

Report of the Chief Executive

APPLICATION NUMBER:	20/00180/FUL
LOCATION:	43 PIMLICO AVENUE, BRAMCOTE, NOTTINGHAMSHIRE, NG9 3JJ
PROPOSAL:	CONSTRUCT SINGLE/TWO STOREY SIDE/REAR AND FIRST FLOOR FRONT/SIDE EXTENSIONS, PARTIAL CONVERSION OF GARAGE TO LIVING ACCOMMODATION, PITCHED ROOF OVER FRONT FLAT ROOF AND ERECT FENCE

Councillor D. Watts has requested this application be determined by Planning Committee.

1 Executive Summary

- 1.1 This application seeks permission to construct a single/two storey side/rear and first floor front/side extensions, the partial conversion of the garage to living accommodation, a pitched roof over the front flat roof and the erection of a fence.
- 1.2 At ground floor level, the extensions will serve a kitchen/living/dining area, garage, utility room, toilet, bathroom, cloak room, sitting room, dining room, living area and bathroom. At first floor level there will be six bedrooms (one with an en-suite) and two bathrooms.
- 1.3 During the course of the application, amendments were incorporated into the design which included the relocation of first floor window from the west (rear) elevation to the south (side) elevation in the north extension. A false window is now proposed in the original position of this window. A dormer window was included in the front elevation of the north extension. A lean-to roof was added to the front elevation of the extension to the south and the style of the porch roof was changed. Amendments were made to the fenestration.
- 1.4 The main issues relate to whether the principle of the extensions and alterations are acceptable, if there is an acceptable level of design and the impact on neighbour amenity.
- 1.5 The benefits of the proposal are that it would provide additional space to a family home which reflects an acceptable level of design and would not appear out of character with the surrounding area that would be in accordance with policies contained within the development plan which is given significant weight. There is some impact on neighbour amenity but this matter 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 This application seeks permission to construct a single/two storey side/rear and first floor front/side extensions, the partial conversion of the garage to living accommodation, a pitched roof over the front flat roof and the erection of a fence. The proposed two storey side/rear extension (to the north) will have a maximum height to eaves of 4.8m and maximum height to ridge of 6m. It will be set down from the main ridge by 1.2m and have a pitched roof. It will be set back 3.7m from the front elevation, project 4.5m to the north (side) and project 3m beyond the east (rear) elevation of the main house. It will be a total length of 6.5m. Windows and doors are proposed across the elevations. A false first window is proposed in the west (rear) elevation and a dormer in the front elevation.
- 1.2 The proposed first floor front/side extensions will project to the south (side) and front of the property and will have a mixture of pitched and lean-to roofs. They will have a maximum height to eaves and ridge that matches the main house. The smaller lean-to roof to the rear will have a height to eaves of 2.2m and height to ridge of 4.8m. There will be a mixture of windows, doors, roof lights and garage doors across the elevations. A lean-to roof will extend across the front elevation above the double garage doors. The extensions will not extend beyond the rear elevation of the main house and will have a maximum width of 5.8m and maximum length of 11.3m.
- 1.3 A porch roof is proposed which will have a height to eaves of 2.2m, a height to ridge of 3.5m and a supporting brick pillar.
- 1.4 At ground floor level, the extensions will serve a kitchen/living/dining area, garage, utility room, toilet, bathroom, cloak room, sitting room, dining room, living area and bathroom. At first floor level there will be six bedrooms (one with an en-suite) and two bathrooms. Bedrooms 4, 5 and 6 will have a vaulted ceiling.
- 1.5 During the course of the application, amendments were incorporated into the design which included the relocation of a first floor window from the west (rear) elevation to the south (side) elevation in the north extension. A false window is now proposed in the original position of this window. A dormer window was included in the front elevation of the north extension. A lean-to roof was added to the front elevation of the extension to the south and the style of the porch roof was changed. Amendments were made to the fenestration.

2 Site and surroundings

- 2.1 The application site comprises a detached house with gable roof with an attached flat roof double garage and flat canopy porch roof. The house is positioned in the corner of a cul-de-sac which adjoins the curtilage of seven other properties.
- 2.2 The driveway slopes down gradually from the main house and the rear garden slopes up gradually from the rear of the main house. The patio steps down from part of the rear garden.

2.3 The rear boundary consists of a hedge which is approximately 3.4m in height. A hedge approximately 2m in height extends across the boundary with no. 30. A 1.8 high fence and trees/vegetation extend across the boundary with no. 41.

