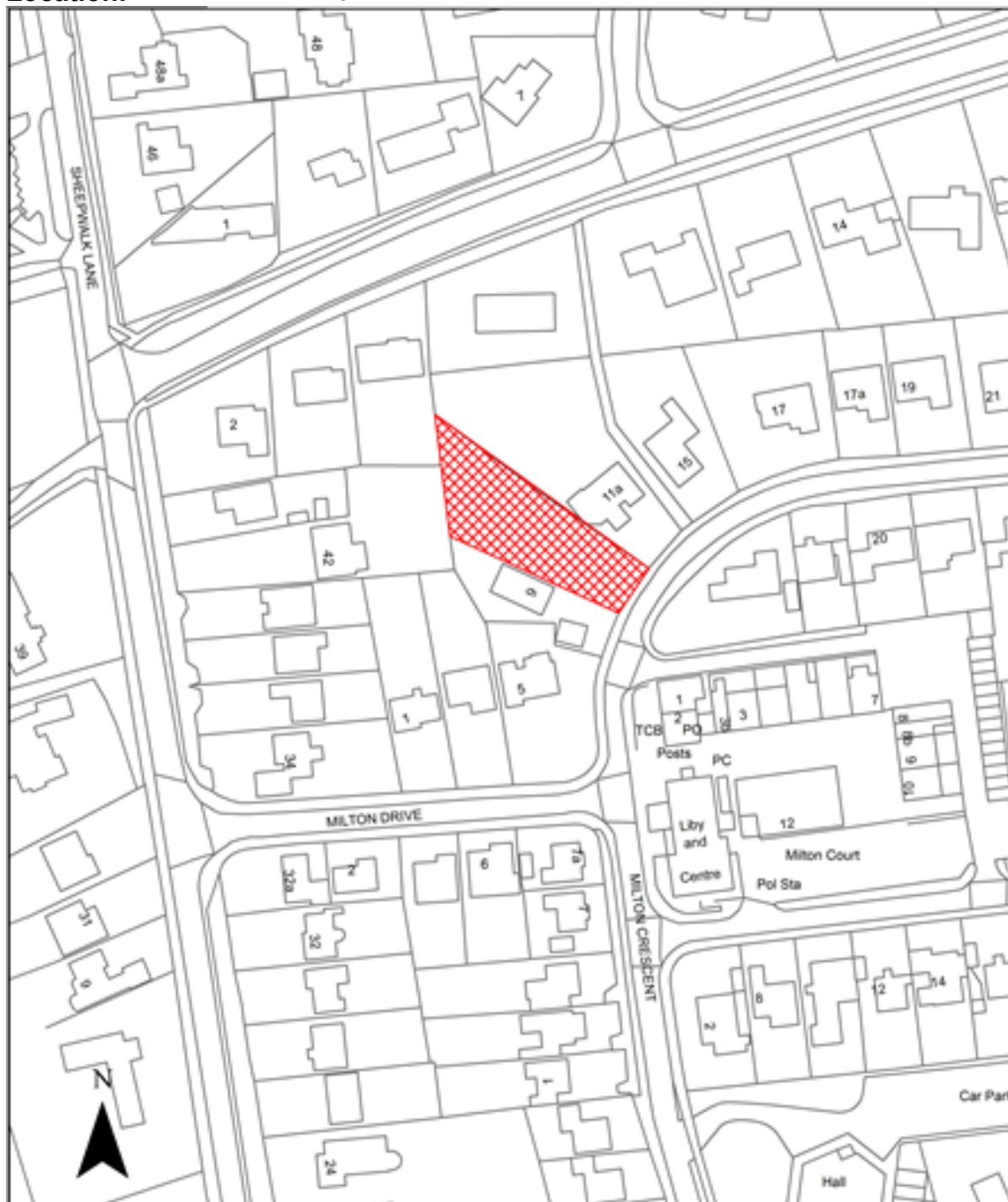




Application Number: 2016/0558

11 Milton Crescent, Ravenshead, Nottinghamshire, NG15
9BA.

Location:



NOTE:

This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number:	2016/0558
Location:	11 Milton Crescent, Ravenshead, Nottinghamshire, NG15 9BA.
Proposal:	New build dwelling
Applicant:	Mr R McIntosh
Agent:	Mr Rick Cobham
Case Officer:	Cristina Dinescu

Background

This application is being referred to the Planning Committee at the request of the Delegated Members Panel.

