately 5.3m from the boundary with no. 14 Chetwynd Road and approximately 28m from no. 13 Rutland Avenue. Plot A will be 14.3m from no. 10 Chetwynd Road. Each dormer bungalows will have two parking spaces.
- 1.3 During the course of the application, the plans were amended with the following changes:
- Reposition Plot C further to the north to align with no. 5 Anfield Close
 - Removal of Plot B
 - Turning head amended to new positioning of Plot A and B
 - Plot A moved further to the south and increased in size
 - Parking repositioned.

Original block plan as submitted:

Amended block plan:



2 Site and surroundings

- 2.1 The site contains eight garages in two rows of five and three. The garages are brick built with sloping/flat roofs. An outbuilding is positioned next to the row of three garages and two next to the boundary with no. 5 Anfield Road. The site forms part of the land belonging to 13 Rutland Avenue and access to the site is from Chetwynd Road. The site is a mixture of grass, vegetation, trees and

hardstanding. It is enclosed by hedges and fencing. The site is located in Flood Zone 2 which is land with a medium probability (between 1 in 100 and 1 in 1000) of river flooding.

2.2 The site lies within a predominantly residential area. There are a mixture of houses and bungalows that adjoin the site from Rutland Avenue and Chetwynd Road. Nos. 12 and 14 Chetwynd Road are bungalows with single storey rear extensions and nos. 8 and 10 Chetwynd Road are a pair of semi-detached houses. These dormer bungalows are positioned to the north of the site. No. 5 Anfield Close is a bungalow positioned to the east of the site. No. 13 Rutland Avenue is a bungalow positioned to the south of the site. No. 9 Rutland Avenue is a bungalow and nos. 7 and 11 are houses and they are all positioned to the south of the site.

3 Relevant Planning History

3.1 No site history.

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 1: Climate Change
- Policy 8: Housing Size, Mix and Choice
- 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 1: Flood Risk
- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity

4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 4 – Decision-making
- Section 5 – Delivering a Sufficient Supply of Homes
- Section 11 – Making Effective Use of Land
- Section 12 – Achieving Well-designed Places

5 Consultations

5.1 **Council's Environmental Health Officer:** raises no objection subject to a condition requiring a contamination survey to be carried out. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. An advisory is recommended in respect of working hours, bonfires and asbestos.

- 5.2 **Council's Waste and Recycling Officer:** raises no objection and advises the requirements for bins.
- 5.3 **Nottinghamshire County Council as Highways Authority:** raise no objection subject to conditions in relation to the bin store, private driveway, dropped kerb, driveway/parking/turning areas, appropriate drainage and hard surfacing.
- 5.4 **Environment Agency:** the site falls within Flood Zone 2 and therefore standing advice applies.
- 5.5 17 neighbouring properties were consulted and four site notices and amended site notices were displayed. 20 objections were received and can be summarised as follows:
- A pair of semi-detached houses will be overpowering and a bungalow would have less impact
 - Loss of privacy and negative impact on character of area from three storey houses and increase in ground level
 - Loss of enjoyment of garden
 - A three storey building so close to boundary would be undesirable
 - Loss of light
 - 45 degree rule should be considered
 - Bungalow extends for full length of fence
 - Unsympathetic to character of area and concerns with visibility of three storey houses from street scene
 - High density is out of character with surrounding area
 - High buildings would be an eye sore considering the site is largely enclosed by bungalows
 - All surface water run-off should be contained within the site
 - Concerns with drainage and flooding
 - Loss of trees and vegetation which contribute to wildlife and habitats
 - No provision for impacts on local wildlife
 - Buildings elevated due to requirements from flood risk assessment
 - Two bungalows would be more appropriate for the site and more in keeping with the surrounding area
 - Was assured that only two bungalows would be built by previous land owners
 - Bin store is an insufficient size and inadequate to protect amenity of surrounding neighbours. Could cause unnecessary smell and deleterious impact on Chetwynd Road.
 - Bin store next to residential garden is inappropriate
 - Bin store will impact on public health
 - Devalue property from bin store
 - Asbestos in garage roofs should be considered due to neighbours with health conditions
 - Scaffolding will tower over building
 - Increase in noise due to turning head
 - Loss of income due to loss of light to solar panels
 - Applicants responsible for informing neighbours of application should be expected to include more detail