2.4 No. 30 is a detached house positioned to the north and no. 41 is a bungalow positioned to the south. The properties adjoining the rear boundary of the application site are detached/semi-detached houses.

3 Relevant Planning History

3.1 An application for 23 detached bungalows and 71 detached houses (76/00546/FUL) was granted permission in November 1976.

3.2 An application for 25 houses and 62 bungalows (79/00384/FUL) was granted permission in June 1979.

3.3 An application to construct a ground floor extension and replace flat roof with pitched roof to garage (04/00526/FUL) was granted permission in July 2004 (not implemented).

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**

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 **Environmental Health:** no objection subject to a pre-commencement condition requesting the submission of gas prevention measures due to the site being located within 250 metres of a historic landfill site.

5.2 10 neighbouring properties were consulted on the application and 11 representations were received, 6 objections and 5 observations which are summarised as follows:

- Imposing
- Loss of privacy and overlooking (especially from first floor window)
- Loss of light
- Sense of enclosure
- Extensions more imposing with loss of hedge
- Loss of openness and spaciousness
- Overpowering
- Potential 'right to light' issue
- Not in keeping with bungalows and four bedroom detached properties
- Footprint will overwhelm the property
- Pimlico Avenue was design to be open plan and these extensions will not be in keeping with this
- Increase in cars and loss of driveway from extension
- Concerns with on-street parking from construction vehicles
- Negative impact on environment and birds from loss of hedge
- Drainage is not shown on the plans
- Flooding in garden from drain blockages
- Concerns over removal of conifer hedge
- Devalue house
- Loss of view to Bramcote Ridge
- Were assured 42 years ago a bungalow would be built but a house was built instead
- Potential annexe arrangement from internal layout which could lead to an alternative future arrangement.

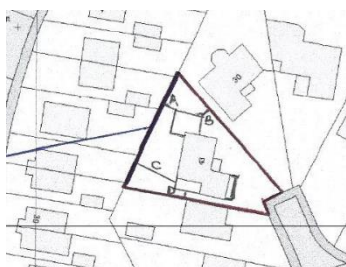
6 Assessment

6.1 The main issues relate to whether the principle of the extensions is acceptable, if there is an acceptable level of design and the impact on neighbour amenity.

6.2 **Principle**

6.2.1 Pimlico Avenue is a cul-de-sac formed of detached houses and bungalows. The properties to the west of the application site on Latimer Drive are detached and semi-detached houses. A number of properties have had permission for extensions on Pimlico Avenue, including no. 41 for a side and front extension and to raise the roof to provide first floor accommodation (19/00708/FUL) but this has not yet been built.

6.2.2 Whilst it is acknowledged the extensions are relatively large, the detached properties along Pimlico Avenue are sizeable with generous sized plots. Furthermore, it is considered the extensions will still be in proportion to the main house and will not significantly increase the footprint of the building as shown below (dark lines represent extensions).



- 6.2.3 It is considered the principle of a 2.5m high fence to replace the existing conifer hedge is acceptable given that it will retain a level of privacy for the properties that adjoin the rear of the application site.
- 6.2.4 To conclude, it is considered the extensions are in proportion to the main plot, the extension to the north is significantly set back from the main elevation and down from the main ridge, the first floor extensions to the front will not increase the footprint of the property and the two/single storey extension to the south will be partially obscured from the street scene. Whilst there will be some impact on neighbour amenity and the street scene, it is considered the plans have been designed and amended accordingly to overcome these concerns. The matters of design and neighbour amenity will be addressed below.

6.3 Amenity

- 6.3.1 The properties that are mostly impacted by the extensions and alterations are nos. 30 and 41 Pimlico Avenue and nos. 31 and 33 Latimer Drive.
- 6.3.2 During the course of the application, amendments were incorporated into the design which included the relocation of first floor window from west (rear) elevation to the south (side) elevation in the north extension. A false window is now proposed in the original position of this window. A dormer window was included in the front elevation of the north extension. A lean-to roof was added to the front elevation of the extension to the south and the style of the porch roof was changed. Amendments were made to the fenestration.
- 6.3.3 No. 30 is located to the north with the rear elevation angled slightly away from the application site. The extension will be approximately 3.5m at its closest point from the south west (side) elevation of no. 30 and as it extends to the rear, this separation distance will increase to approximately 7.8m. The ridge height of the extension is set down from the main house by 1.2m. No. 30 has a sizeable garden which extends to the north of the house. (see block plan in section 6.6.2). It is acknowledged there are windows in the south west (side) elevation of no. 30 that will experience some loss of light. However, it is considered the separation distance, set down ridge and the extension extending away from this neighbouring property will mean that a neighbourly relationship can still be maintained and that the loss of light to these windows would not amount to a refusal. A window is proposed in the north (side) elevation of the extension serving a stairwell. This will be conditioned to be obscurely glazed to ensure the level of overlooking to no. 30 is reduced. To conclude, it is considered there will not a detrimental impact on the amenity of this neighbouring property. Due to the separation distance with the extensions to the south of the property, it is considered there will be minimal impact on the amenity of this neighbour.