Site Description

The former dwelling at No. 11 Milton Crescent has been demolished. However it previously comprised a two-storey detached dwelling. The site is located within the established residential area of Ravenshead.

The application site is adjoined by other detached properties at no.11A and 9 Milton Crescent. No.9 Milton Crescent is a chalet bungalow that has a detached double garage with a front facing gable at the front of the property, set back from the highway boundary by some 5.0m. The property also has a side facing dormer serving a bathroom at first floor. No.11A Milton Crescent is a two-storey dwelling that has a single storey side extension with flat roof sited towards the application site. The extension has high level and fixed windows that appear to be obscurely glazed.

The boundary treatment consists of a laurel hedge and low height wooden fence with concrete pillars on the boundary with the public highway and with the property at No.11A Milton Crescent up to where the detached garage was, a high wooden fence with concrete pillars on the boundary with the property at No.9 Milton Crescent.

Several mature trees are present in the rear garden and some conifer trees are present along the boundary with the property at No.9 Milton Crescent.

Relevant Planning History

2015/0960 – Planning Permission was granted to demolish the existing dwelling and detached garage and erect a new two-storey dwelling with detached garage at the

front.

Proposed Development

The proposal seeks Planning Permission to construct a four bedroom two-storey dwelling with a detached double garage positioned at the front of the property.

The proposal is a re-submission of the approved development under ref. no. 2016/0960.

The proposed dwelling would be L shaped with maximum width of 14.5m and depths of 7.6m and 12.0m. It would be set back from the highway boundary by some 18.4m. The maximum height to eaves would be 4.8m and the maximum ridge height would be 7.9m from ground level.

The detached double garage would be set back from the highway boundary by some 2.0m and would have maximum footprint dimensions of 6.0 x 6.0m and eaves and ridge height of 2.4m and 4.3m respectively from ground level.

The dwelling design would incorporate a hipped roof with split ridge line and front facing gables. The detached garage design would incorporate dual pitched roof with a front facing gable. Access to the garage would be sideways from the existing access point and driveway.

Consultations

Nottinghamshire County Council (Highway Authority) – The proposed dwelling will utilise an existing access point which presently serves the existing dwelling. Therefore the Highways Authority would have no concerns, subject to conditions.

Ravenshead Parish Council – Objection against the proposal on the following grounds:

- Whilst there is site space for the development proposed, building right up to the boundaries of the plot is unacceptable and considered unnecessary. Building without neighbour access provision will prevent execution;
- Proposed dwelling designed too close to the neighbouring properties, which would block out light and cause unacceptable loss of amenity;
- Inappropriate plans as those presented do not show the location of the neighbouring properties;
- The height of the proposed structure would be out of character with the existing streetscene.

Adjoining Neighbours have been notified and a Site Notice was posted and 3 letters of representation were received as a result. The concerns raised can be summarised as follows:

- The siting and the size of the proposed dwelling is different from the one approved in 2015;
- The proposed dwelling would overbear and overshadow the four windows of the adjoining property;
- Out of character with the other houses on Milton Crescent;

- The site block plan is incorrect;
- Replacement hedges should be planted if the existing hedge is removed;
- Incorrect measurements and misleading plans;
- The proposed dwelling would block access to neighbours to maintain their properties;
- Removal of en-suite fan;
- Amended plans should be submitted;
- The house should be reduced in height;