- Noise and disturbance from construction works
- No mention of additional safety measures for safe movement of children along Chetwynd Road in relation to construction vehicles, skips and noise/dust
- Plans incorrectly show part of no. 4 Chetwynd Road's garden belonging to no. 76 High Road
- Bungalows on Chetwynd Road do not have rooms in the roof
- No consultation with developers before the initiation of the consultation period
- 10m length gardens are not big enough
- Concerns with security
- Increase in parking on Chetwynd Road which restricts passage of vehicles
- Construction vehicles and visitors parking has not been taken into consideration
- Two dwellings would better accommodate off-road parking
- Difficult access for emergency vehicles which could be compromised by nuisance parking blocking the entrance to the site
- Increase in traffic which has already increased from new shops and existing school
- Vehicle lights shining into property at night when accessing site.

6 Assessment

6.1 The main issues relate to whether the principle of two dormer bungalows would be acceptable, the impact on the surrounding area, parking and access, layout, and whether there will be an unacceptable impact on neighbour amenity. Landscape, scale and appearance are reserved matters and will be subject to a reserved matters application.

6.2 **Principle**

6.2.1 The site is within an existing residential area and provides an opportunity to provide additional housing outside of the Green Belt. There is also a significant need to boost housing supply which sites such as this can help deliver. The provision of two bungalows is considered to be a benefit in terms of contributing to the provision of homes in the borough.

6.2.2 Whilst it is acknowledged there will be some impact on amenity and parking, it is considered this is outweighed by the provision of two additional dwellings. Whilst landscape, scale and appearance are reserved matters, it is considered the indicative plans demonstrates that two dwellings can be accommodated on site with adequate parking.

6.2.3 To conclude, the site is located within an urban location and weight must be given to the need to boost housing supply. It will also provide an additional two dwellings within an existing settlement in a sustainable location, within a reasonable proximity to sustainable transport links (Toton Lane park and ride). The principle of the development is therefore considered to be acceptable.

6.3 **Flood Risk**

6.3.1 Policy 1 of the Part 2 Local Plan (2019) states that development will not be permitted in areas at risk from any form of flooding unless: there are no suitable and reasonably available alternative locations for the proposed development in a

lower-risk area outside the Green Belt. A Sequential Test has also been submitted with the application which concludes that there are no similar, alternative sites available within a reasonable proximity located in zones with a lower probability of flooding.

- 6.3.2 The site is relatively flat and is located within Flood Zone 2 which is land with a medium probability (between 1 in 100 and 1 in 1000) of river flooding. A Flood Risk Assessment (FRA) has been submitted with the application. The Environment Agency were consulted on this application and did not provide comments due to the site being located within Flood Zone 2 and being subject to standing advice.
- 6.3.3 From reviewing the FRA, it is considered that flood risk issues have been satisfactorily addressed. The FRA has addressed the probability of flooding, climate change, emergency access and egress, proposed floor levels, flood resilient construction and surface water drainage.
- 6.3.4 In regards to safe access and egress, the FRA states that this would be along the shared access onto Chetwynd Road and northwards to follow the rising ground levels along the B6003, Stapleford Lane. All households should sign up to the Environment Agency flood warning service.
- 6.3.5 The FRA acknowledges that surface water would accumulate in external areas during extreme rainfall events before finally draining into the surface water drainage systems. However, it goes on to state that the site is generally flat or gently sloping and would not tend to generate significant sheet runoff.
- 6.3.6 The FRA states that the Environment Agency guidance is for floor levels to be 300mm above the 100-year + climate change flood level. Therefore, for this site, the floor levels would be 29.63m to meet that requirement. This floor level, approximately 400mm above the existing site levels would also provide a margin of protection over the modelled 1000-year flood level. The floor levels will be conditioned.
- 6.3.7 The FRA has specified flood resilient construction methods that could be incorporated into the design of the dwellings. Some of these, although not limited to, are as follows: solid ground floors, cavity wall insulation with rigid insulation boards, damp-proof membrane up to 600mm above the floor level, internal walls to be brick or block construction and all services to be raised above potential flood levels.
- 6.3.8 To conclude, it is considered that flood risk matters have been addressed accordingly.

6.4 **Amenity and Layout**

- 6.4.1 It is evident from the responses received that there is a significant amount of concerns in relation to the number of dwellings and the potential size and scale. A number of the concerns raised detailed that the initial plans of a pair of semi-detached houses and a dormer bungalow represented an overdevelopment of the site which would have a significant impact on amenity. Some of the objections

acknowledged that it was accepted that the site is likely to be developed but that two bungalows would be more appropriate.