South (side) elevation of no. 30

South (side) elevation of no. 30 and rear elevation of application property to the right

- 6.3.4 No. 41 is a bungalow positioned to the south of the application property which has had approval for a side and front extension and to raise the roof to provide first floor accommodation (19/00708/FUL); however, this has not yet been constructed. A first floor window has been relocated from the west (rear) elevation to the south (side) elevation in the north extension. A false window is now proposed in the original position of this window. The first floor side window in the south elevation of the north extension will be 13.5m from the boundary with no. 41 and whilst it is acknowledged it will cause some level of overlooking, it is considered this is acceptable given the separation distance. In addition to this, the window is considered to have the least impact on an adjoining neighbour in this location due to the number of properties that adjoin the application site. The main bulk of the southern extensions will be to partly the side and front of no. 41. The single storey element to the rear will not extend beyond the rear elevation of the application property. The en-suite window in the southern elevation will be conditioned to be obscurely glazed. To conclude, it is considered the northern extension is a sufficient distance from no. 41 that it will not have a detrimental impact on this neighbour. The southern extensions will have some impact on the amenity of these occupants but as the bulk is mainly to the front and part of the side, it is considered a neighbourly relationship can still be maintained.



Rear elevation of application property elevations
to the left, view facing south towards no. 41 of no. 41



North (side) and west (side)

- 6.3.5 Nos. 31 and 33 Latimer Drive are positioned to the west of the application property, both with east facing gardens. The northern extension will be a minimum of 14m from these two properties. The first floor window in the west elevation of the extension has been replaced with a false window and therefore there will be no windows directly overlooking these gardens. Whilst it is acknowledged the removal of the conifers will increase the visibility of the extension, it is considered the proposal of a 2.5m high fence will sufficiently mitigate this. It is considered there will not be a significant loss of light, overbearing impact or loss of amenity to these properties due to the separation distance and the set down ridge. To conclude, it is considered a neighbourly relationship will be maintained between these properties. Due to the separation distance with the extensions to the south of the property, it is considered there will be minimal impact on the amenity of these neighbours.



Application property roof
(taken from Latimer Drive garden)



Application property roof to the right
(taken from Latimer Drive garden)

- 6.3.6 It is considered the proposed extensions are a sufficient distance from all other properties that they will have minimal impact on their amenity.
- 6.3.7 It is considered the partial conversion of the garage to living accommodation is an acceptable change to the property that will have minimal impact on the amenity of surrounding neighbours.
- 6.3.8 The removal of the conifer trees to the rear of the site does not require consent and can be undertaken at any time. The proposal is to replace the conifer trees which are 3.4m in height with a 2.5m high fence. It is considered the fence will be a sufficient height to maintain privacy for adjoining properties but is not too tall that it will appear overbearing. Whilst it is acknowledged the extensions will be more visible following the removal of the conifer hedge, it is considered a 2.5m high fence is sufficient to mitigate some of this impact. To conclude, it is considered the fence is an acceptable height.
- 6.3.9 To conclude, it is acknowledged there will be some impact on the amenity of surrounding neighbours given the number of neighbours that adjoin the site. However, it is considered the extensions and alterations have been designed to mitigate the impact by setting down the ridge height of the north extension, lean-to roofs to the south to reduce the bulk of the extension by the boundary and building over the existing footprint to the front of the property. It is considered a neighbourly relationship can be maintained.

6.4 Design

- 6.4.1 The design of the extensions and alterations are considered to be appropriate and in keeping with the main house in terms of style and proportions.
- 6.4.2 The first floor front extension will have a hipped roof which is considered to be acceptable and reduce the massing of the extension. The lean-to roof above the garage doors breaks up the expanse of the front elevation and ties in with the porch roof which is considered to be a positive design feature. In addition to this, the windows and garage doors reflect an element of symmetry. The southern extensions to the rear will have lean-to roofs which are considered to be of an acceptable design. The southern extensions to the front do not increase the footprint of the property and to the rear they do not extend beyond the rear

elevation of the main house and therefore are considered to be in proportion to the main house. As the southern extensions extend to the rear they will be partially obscured from the public realm. To conclude, it is considered the southern extensions reflect an acceptable level of design.

