

Report of the Chief Executive

APPLICATION NUMBER:	20/00269/FUL
LOCATION:	114 MOORGREEN NEWTHORPE NOTTINGHAMSHIRE
PROPOSAL:	RAISE ROOF TO CREATE ROOMS IN THE ROOFSPACE INCLUDING REAR DORMER, ERECTION OF DOUBLE GARAGE AND CREATION OF NEW ACCESS

Councillor M Brown has requested this application be determined by Committee

1 Executive Summary

- 1.1 This application seeks permission to raise the roof of an existing single storey detached dwelling to create rooms in the roof space and the provision of a rear dormer window. A detached double garage is also proposed within the rear garden along with a new centrally located vehicular access with a driveway leading to the garage, with parking provision to the front of the property.
- 1.2 The application site is located within the Nottinghamshire Green Belt where Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). The policy also states that disproportionate additions to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.
- 1.3 Due to the nature of works proposed to extend the existing property along with the provision of the detached garage, it is considered the proposal represents a disproportionate addition to the original dwelling, exceeding 30% of the volume of the original dwelling. Furthermore, it is considered that the proposal by virtue of the size, design and choice of materials fails to respect the proportions and character of the existing dwelling. As a result, the extension would be overly prominent in the street scene to the detriment to the character and appearance of the surrounding area and the setting of the nearby listed building.
- 1.4 The Committee is asked to resolve that planning permission be refused for the reason set out in the appendix.

Appendix 1

1 Details of the Application

- 1.1 This application seeks permission to raise the roof of an existing single storey detached dwelling to create rooms in the roof space and a rear dormer window. A detached double garage is proposed within the rear garden and a new centrally located vehicular access with a driveway leading to the garage is also proposed, with parking provision to the front of the property.

2 Site and Surroundings

- 2.1 The application site consists of a single storey detached dwelling with a driveway to the front and garden area to the rear. The only addition to the original design of the dwellings appears to be a upvc porch to the front.
- 2.2 Directly opposite the site there are open fields with Reuben Shaws Garden Centre situated further along Moorgreen. Directly adjacent the site to either side there are existing residential dwellings, with the dwelling directly to the south being a Grade II Listed Building. Directly to the rear there is an open paddock area with associated structure, with open fields located directly beyond.
- 2.3 The site is located within a predominantly residential area and within the Nottinghamshire Green Belt.

3 Relevant Planning History

- 3.1 There is no relevant planning history.

4 Relevant Policies and Guidance4.1 **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
- Policy 11 – The Historic Environment

- 4.1.2 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Green Belt
- Policy 17: Policy 17 – Place-making, Design and Amenity
- Policy 23: Proposals affecting designated and non – designated heritage assets

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

- Section 2: Achieving Sustainable Development.
- Section 13: Protecting Green Belt Land
- Section 16: Conserving and Enhancing the Historic Environment

5 Consultations

- 5.1 **Conservation Advisor** – Objects to the proposal and advises the proposed alterations to the dwelling give no indication of the original building, the design and choice of materials are incongruent to its setting, both to the individual plot and its surroundings, does not take its lead from the existing dwelling in any way and does not consider the architectural approach taken to adapt this dwelling is appropriate for this plot.
- 5.2 4 neighbouring properties were consulted by the applicant/agent along with the posting of a site notice during the processing of the planning application, with no letters of objection having been received.

6 Assessment

- 6.1 The main issues for consideration are the impact upon the character of the Green Belt, the design of the proposal and impact upon visual amenity, impact upon residential amenity and highway safety.
- 6.2 **Design and Green Belt**
- 6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.
- 6.2.2 The application site is set back from the main road of Moorgreen and consists of a single storey detached dwelling. To the front there is a hedgerow with an access either side leading into a driveway, with a large garden located directly to the rear. The property has not been extended in the past apart from the provision of a upvc porch to the front. To either side of the application site there are residential dwellings, with number 110 Moorgreen, which is south, being an eighteenth century Grade II Listed former chapel which is now in residential use. This property is highly visible from viewing the application site from within the street scene of Moorgreen.
- 6.2.3 The design of the existing dwelling consists of an L – shaped hipped roof dwelling with a low eaves height and overall height of 5.1m. The application proposes to retain the low level eaves height of 2.3m and raise the roof to create an overall height of 6.075m creating a pitched roof with gable ends. A gable is also proposed to the front elevation along with new window openings at ground floor level and a glazed porch area. Roof lights are also proposed to the front and rear, along with the provision of a large centrally positioned dormer window to the rear. New window and door openings are also proposed to the rear. A detached pitched roof garage is also proposed within the north east corner of the rear garden, which will not be visible within the street scene of Moorgreen.