- 6.4.2 As shown in paragraph 1.3 of the 'Details of Application,' the plans have been amended to reduce the number of dwellings from three to two. The pair of semi-detached houses originally stated they would be two storeys with a room in the roof. The proposal now relates solely to two dormer bungalows. Apart from the changes already listed in paragraph 1.3, the main other change is the repositioning of Plot C to align with no. 5 Anfield Close.
- 6.4.3 It is considered that the block plan demonstrates that the proposal of two dormer bungalows can be accommodated on site. Whilst the scale, appearance and window placements would be subject to scrutiny under a reserved matters application, it is considered that the layout of the two dormer bungalows demonstrates that an acceptable level of amenity for future occupants can be provided with private rear gardens whilst still maintaining a sufficient distance from neighbouring properties.
- 6.4.4 Plot A will be a minimum of 25m from nos. 7 and 9 Rutland Avenue. Both nos. 7 and 9 benefit from sizeable rear gardens that it is considered a neighbourly relationship with this plot can be achieved. Furthermore, it is considered this separation distance between two dwellings has been commonly accepted in the borough. No. 13 Rutland Avenue will be 28m from Plot C which is also considered a sizeable separation distance that a neighbourly relationship can be maintained. It is considered that Plot A and C will have an acceptable impact on the amenity of all other properties adjoining the site from Rutland Avenue.
- 6.4.5 Plot C will be approximately 2.4m from no. 5 Anfield Close and will extend approximately 1.6m beyond the rear elevation. It is considered this relationship is acceptable given that the new dwelling will be a dormer bungalow and no. 5 Anfield Close is also a bungalow. Plot C will be approximately 13m from no. 14 Chetwynd which is a bungalow. However, this is to the closest point and the property has been extended. To the main rear elevation of the bungalow the separation distance is approximately 21m. the main rear garden space for Plot C will be to the south of the site, therefore, it is considered this relationship is acceptable.
- 6.4.6 No. 12 Chetwynd Road is a bungalow and is positioned next to the site access. The access has been widened to 4.5m for part of the access (approximately 9m). The bin store is positioned within this widened access and there have been a number of concerns about its placement. Details in relation to the bin store would be submitted during the reserved matters application. In relation to the principle of the bin store being positioned close to the road, it is considered that a suitable design to enclose the bins to reduce their visibility would be acceptable that this wouldn't appear as a prominent feature in the street scene. Concerns have been raised in relation to the bin store potentially causing odours to nearby residents. However, it is considered that as this is to the front of gardens that are not usually used as amenity space and subject to the design enclosing the bins, this would not amount to a reason for refusal. The bin store is positioned close to the road to enable bin operatives to access these on collection day. Furthermore, the Waste and Recycling Officer has not raised any objections to the size of the bin

store or its positioning. There is also the possibility that bins may not be stored in here at all times subject to new occupants wanting to gain access to their bins in between collection times. Subject to the design of the bin store, it is considered the principle of this location is acceptable.

6.4.7 Plot A has been repositioned further away from no. 10 Chetwynd Road's rear boundary that the separation distance is 14.3m between the two dwellings. No. 10 is a semi-detached house and therefore it is unlikely there will be a significant level of overlooking to this property from Plot A. Whilst it is acknowledged that no. 10 has a small garden, the side elevation of Plot A will face north towards this garden and as this will be a dormer bungalow, it is considered a neighbourly relationship can be maintained.

6.4.8 It is considered that Plot A is a sufficient distance from all other properties on Chetwynd Road and Anfield Close that there will not be a significant impact on the amenity of these neighbouring occupants.

6.4.9 It is considered the layout of the plots are an acceptable size, shape and positioning and will not appear out of character with the area.

6.3.10 A number of concerns in relation to amenity have been raised within the representations received which will be addressed. Although scale will be assessed within a reserved matters stage, it is considered that a neighbourly relationship can be achieved that there would not be a significant loss of light to surrounding neighbours. Although the 45-degree rule can be a useful tool in assessing the impact on the loss of light from one property to another, this is not in Broxtowe's adopted policy and assessments for impact on neighbours will be made on a case by case basis. Whilst it is acknowledged there will be some increase in noise and disturbance from two additional dwellings with a turning head, it is considered this would not be significant enough to warrant a refusal.