6.4.3 The extension to the north will be set back from the front elevation and set down from the ridge and therefore will reflect a subservient appearance. The dormer to the front breaks up the shallow roof and is considered to be a positive design feature. Due to the positioning of the property in the corner of the cul-de-sac, the extension will not be highly visible in the street scene. It is considered the extension reflects an acceptable level of design and is in proportion to the size of the house and plot.

6.4.4 It is considered the fence reflects an acceptable level of design and the height will be comparable to the conifer hedge that it will not appear out of keeping with the surrounding area.

6.4.5 The application form states matching concrete tiles and bricks will be used to construct the extensions. As this isn't specified on the plans, this will be conditioned to ensure the extensions match the main house.

6.4.6 To conclude, it is considered the extensions reflect an acceptable level of design and whilst it is acknowledged they will increase the house from four to six bedrooms, it is considered they have been designed appropriately to mitigate their impact within the street scene. Furthermore, it is considered that the site will still maintain an element of openness and spaciousness that it will not appear out of keeping with the other properties on Pimlico Avenue.

6.5 Other issues

6.5.1 A number of concerns were raised in the representations received which will be addressed below.

6.5.2 Any noise and disturbance that is considered to be excessive should be reported to the Council's Environmental Health department.

6.5.3 The matter of 'right to light' is a legal matter and not a material planning consideration.

6.5.4 Whilst it is acknowledged there will be a loss of two car parking spaces from the partial conversion of the garage and increase in bedrooms, there will still be space on the driveway for three cars which is considered sufficient. Furthermore, this is a cul-de-sac with relatively low traffic that on-street parking could be supported and would unlikely pose a highway safety risk.

6.5.5 It is likely there may be some temporary on-street parking from construction vehicles.

6.5.6 The removal of the conifer hedge does not require consent and can be undertaken at any time. The environmental impact of the loss of this hedge would not warrant a refusal.

- 6.5.7 There is no requirement to show means of drainage on the plans. Any concerns in relation to flooding and drainage should be addressed with Building Regulations and Severn Trent Water Limited.
- 6.5.8 Devaluation of house price and a loss of view are not material planning considerations.
- 6.5.9 The extensions have internal access to the main house. Should there be an intention to subdivide the house at a later date, this would be subject to a planning application and would be assessed accordingly.
- 6.5.10 Only the matters proposed within this application can be dealt with and not concerns in regards house types when the estate was built a number of years ago.

7 Planning Balance

- 7.1 The benefits of the proposal are that it would provide additional space to a family home which reflects an acceptable level of design and would not appear out of character with the surrounding area that would be in accordance with policies contained within the development plan which is given significant weight. There is some impact on neighbour amenity but this matter is considered to be outweighed by the benefits of the scheme.

8 Conclusion

- 8.1 To conclude, it is considered the extensions and alterations reflect an acceptable level of design that are in keeping with the main house. It is considered the extensions and alterations do not have an unacceptable impact on neighbour amenity and sufficient parking is still available to the front of the property.

<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.	The development hereby permitted shall be carried out in accordance with drawings:

	<p>Received by the Local Planning Authority on 11 June 2020:</p> <ul style="list-style-type: none"> • Proposed fence <p>Received by the Local Planning Authority on 16 June 2020:</p> <ul style="list-style-type: none"> • Proposed site plan (1:1250) <p>Received by the Local Planning Authority on 20 August 2020:</p> <ul style="list-style-type: none"> • Proposed first floor plan • Proposed elevations • Proposed ground floor plan • Proposed roof plan <p>Reason: For the avoidance of doubt.</p>
3.	<p>No part of the development hereby approved shall be commenced until details of appropriate gas prevention measures have been submitted to and approved in writing by the Local Planning Authority. No building to be completed pursuant to this permission shall be occupied or brought into use until:</p> <ul style="list-style-type: none"> i) appropriate gas prevention 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. <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>
4.	<p>The first floor window in the north (side) elevation serving the stairwell and the first floor window in the south elevation serving the en-suite, in the proposed extensions hereby permitted shall be obscurely glazed to Pilkington level 4 or 5 and retained as such for the lifetime of the development.</p> <p><i>Reason: In the interests of privacy and amenity for 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>
5.	<p>The extensions and porch roof hereby approved shall be constructed using bricks and tiles to match the main house.</p>

	<i>Reason: To ensure a satisfactory standard of appearance is achieved and in accordance with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
	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.
2.	Due to the proximity of the site to residential properties it is recommended that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.
3.	No waste should be burnt on site at any time.