Following receipt of revised drawings, a 7 day re-consultation has been undertaken and 2 letters of representation were received as a result. The concerns raised can be summarised as follows:

- Previous comments still valid with regards to overbearing and overshadowing impact;
- It is unclear from the revised plans where the position of the proposed dwelling would align with the first floor bathroom window and lounge window;
- The lounge window is not obscured by the existing fence;
- The revised plans should include dimensions;
- The distance to the neighbouring properties should be increased;
- The streetscene is misrepresenting the proposed dwelling in relation to the neighbouring properties;
- Increase in footprint by more than 50%;
- A diagram is provided showing the proposed dwelling would be out of scale with the adjoining properties;
- The detached garage would be out of keeping with the streetscene and will interrupt the aspect of the Crescent;
- All properties have open frontages therefore the proposed gate would be out of character;
- No dimensions are being given for the proposed basement;
- A full and detailed sunlight and daylight report should be submitted.

Planning Considerations

The main planning considerations in the determination of this application are the scale and design of the proposed dwelling, the impact on the appearance of the site and the wider area, any undue impacts on the amenity of neighbouring properties, any highway safety implications and off-street parking provision.

At national level the National Planning Policy Framework (March 2012) chapters 6 and 7 are relevant in considering this application: -

- 6. Delivering a wide choice of high quality homes (paragraphs 47 – 55)
- 7. Requiring good design (paragraphs 56 – 68)

Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The following policies are relevant: -

- Policy 8 - Housing size, mix and choice; and
- Policy 10 - Design and Enhancing Local Identity.

Appendix E of the ACS refers to the Saved Policies from Adopted Local Plans. The following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant: -

- ENV1 (Development Criteria);
- H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes).

The Government attaches great importance to the design of the built environment. Section 7 of NPPF states inter alia that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

Policy 10 – 1 of the ACS states inter-alia that development should be designed to:

- a) make a positive contribution to the public realm and the sense of place;
- b) create attractive, safe, inclusive and healthy environment;
- c) reinforce valued local characteristics;
- d) be adaptable to meet changing needs of occupiers and the effects of climate change; and
- e) reflect the need to reduce the dominance of motor vehicles.

Policy 10 – 2 of the ACS sets out the criteria that development will be assessed including: - plot sizes, orientation, positioning, massing, scale, and proportion. Criterion f) of the ACS refers to the impact on the amenity of nearby residents.

Criterion a., c. and d. of Policy ENV1 of the Replacement Local Plan are also relevant in this instance. These state that planning permission will be granted for development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout or materials. Development proposals should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles and incorporate crime prevention measures in the design and layout.

Design and layout are also considered in criterion a. and b. of Policy H7 of the Replacement Local Plan. These policies state inter alia that permission will be granted for residential development, including conversions and the change of use of buildings to residential use within the urban area and the defined village envelopes provided it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials and that it would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area.

In respect to car parking, regards should be had to the Borough Council's Supplementary Planning Document 'Parking Provision for Residential Developments'

(May 2012).

Design

I note that the design of the new dwelling includes hipped roof with split ridge line and front facing gables. I also note from the proposed site layout plan that the proposed dwelling would be sited at 18.4m from the front boundary and set back from the building line formed by the existing adjoining properties, and that the plot has an irregular shape with a narrow frontage and a wider rear. I am therefore satisfied the application site is of sufficient size to accommodate the proposed dwelling within the site layout proposed without appearing cramped or over-intensive.

I am mindful about the comments with regards to the streetscene submitted and block plan without dimensions, however, given that the application site is on a curved section of road and the plot splays, I am satisfied the streetscene does provide details regarding height, design and relationship achievable with the adjoining properties as the provided drawings are drawn to recognisable scales. I am also of the opinion, given the proposed distance from the highway boundary, the proposed dwelling would not be perceived as higher than the adjoining properties and it would be visually acceptable in the streetscene in keeping character with the wider area.