- 6.2.4 In terms of materials, the existing property consists of orange brickwork to the external elevations and clay tiles to the roof. Information provided on the submitted elevation indicates the use of smooth off white monocouche render to the external elevations and Marley Edgemere tiles. These materials are also proposed to be used for the external elevations and roof of the garage.
- 6.2.5 The Council's Conservation Advisor objects to the proposal in its entirety and advises "the existing dwelling is of good proportions, has a 1930-40s appearance, and does not detract from the setting of the Listed Building. Materials and fenestration are of its architectural style (only perhaps the porch being a later addition). It is an attractive dwelling situated on ribbon development, with Listed and Local Interest buildings in close proximity, circa 1900s onward. The proposed alterations to the dwelling give no indication of the original building. The design and choice of materials are incongruent to its setting, both to the individual plot and its surroundings, and does not take its lead from the existing dwelling in any way. I do not consider that the architectural approach taken to adapt this dwelling is appropriate for this plot". In view of the above, it is considered that the proposal by virtue of the size, design and choice of materials fails to respect the proportions and character of the existing dwelling. As a result, the extension would be overly prominent in the street scene to the detriment to the character and appearance of the surrounding area and the setting of the nearby listed building.
- 6.2.6 Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). Paragraph 89 of the NPPF identifies the extension or alteration of a building as appropriate development in the Green Belt, provided that it does not result in disproportionate additions over and above the size of the original building.
- 6.2.7 In terms of the additional volume being created, the provision of the proposed extension to the roof and the detached garage will lead to an overall addition to the property of approximately 60%. Policy 8 – Development in the Green Belt of the adopted Part 2 Local Plan 2019 states that disproportionate additions to a building will be treated as those that, taken cumulatively exceed 30% of the volume of the original building. This is further supported by section 13 – Protecting Green Belt Land of the National Planning Policy Framework 2019 (NPPF) which states that the extension or alteration of a building represents appropriate development providing that it does not result in disproportionate additions over and above the size of the original building. The application site is located within a visible location within the street scene of Moorgreen and the proposal will lead to disproportionate additions to the original dwelling. It is considered that the introduction of a raised roof to the existing dwelling would result in an inappropriate form of development in the Green Belt and would harm the openness of the Green Belt.

6.3 Residential Amenity

- 6.3.1 No objections have been received from neighbouring properties in respect of this application.

- 6.3.2 Directly to the north of the application site there is an existing two storey detached dwelling number 118 Moorgreen. The host dwelling is set behind the rear of the neighbouring property by approximately 5m. Along the existing boundary of the application site and the neighbouring property there is an existing 3 – 4m high hedgerow and a variety of trees within the curtilage of both the neighbouring property and the application site. Within the side elevation of the existing dwelling there are windows serving a living room and kitchen which are to be retained. Although a driveway is proposed along the boundary, there is one existing which extends to the rear elevation of the existing dwelling and due to the exiting boundary treatment which is to be retained it is not considered the proposal will give rise to any significant noise in terms of comings and goings of vehicles. Whilst the application proposes the raising of the roof, given the location of the property set back from the rear elevation of number 118 it is not considered the proposal will lead to any significant overbearing issues. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 118 Moorgreen.
- 6.3.3 To the south of the application site there is an existing residential dwelling number 110 Moorgreen. This property is set back from the rear elevation of the host dwelling by approximately 35m. Along the boundary there is an existing 3 – 4m high hedgerow, with a variety of trees located to the end of the garden within the curtilage of the application site. Whilst a dormer window is proposed within the rear elevation of the host dwelling serving an office, given the separation distance and provision of trees it is not considered the proposal will give rise to any overlooking issues. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 110 Moorgreen.
- 6.3.4 The impact upon all other neighbouring properties is considered acceptable.