Map



Photos



West (rear) elevation



East (front) elevation



South (side) elevation of no. 30 and west (rear) elevation of main house to right



Rear/side boundary with no. 41

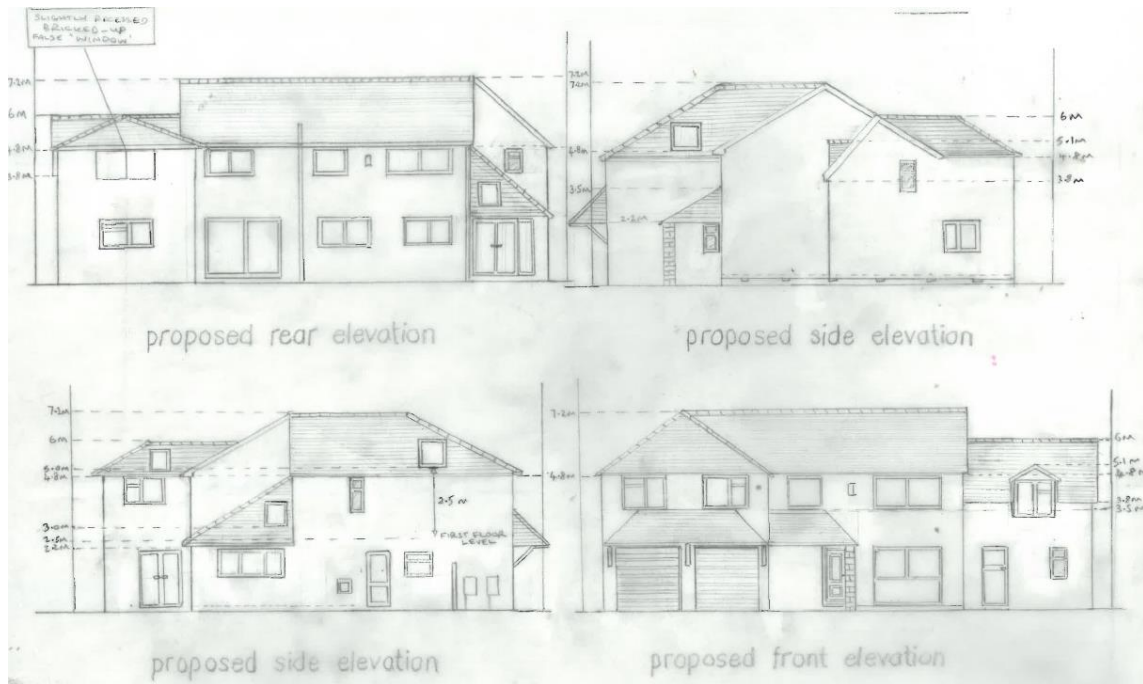