6.4.11 To conclude, whilst appearance and scale form part of the reserved matters stage, it is considered the block plan demonstrates that a neighbourly relationship can be maintained with surrounding properties. It is considered the proposal of dormer bungalows are acceptable and along with the footprint and positioning in the plot, will respond to the character of the area.

6.5 Access and Parking

6.5.1 It is evident within the consultation responses that there is concern that the development does not include sufficient parking provision and that this will lead to increased demand for on-street parking which would be detrimental to the area. However, it is considered the amount of parking proposed (two spaces) per dormer bungalows is acceptable. The Highways Authority have not objected to the application subject to including conditions in relation to the bin store, private driveway, dropped kerb, driveway/parking/turning areas, appropriate drainage and hard surfacing. Due to a lack of objection from the Highways Authority and the sustainable location, it is considered the proposed plans have demonstrated that sufficient parking can be accommodated on site.

- 6.5.2 Whilst it is acknowledged that nos. 10 and 12 Chetwynd Road adjoin the site entrance, it is considered the traffic generated from two dormer bungalows in relation to that of eight garages would not be dissimilar. Concerns have been raised in relation to headlights shining into the windows of houses when entering the site. However, it is considered this would be comparable to the next door neighbours' car pulling onto a driveway that it wouldn't warrant refusal. Furthermore, this access serves eight garages.
- 6.5.3 Any illegal parking should be reported to the police. Although there may be construction vehicles parked close to the site and on the street for a period of time, this is to be expected and it is considered it would not warrant a refusal.
- 6.5.4 In relation to assessing the highway impacts of a proposal, paragraph 109 of the National Planning Policy Framework states that development should only be refused on transport grounds where the residual cumulative impacts are severe. Whilst paragraph 105 refers to the setting of local parking standards rather than the determination of planning applications, it provides a list of factors which should be taken into account, including the availability of and opportunities for public transport and the type, mix and use of the development.
- 6.5.5 The site lies within an existing urban location within a reasonable proximity to Toton Lane park and ride. Whilst it is acknowledged there could be some increase in on-street parking as a result of this development, it is considered this would not pose a highway safety risk. Two car parking spaces have been provided per dormer bungalow and the Highways Authority have not raised any objection in relation to the development. Therefore, it is considered that the parking arrangement is acceptable for this site and would not warrant a refusal.
- 6.6 Other issues**
- 6.6.1 A number of concerns have been raised by residents which will be addressed within this section.
- 6.6.2 Although the trees on site may support wildlife, this is a private garden outside of the conservation area and there are no TPO's (Tree Preservation Orders) attached to them that they could be removed at any time. However, landscaping is a reserved matter and this can be addressed at a later stage. There is no requirement for this application to provide details on the impact of local wildlife.
- 6.6.3 Although the bungalows will be required to be raised above the ground level due to being situated in Flood Zone 2, it is considered that this can be designed appropriately to reflect an acceptable level of design and still maintain an acceptable level of amenity with surrounding neighbours. However, this will be addressed within a reserved matters application.
- 6.6.4 Devaluation of a property and loss of income is not a planning consideration.
- 6.6.5 A precommencement condition will be included in respect of submitting a contamination survey before works begin. An advisory in respect of asbestos, working hours and prohibiting bonfires will be included.

- 6.6.6 Due to the change in publicising applications in line with Covid-19, applicants are required to inform neighbours of the application. It is considered the publicising of this application has been done sufficiently. Four site notices have been displayed at the initial point of consultation and with amended plans as well as emailing neighbours who have commented. It is considered this is sufficient in notifying neighbours of the application. There is no requirement for developers to notify neighbours of the application before the consultation period.
- 6.6.7 A degree of noise and disturbance is expected from the construction process.
- 6.6.8 There is no requirement to provide additional safety measures for the management of construction vehicles, skips and noise/dust.
- 6.6.9 The block plan has been amended to correctly show no. 4 Chetwynd Road's garden.
- 6.6.10 It is considered two additional dwellings on this site would not pose a significant security risk.
- 6.6.11 Promises of development by previous land owners are not a planning consideration.

7 Planning Balance

- 7.1 The benefits of the proposal are that it would provide two additional homes within an existing urban area and would support short term benefits such as jobs during the construction of the proposed dwellings and would be in accordance with policies contained within the development plan. Whilst it is acknowledged there will be some impact on the amenity of neighbours and on-street parking, this is outweighed by the benefits of the scheme and due to the site's location within a sustainable, urban area.