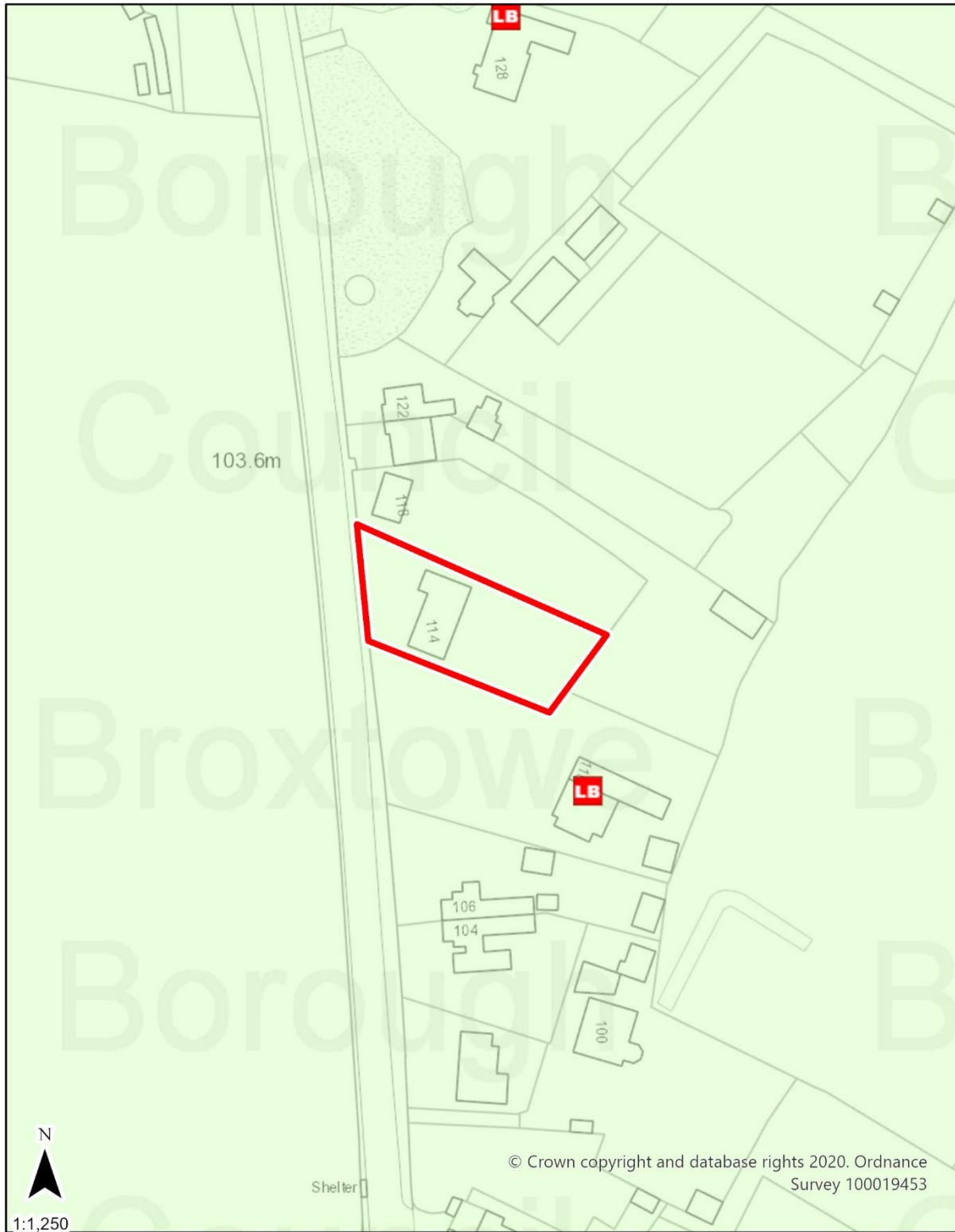
6.4 Highway Safety

- 6.4.1 The application site is currently served by 2 vehicular access points located adjacent the boundaries of numbers 118 and 110 Moorgreen, with a centrally located hedgerow. The application proposes the provision of a centrally located vehicular access point, with a driveway to the front and driveway located to the side of the existing dwelling leading to a detached garage to the rear of the garden. The driveway will provide the provision for the parking of 4 off street parking spaces along with space to allow vehicles to leave the site in a forward gear. It is considered there are no highway safety issues relating to this application.