Rear conifer hedge

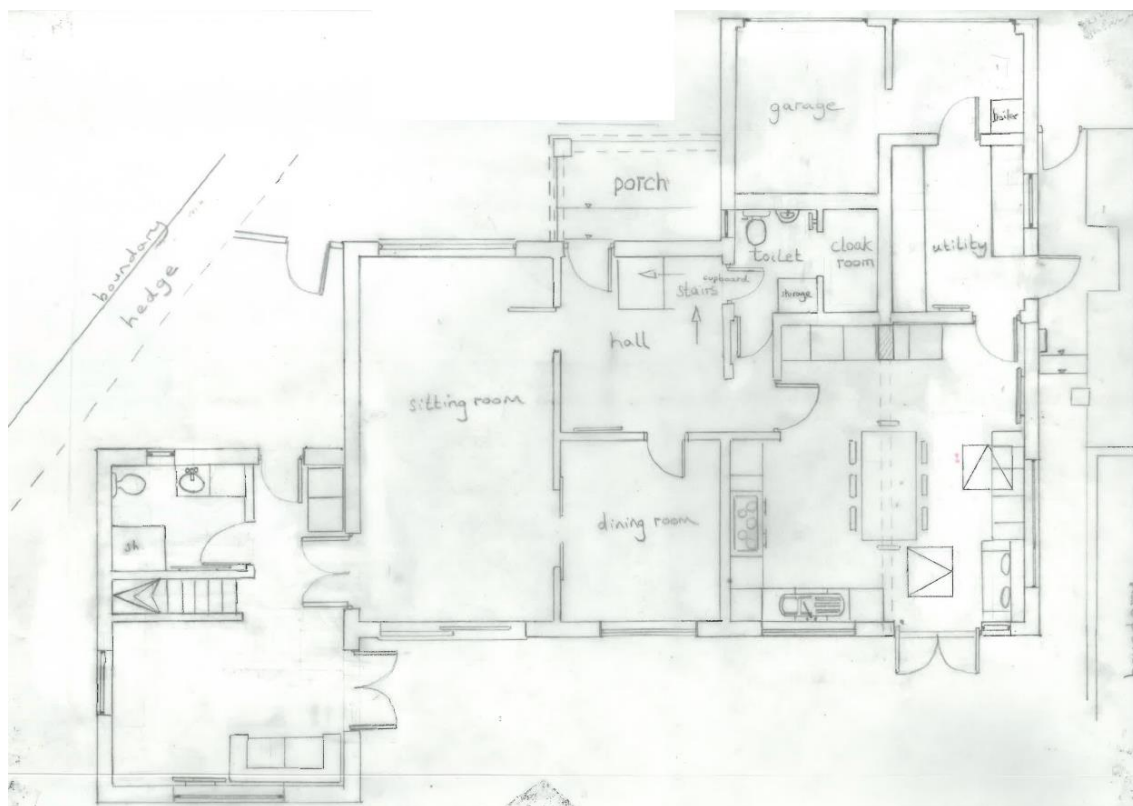


View of application house facing east (taken from Latimer Drive garden)

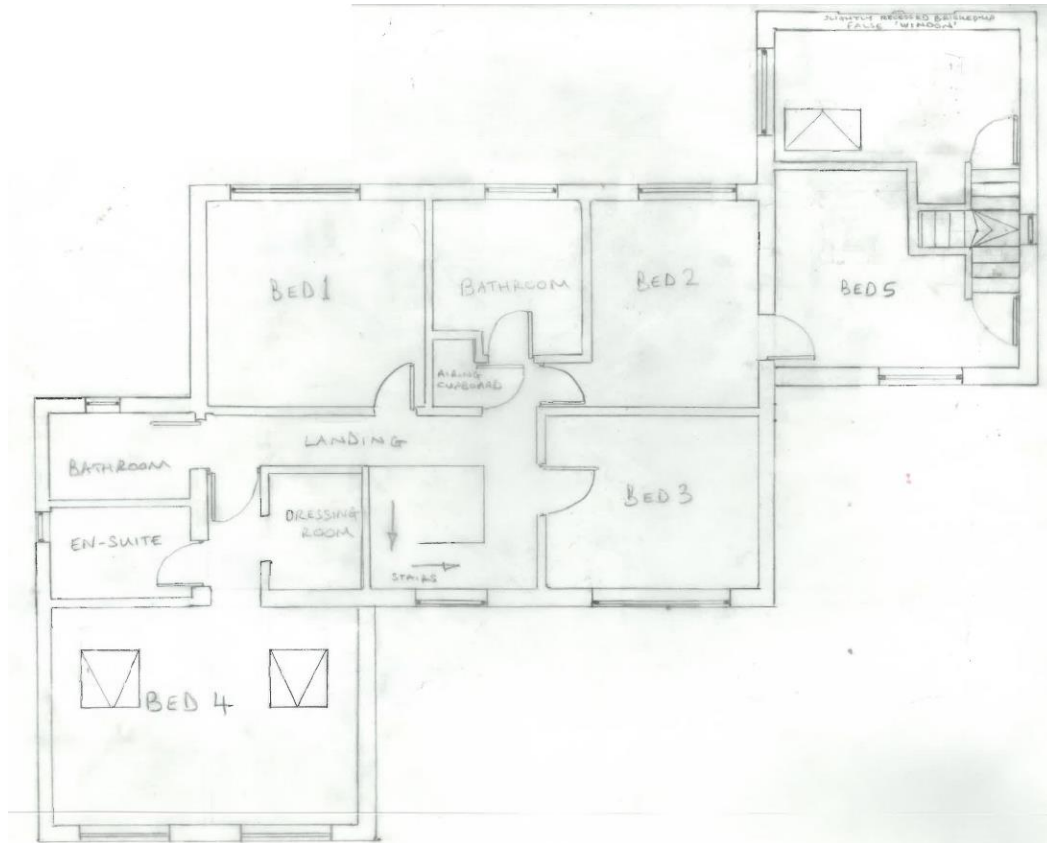
Plans (not to scale)