I am mindful about the comments received with regards to the proposed basement; however written confirmation has been received from the agent that the basement is omitted from the application.

With regards to the existing hedge and trees present along the front and side boundary, written confirmation has been received from the agent that the hedge and trees would be retained. Given the presence of other trees located in close proximity to the boundary of the site in neighbouring gardens should planning permission be forthcoming, I would recommend attaching a pre-commencement condition requiring a Method Statement, a Roof Protection Area (RPA) plan and Tree Protection Plan as set out within BS5837:2012 be provided.

I am mindful about the comments received from Ravenshead Parish Council, however the revised drawings show the proposed dwelling to be set in from the side boundaries and the revised block plan shows the application site with the proposed dwelling and detached garage in relation to the former dwelling and the adjoining properties.

Neighbouring Amenity

I note the comments received from neighbours with regards to the undue impact on neighbouring residential amenity. However in my opinion the proposed dwelling would not result in a significant undue overbearing, overshadowing or overlooking impact onto any adjoining property, given the plot orientation, the proposed roof design and distances to adjoining properties.

I would recommend a condition be attached, should planning permission be forthcoming, that the first floor bathroom window on the side elevation towards the

property at no.11A Milton Crescent to be obscurely glazed and top opening only.

Highway Safety

I note that the proposed plans show the dwelling to utilize the existing access and driveway and also a detached double garage with access to side. Given that the Car Parking Supplementary Planning Document (SPD) requires new dwellings with 4 bedrooms or more in rural areas to have provision for 3 off-street parking spaces, I am of the opinion the proposal would comply with the requirements of paragraph 4.2 of the Borough Councils parking SPD.

I am mindful that the Highway Authority have raised no objection to the proposal subject to conditions, I therefore consider there would be no highway safety implications in allowing this application.

Conclusion

Having regard to the above considerations I am of the opinion that the proposal is in accordance with Policy 8 (Housing Size, Mix and Choice) and Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014 and Saved Policy ENV1 (Development Criteria) and Policy H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes) of the Gedling Borough Replacement Local Plan and advice contained within the National Planning Policy Framework 2012.

Accordingly I recommend that planning permission be granted.

Recommendation:

Grant Planning Permission subject to conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the application form and site location plan received on 26th April 2016, revised plans, RC/RM/02/06/16/02 and RC/RM/02/06/16/01, received on 5th July 2016, and e-mail received on 11th August 2016.
3. The dwelling shall not be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
4. The dwelling shall not be brought into use until the access driveway / parking / turning area (s) is constructed with provision to prevent the unregulated

discharge of surface water from the driveway/parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the Borough Council. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. Once approved the development shall be constructed in accordance with these approved details.
6. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained. Once approved, the landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
7. Before development is commenced a Method Statement, an RPA plan and a Tree Protection Plan, as set out within BS5837:2012, shall be submitted to and approved in writing by the Borough Council. Once approved the means of protection shall be retained until the completion of all building operations unless otherwise agreed in writing by the Borough Council.
8. The window to the first floor bathroom on the north side elevation, as shown on drawing no. RC/RM/02/06/16/01, shall be obscure glazed to a minimum level of Pilkington Level 4 and prior to the first occupation of the hereby approved dwelling. Any opening units shall only be top hung.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
4. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
5. To ensure a satisfactory development, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. To ensure a satisfactory development, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).

7. To ensure a satisfactory development, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
8. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed development is of an acceptable size and design in this setting and would have no significant undue impacts on the visual appearance of the streetscene or on neighbouring amenity and there are no highway safety implications. The proposal therefore accords with Policy 8 (Housing Size, Mix and Choice) and Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy (September 2014), Saved Policy ENV1 (Development Criteria) and Policy H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes) of the Gedling Borough Replacement Local Plan and advice contained within the National Planning Policy Framework 2012.

Notes to Applicant

Positive and Proactive Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

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 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice

which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil