

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>20/00346/FUL</b>
<b>LOCATION:</b>	<b>Rose Cottage, 53 Awsworth Lane, Cossall, Nottinghamshire, NG16 2SA</b>
<b>PROPOSAL:</b>	<b>Construct two storey front extension and porch</b>

This application has been called to Planning Committee by Cllr L Ball.

1 Executive Summary

- 1.1 This application seeks permission to construct a two storey front extension, with an adjoining single storey front extension to form a porch. The proposed extension will replace an existing single storey extension and a garage will also be demolished as part of the proposal.
- 1.2 The application site is within the Nottinghamshire Green Belt. The original dwelling has been extended twice before, resulting in an 87% increase in the volume of the original dwelling. Despite the proposed extension replacing the existing single storey extension, the proposed extension will result in a further increase on the volume of the dwelling. Policy 8 of the Broxtowe Part 2 Local Plan (2019) states that any additions that result in a total increase above 30% of the volume of the original dwelling should be considered disproportionate and would therefore be inappropriate development in the Green Belt.
- 1.3 It is considered that no very special circumstances have been demonstrated by the applicant to treat the proposal as an exception to policy. The proposal is therefore contrary to Policy 8 of the Broxtowe Part 2 Local Plan (2019) and paragraphs 143 and 145 of the National Planning Policy Framework (2019).
- 1.4 The proposed extensions are not considered to have an unacceptable impact on the amenity of any neighbouring properties.
- 1.5 Overall, it is considered that the proposal is not acceptable and that planning permission should be refused in line with the resolution set out in the appendix.

## 1 Details of the Application

- 1.1 This application seeks permission to construct a two storey, gabled roofed front extension and a small single storey front extension to create a porch at the dwelling. The proposed extension will replace the existing single storey front part of the dwelling and a garage will also be demolished as part of the proposal.

## 2 Site and surroundings

- 2.1 The application property is a two storey detached residential dwelling located in the Nottinghamshire Green Belt. The application property is set away from the main road, bordering open fields to the north, west and south, with farm buildings to the east of the site. The application site is largely flat and no vegetation of significance will be affected by the proposal. Access will also not be affected by the proposal.

## 3 Relevant Planning History

- 3.1 The application property has been extended on two previous occasions in line with planning permissions 79/00489/FUL and 05/00123/FUL. The volume of the extensions has resulted in an increase of 87% of the volume of the original dwelling.

## 4 Relevant Policies and Guidance

### 4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 10: Design and Enhancing Local Identity

### 4.2 **Part 2 Local Plan 2019**

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity

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

- Section 13 – Protecting Green Belt Land

## 5 Consultations

### 5.1 **Council's Environmental Health Officer:**

No objection subject to condition.

### 5.2 **Rights of Way Officer:**

No objection.

5.3 One property adjoining the site has been consulted and a site notice was displayed. No responses were received.

## 6 Assessment

6.1 The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt, and its impact on neighbouring amenity.

### 6.2 **Principle**

6.2.1 The application site is washed over by Green Belt, and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, although an exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

6.2.2 As set out in the Planning History section of this report, the original dwelling has been extended twice before, both extensions being two storey extensions. These additions have resulted in an increase of 87% above the volume of the original dwelling. The proposed addition includes a two storey extension and single storey extension to the front of the dwelling. The extensions will replace an existing single storey front part of the dwelling. Whilst the proposed extension will replace part of the existing dwelling, the element to be replaced has been calculated at circa 76m<sup>3</sup>, with the proposed addition being circa 107m<sup>3</sup>. The applicant has stated that a garage will be demolished as a result of the proposal. However, Policy 8 states that calculations of increases in volume will not include any existing outbuildings, and therefore the proposed demolition of the garage is not considered relevant to the assessment of the principle of development.

6.2.3 As the volume of the original dwelling has already been extended by circa 87% and the proposed extension will result in a further increase in the volume of the dwelling, the proposal is considered to result in a disproportionate addition to the original dwelling that would be inappropriate development in the Green Belt.

6.2.4 Whilst no very special circumstances have formally been put forward by the applicant, they have suggested that the proposal will improve the appearance of the property. However, it is considered that the existing dwelling does not have any significantly negative design features that are harmful to its appearance, and taking into account its position set back from the street scene, it is considered that the appearance of the existing dwelling is not harmful to the character of the area. It is therefore considered that very special circumstances have not been demonstrated that would outweigh the harm caused by the inappropriate development and therefore the principle of development in the Green Belt should not be supported.

### 6.3 Amenity

- 6.3.1 The proposed extension will be approximately 5.7m from the east boundary of the site adjoining Common Farm. The east boundary of the site is made up of reasonably large outbuildings associated with Common Farm, which will largely obscure the view of the proposed extensions from the neighbouring property. It is therefore considered that the proposal will not result in an unacceptable loss of amenity for the neighbouring property to the east.
- 6.3.2 There are no directly adjoining neighbouring properties to the north, west or south of the application property. The proposal will therefore have no impact on neighbouring amenity to these sides.
- 6.3.3 Overall, it is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring residents.

### 7 Planning Balance

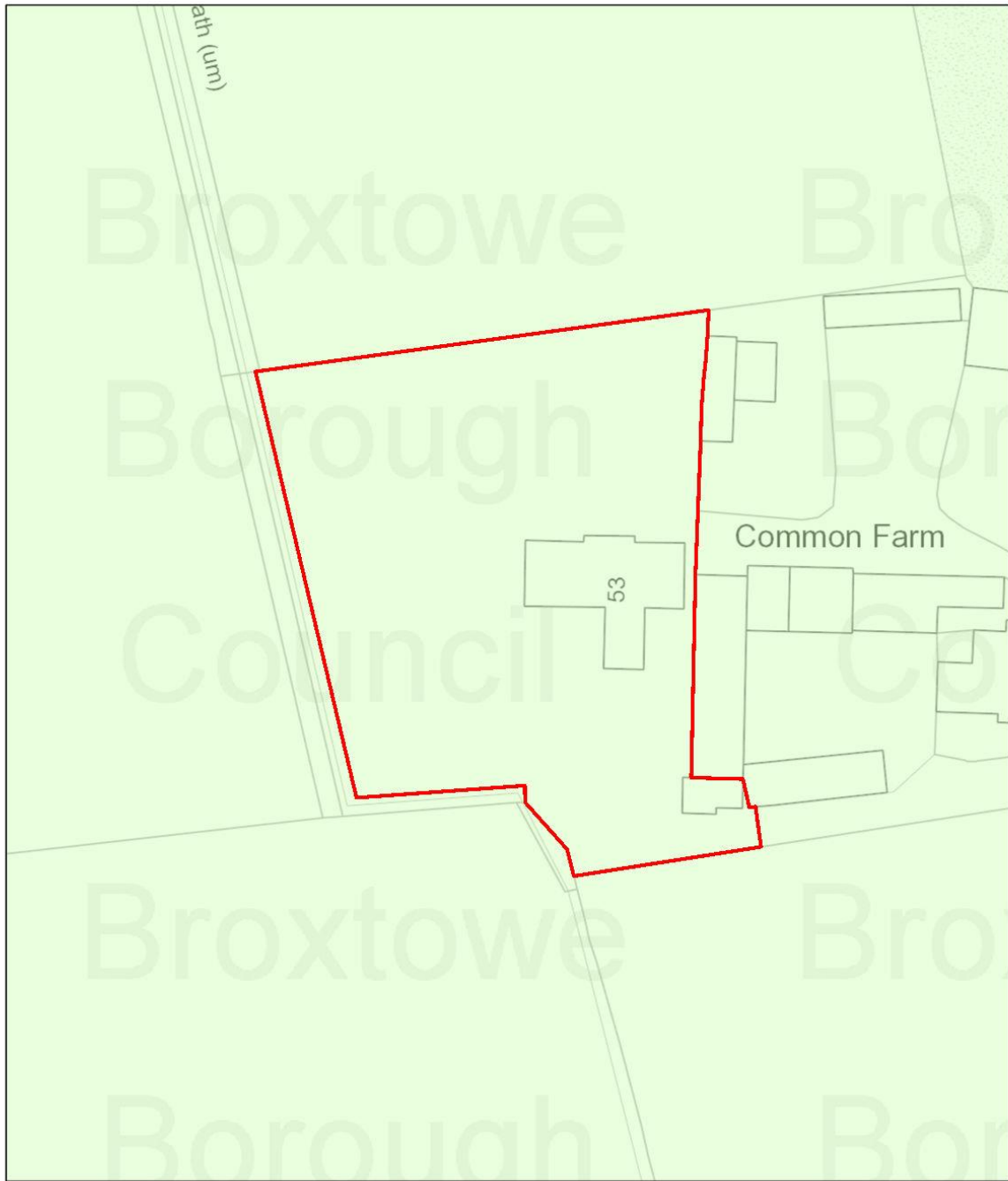
- 7.1 The proposed extensions will provide additional living space for the residents of the existing dwelling. However, the proposal, in addition to the existing extensions that have already been built at the property, represents a disproportionate addition to the original dwelling and is therefore inappropriate development that is harmful to the openness of the Green Belt. On balance, it is considered that the harm by virtue of the inappropriate development outweighs any benefits and the proposal is therefore not acceptable.

### 8 Conclusion



- 8.1 The proposal represents inappropriate development in the Green Belt. It is considered that no very special circumstances have been demonstrated, the benefit of which would outweigh the harm of the development to the openness of the Green Belt. It is therefore considered that the proposal is contrary to Policy 8 of the Broxtowe Part 2 Local Plan (2019) and paragraphs 143 and 145 of the NPPF, and therefore planning permission should be refused.