8 Conclusion

- 8.1 To conclude, whilst it is acknowledged that landscaping, scale and appearance are reserved matters, it is considered that the layout and access arrangements for two dormer bungalows would be acceptable on this site without having an adverse effect on the amenity of the surrounding neighbours.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. <i>Reason: To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>

<p>2.</p>	<p>The development hereby permitted shall be commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.</p> <p><i>Reason: To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
<p>3.</p>	<p>The outline permission relates to drawings:</p> <ul style="list-style-type: none"> • Site Location Plan (1:1250) received by the Local Planning Authority on 29 April 2020 and • Block Plan Rev F (2194/03) (1:1250) received by the Local Planning Authority on 25 August 2020. <p><i>Reason: For the avoidance of doubt.</i></p>
<p>4.</p>	<p>Before any development is commenced, detailed drawings and particulars showing the following (the ‘Reserved Matters’) shall be submitted to and approved by the Local Planning Authority:</p> <ul style="list-style-type: none"> a) the scale and external appearance of the dwellings; b) the landscaping treatment of the site. <p>The development shall be carried out strictly in accordance with the approved details.</p> <p><i>Reason: The application was submitted in outline only and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing in the interests of ensuring the details of the development are acceptable to the Local Planning Authority.</i></p>
<p>5.</p>	<p>a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.</p> <p>b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-</p> <ul style="list-style-type: none"> (i) All necessary remedial measures have been completed in accordance with details approved in writing by the Local Planning Authority; and (ii) It has been certified to the satisfaction of the Local Planning Authority that necessary remedial measures have been implemented in full and