7. Conclusion

- 7.1 It is considered that the proposal by virtue of the size, design and choice of materials fails to respect the proportions and character of the existing dwelling. As a result, the extension would be overly prominent in the street scene to the detriment to the character and appearance of the surrounding area and the setting of the nearby listed building. Furthermore, the proposal is also considered to represent a disproportionate extension to the original building, therefore representing inappropriate development that is harmful to the openness of the Green Belt.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons.	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension to the roof along with the proposed detached garage represent a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2019 and there are no other material considerations that justify treating this proposal as an exception.
2.	The proposal by virtue of the size, design and choice of materials fails to respect the proportions and character of the existing dwelling. As a result, the proposal would be overly prominent in the street scene to the detriment to the character and appearance of the surrounding area and the setting of the nearby listed building. Accordingly the proposal is contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 23 of the Part 2 Local Plan (2019).
NOTES TO APPLICANT	
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.



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1:1,250

Legend

-  Site Outline
-  Green Belt
-  Listed Building

Photographs

Front elevation with Grade II Listed Building
In the background



Rear elevation



Rear Boundary



Location of detached garage



Plans (not to scale)

Existing/Proposed Block Plan and Garage Details

Proposed Garage Floor Plan
Scale 1:50

Proposed Garage Elevations
Scale 1:100

Site Location Plan
Scale 1:1250

Existing Site Block Plan
Scale 1:200

Proposed Site Block Plan
Scale 1:200

PLANNING ISSUE

APR	APR 2020	EXPOSURE	A
APR	APR 2020	EXPOSURE	A

Extensions & Alterations

114 Moorgrange
Newthorpe
NBS16 2FE

Mr P Main

Garage details & site block plans

APR 2020

LACEY & OWEN

CIAT

Existing Elevations/Floor Plans

Existing Ground Floor Plan
Scale 1:50

Existing Roof Plan
Scale 1:50

Existing Front Elevation
Scale 1:100 (West)

Existing Side Elevation
Scale 1:100 (North)

Existing Rear Elevation
Scale 1:100 (East)

Existing Side Elevation
Scale 1:100 (South)

PLANNING ISSUE

APR	APR 2020	EXPOSURE	A
APR	APR 2020	EXPOSURE	A

Extensions & Alterations

114 Moorgrange
Newthorpe
NBS16 2FE

Mr P Main

details as existing

APR 2020

LACEY & OWEN

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Proposed Elevations/Floor Plans

Proposed Ground Floor Plan
Scale 1:50

Proposed First Floor Plan
Scale 1:50

Proposed Front Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

Proposed Rear Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

Proposed Roof Plan
Scale 1:100

Proposed Section Through A-A
Scale 1:50

PLANNING ISSUE

1	1.1	1.1.1	1.1.1.1	1.1.1.1.1
1	1.2	1.2.1	1.2.1.1	1.2.1.1.1
1	1.3	1.3.1	1.3.1.1	1.3.1.1.1
1	1.4	1.4.1	1.4.1.1	1.4.1.1.1
1	1.5	1.5.1	1.5.1.1	1.5.1.1.1
1	1.6	1.6.1	1.6.1.1	1.6.1.1.1
1	1.7	1.7.1	1.7.1.1	1.7.1.1.1
1	1.8	1.8.1	1.8.1.1	1.8.1.1.1
1	1.9	1.9.1	1.9.1.1	1.9.1.1.1
1	1.10	1.10.1	1.10.1.1	1.10.1.1.1
1	1.11	1.11.1	1.11.1.1	1.11.1.1.1
1	1.12	1.12.1	1.12.1.1	1.12.1.1.1
1	1.13	1.13.1	1.13.1.1	1.13.1.1.1
1	1.14	1.14.1	1.14.1.1	1.14.1.1.1
1	1.15	1.15.1	1.15.1.1	1.15.1.1.1
1	1.16	1.16.1	1.16.1.1	1.16.1.1.1
1	1.17	1.17.1	1.17.1.1	1.17.1.1.1
1	1.18	1.18.1	1.18.1.1	1.18.1.1.1
1	1.19	1.19.1	1.19.1.1	1.19.1.1.1
1	1.20	1.20.1	1.20.1.1	1.20.1.1.1

Extensions & Alterations

114 Moorgrange
Newbridge
NS16 DFE

Mr P. Moir
Details as proposed

LACEY & OWEN
Architects

CIAT