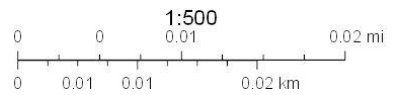
<b><u>Recommendation</u></b>	
The Committee is asked to RESOLVE that planning permission be refused for the following reason:	
The site lies within the Nottinghamshire Green Belt where, in accordance with paragraph 143 of the NPPF, inappropriate development is by definition harmful and should not be approved except in very special circumstances. The proposed development does not meet any of the exceptions to inappropriate development as set out by paragraphs 145 and 146 of the NPPF. The proposal is therefore contrary to Policy 8 of the Broxtowe Part 2 Local Plan (2019) and paragraphs 143 and 145 of the NPPF, and no very special circumstances have been demonstrated to treat the proposal as an exception to these policies.	
<b>NOTE TO APPLICANT</b>	
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

Rose Cottage, 53 Awsworth Lane, Cossall



8/14/2020, 4:47:57 PM

-  INTERNAL: PCO Applications
-  Green Belt



Photographs



Front elevation



Rear elevation

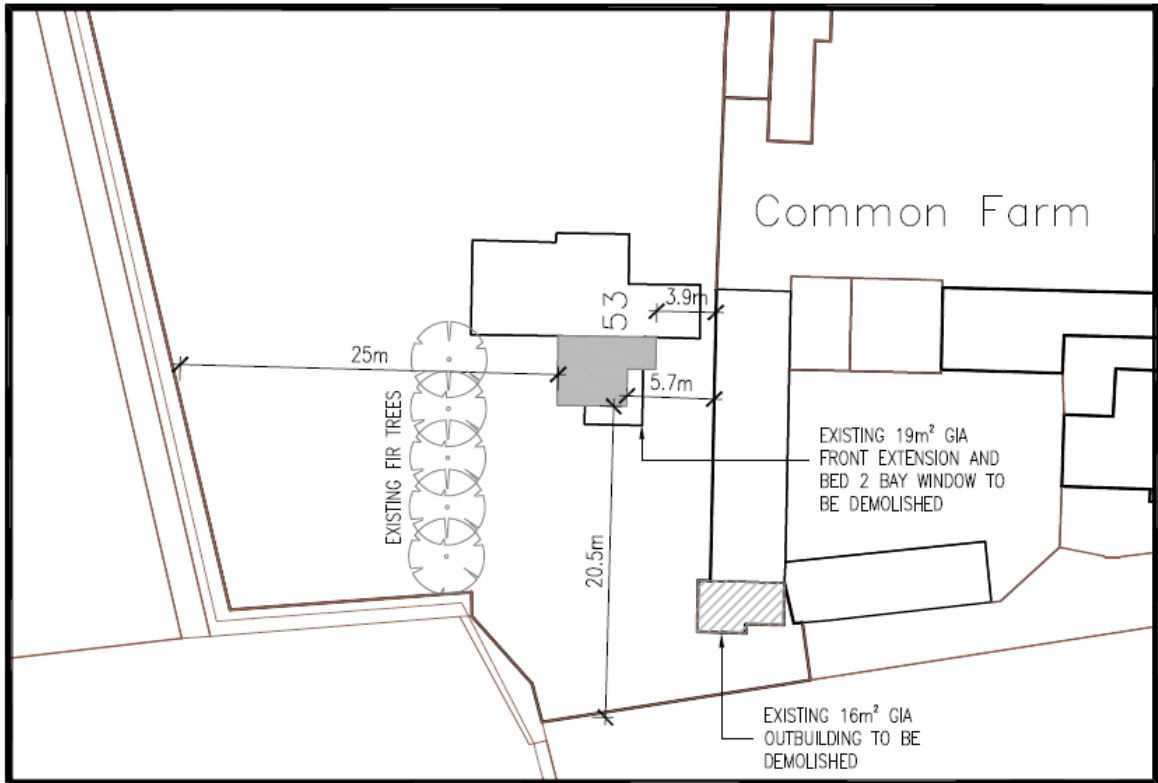


North boundary

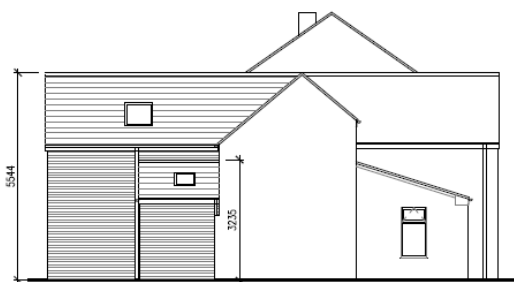


West boundary

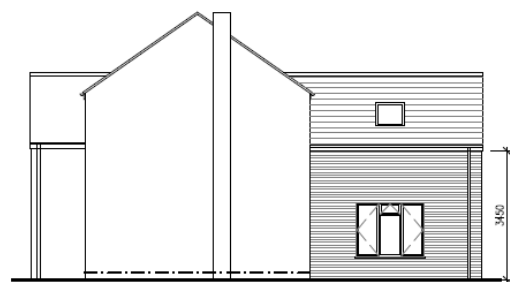
**Plans (not to scale)**



Site Plan



SIDE ELEVATION



SIDE ELEVATION

REAR EXTERNAL WALLS TO BE 300mm THICK CAVITY WALL CONSTRUCTION c/w RED FACING BRICKWORK TO MATCH EXISTING REAR EXTENSIONS  
NEW CONCRETE ROOF TILES TO MATCH EXISTING



FRONT ELEVATION