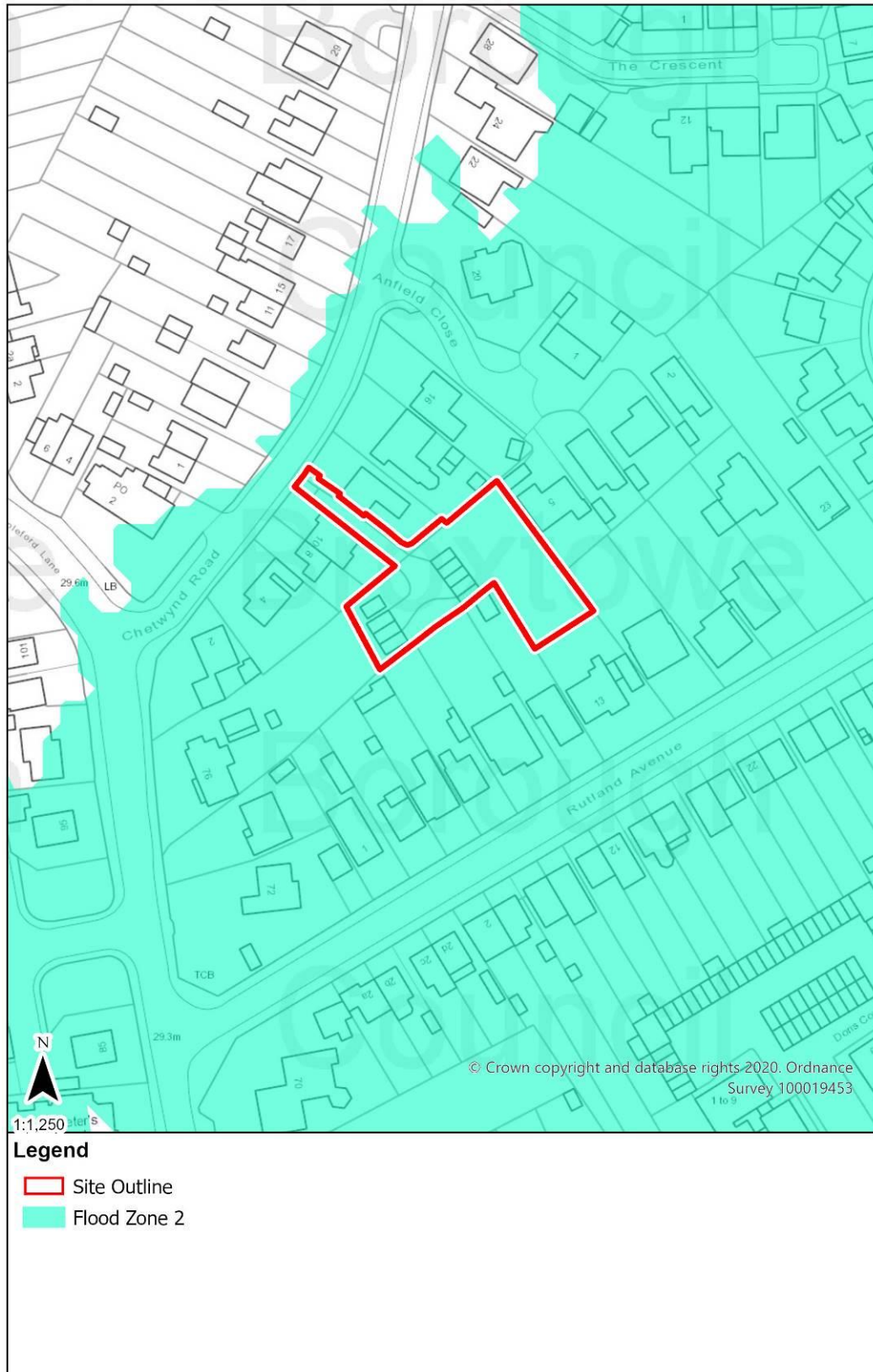
	<p>that they have rendered the site free from risk to human health from the contaminants identified.</p> <p><i>Reason: No such details were specified with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure that the details are satisfactory in the interests of public health and safety and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy.</i></p>
<p>6.</p>	<p>Prior to the first occupation of the dwellings hereby approved, the development shall be constructed in accordance with the submitted Flood Risk Assessment Rev A prepared by TDI dated 12 August 2020. The finished floor levels shall be set no lower than 29.63m AOD. This mitigation measure shall be maintained and retained for the lifetime of the development.</p> <p><i>Reason: To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Part 2 Local Plan (2019) and Policy 1 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>7.</p>	<p>The dwellings hereby approved shall not be first occupied until:</p> <ul style="list-style-type: none"> • the private shared driveway is constructed in accordance with the Block Plan 2194/03 Rev F; • the dropped vehicular footway crossing on Chetwynd Road has been widened and available for use; • the access drive is surfaced in a hard, bound material (not loose aggregate) for a minimum of 5.5m behind the highway boundary and designed to prevent the unregulated discharge of surface water onto the public highway and • the bin store as shown on Block Plan 2194/03 Rev F is constructed and made available for use. <p>The dropped vehicular footway crossing and bin store shall then be maintained in such form for the lifetime of the development.</p> <p><i>Reason: In the interests of highway safety and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policies 10 and 14 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>The detailed drawings and particulars required under condition 4(b) shall include the following details:</p> <ul style="list-style-type: none"> a. numbers, types, sizes and positions of proposed trees and shrubs b. details of boundary treatments (including the bin store); c. proposed hard surfacing treatment; d. planting, seeding/turfing of other soft landscape areas; and e. a timetable for implementation of the scheme.

	<p>The approved scheme shall be carried out strictly in accordance with the approved details. Soft landscaping shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: No such details were submitted with the application and to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
7.	<p>No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 07.30-18.00 Monday to Saturday and at no time on Sundays or Bank Holidays. Exceptionally, specific works or operations may be carried out outside these times, but these must be agreed in writing with the Local Planning Authority 7 days in advance of being undertaken.</p> <p><i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by seeking positive amendments and working to determine it within the agreed determination timescale.</p>
2.	<p>The submitted plans relate to access and layout only and does not approve landscaping, scale or appearance.</p>
3.	<p>No waste shall be burnt on site at any time.</p>
4.	<p>The applicant is advised to contact the Council's Waste and Recycling Section (0115 917 7777) to discuss waste and refuse collection requirements.</p>
5.	<p>The development makes it necessary to construct a dropped kerb crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at: http://www.nottinghamshire.gov.uk/transport/licencespermits/temporary-activities</p>

<p>6.</p>	<p>In order to comply with the Control of Asbestos Regulations 2012, an assessment is required to determine whether the building has asbestos containing materials (ACMs). This must be carried out before any structural work on the building occurs. For properties or parts of properties needing upgrading, refurbishment or demolition, then a 'Refurbishment/ Demolition Survey' is required. Copies of reports relating to asbestos identification and management should be sent to the Environmental Health team.</p>
------------------	--