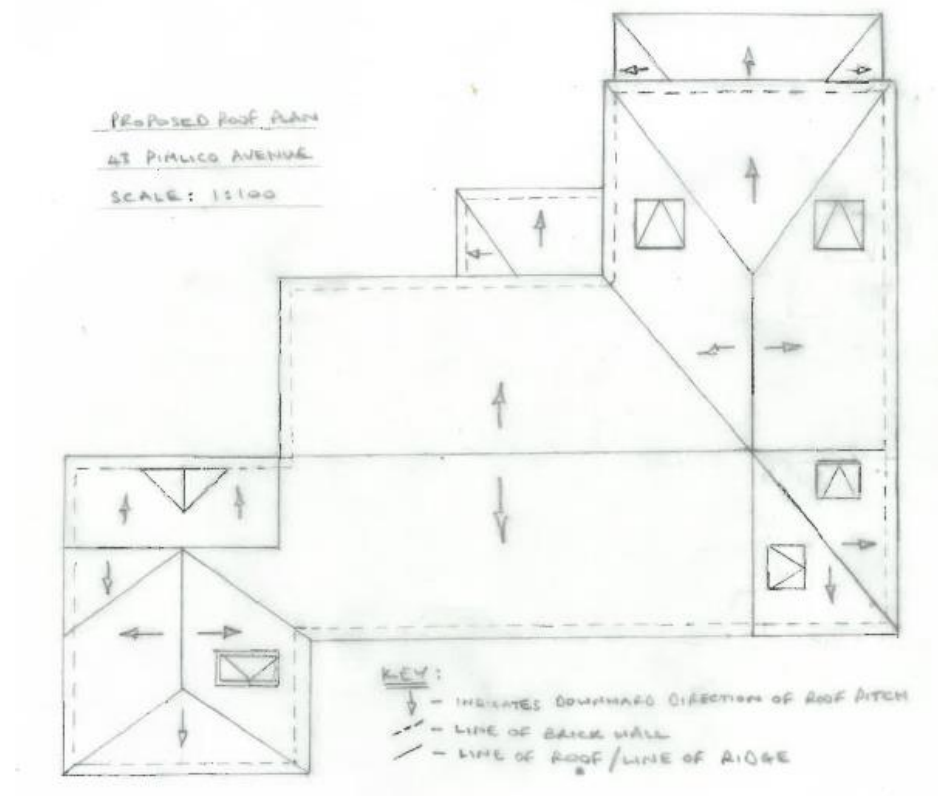
Proposed elevations



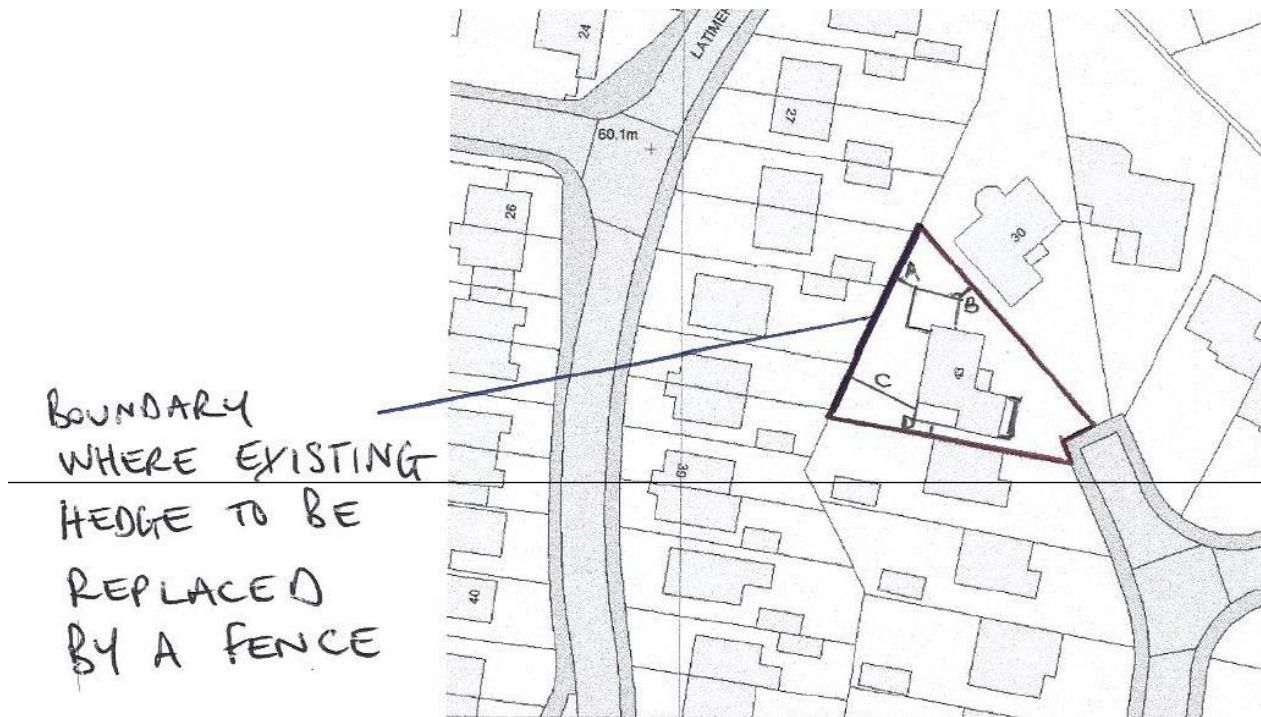
Proposed ground floor plan