Map

**The map does not show the correct rear garden boundary for no. 4 Chetwynd Road (please see block plan below)*



Photographs



Entrance to site (no. 12 Chetwynd Road to the left and no. 10 Chetwynd Road to the right)



No. 10 to the left and no. 12 to the right (facing north)



Proposed position of Plot A (facing west)



Proposed position of Plot C, side elevation of no. 5 Anfield Close

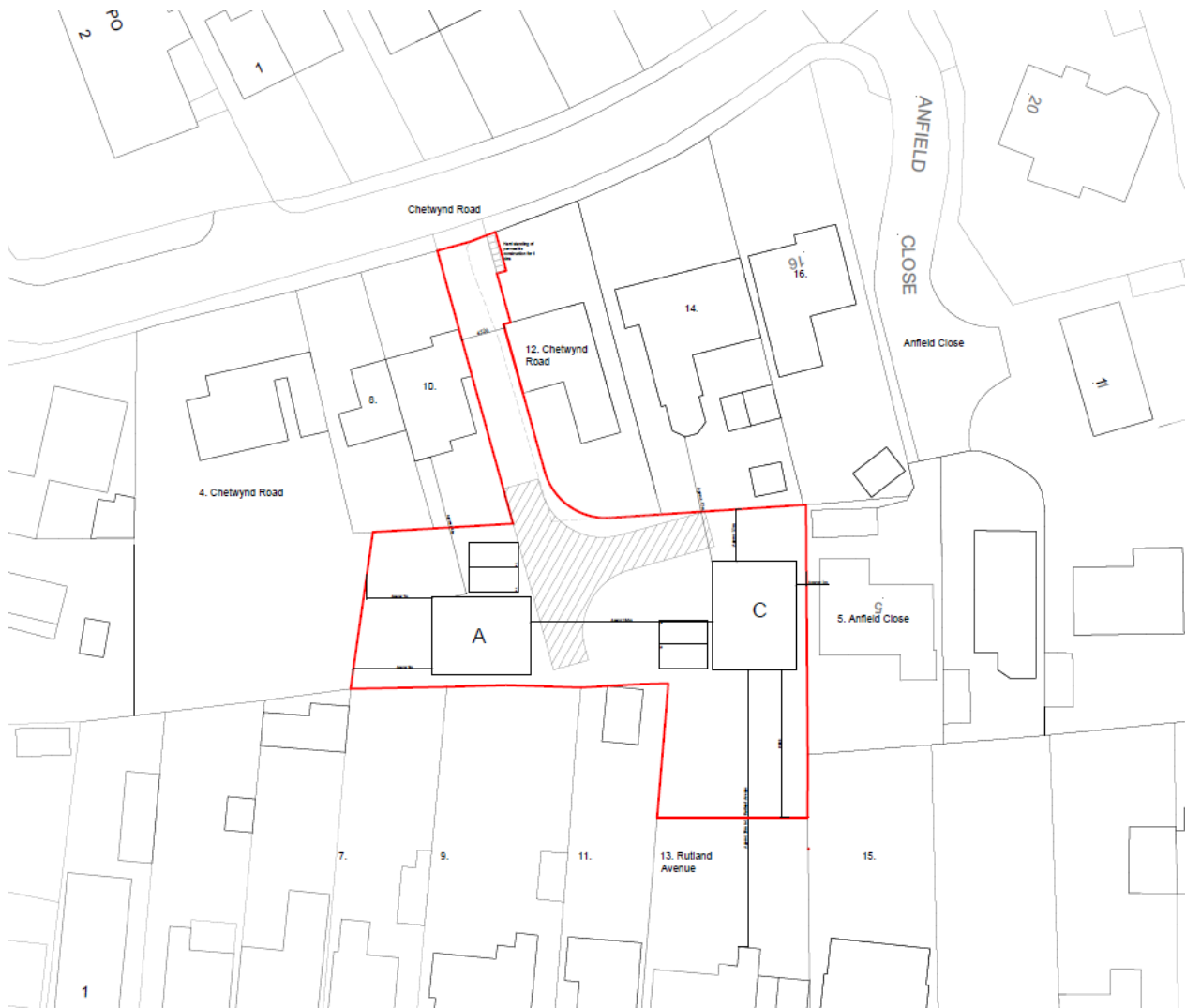


View of no. 13 Rutland Avenue facing south



View of garages facing west

Plan (not to scale)



Block Plan