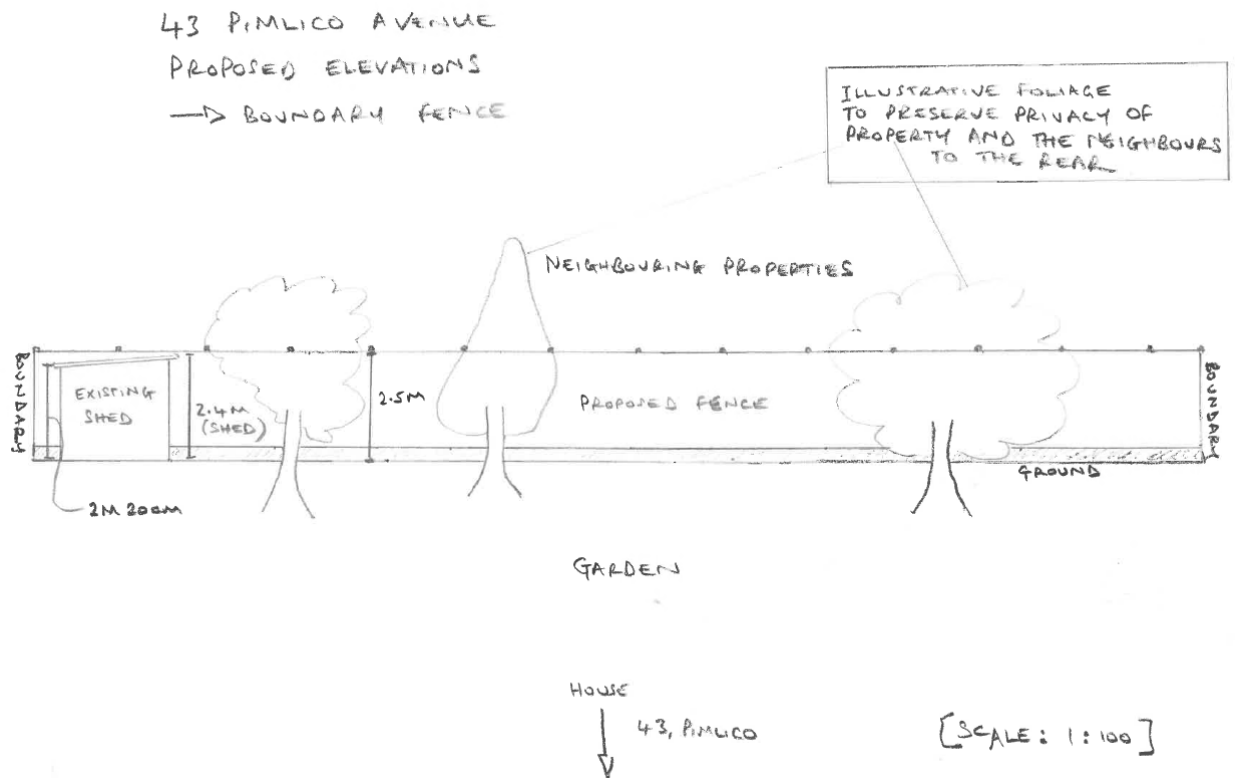
Proposed first floor plan



Proposed roof plan



Proposed site plan



Proposed fence