

**Application Number:** 2013/0718

**Location:** 13 Main Street, Calverton, Nottinghamshire



**NOTE:**

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## **Report to Planning Committee**

**Application Number:** 2013/0718  
**Location:** 13 Main Street, Calverton, Nottingham, NG14 6FJ  
**Proposal:** Construct two storey side extension.  
**Applicant:** Ms Lorraine Brown  
**Agent:** Anthony Bradley

**This application is being brought to Committee due to the applicant being a member of staff at Gedling Borough Council.**

### Site Description

The application site, no.13 Main Street, Calverton relates to an end terrace property sited within the Calverton Conservation Area as identified on the proposals map of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008). The property is set back from the adjoining highway with an area of vehicle parking to the west of the dwelling. The property has a residential neighbouring property to the east and a garage block site to the west. The property benefits from a long rear amenity area that backs onto no.16 Church Meadow.

### Proposed Development

Planning permission is sought for the erection of a two storey side extension. The extension would incorporate an open carport at ground level with living accommodation above.

The proposed extension would project from the west side elevation of the existing property by some 6 metres with a total depth of 8.65 metres. The front elevation roof would be a pitched, sloping away from the highway, with the rear elevation forming a rear facing gable projection. The ridge and eaves heights of the extension would be 7.05 metres and 4.83 metres respectively. The ridge of the extension would be set slightly lower than the existing ridge of the property and the front elevation of the extension would be set back slightly from the front elevation of the existing dwelling.

The rear elevation of the extension would incorporate two Juliet Balconies at first floor level. The materials proposed for the construction of the development would match the existing property.

### Consultations

Calverton Parish Council - The statutory consultation period for representations is until 13<sup>th</sup> September 2013 and any consultation responses will be reported verbally at Committee.

Nottinghamshire County Council (Highway Authority) – The statutory consultation period for representations is until 20<sup>th</sup> September 2013 and any consultation responses will be reported verbally at Committee.

Nottinghamshire County Council (Archaeology) - The statutory consultation period for representations is until 13<sup>th</sup> September 2013 and any consultation responses will be reported verbally at Committee.

Conservation Consultant – No objections are raised to the well-designed extension. The materials should be secured by condition.

Nottinghamshire Building and Preservation Trust – The statutory consultation period for representations is until 13<sup>th</sup> September 2013 and any consultation responses will be reported verbally at Committee.

Neighbouring Properties were notified and a Site Notice posted - The statutory consultation period for representations is until 13<sup>th</sup> September 2013 and any consultation responses will be reported verbally at Committee.

### **Planning Considerations**

The main planning considerations in the determination of this application are whether the proposal would have any material impact on the amenities of neighbouring properties as well as whether the proposal would have a detrimental impact on the character and appearance of the site or the wider Conservation Area. The impact on highway safety would also have to be carefully considered.

At the national level the National Planning Policy Framework (March 2012) is relevant in the determination of this application. Section 12 (Conserving and enhancing the historic environment) of this document is particularly relevant in this instance. Paragraph 134 advises that in determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.

At the local level the following policies of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) are relevant:

- ENV30 (Development within the defined infill boundary of Green Belt Wash Villages)
- ENV15 (New Development in Conservation Area).

Under the Local Plan, development should be of a high standard of design and extensions to dwellings should be in keeping with the scale and character of the

existing dwelling and should not cause unacceptable harm to the amenity of neighbouring residents. Appropriate parking provision should be made. In addition extensions to buildings are appropriate within the infill boundaries of the Green Belt Wash Villages provided the proposals would not adversely affect the appearance of the village or harm neighbouring amenity.

New development in a Conservation Area will be permitted providing the siting and design of the proposal respects the character and appearance of the building and the Conservation Area; the scale, design and proportions of the proposal are sympathetic to the characteristic form in the area and compatible with adjacent buildings and spaces; and, the use and application of building materials and finishes respects local traditional materials and building techniques.

I am mindful of the comments of the Conservation Consultant in which the extension is considered to be well-designed. In my view the proposed development would respect the character and appearance of the Conservation Area and would incorporate detailing that mirrors some of the existing dwellings original features. The scale, design and proportions of the proposal would be sympathetic to the character of the area and the existing dwelling, and would not cause loss of historic value or features of characteristic value to this part of the Conservation Area. Should planning permission be forthcoming I recommend that a condition be attached requiring details and samples of the materials to be used on the external elevations of the extension to ensure a sympathetic match with the existing dwelling. As such, I am of the opinion that the proposal would accord with the aims of Policy ENV15 of the Replacement Local Plan.

I am satisfied, due to the relationship between the application dwelling and the neighbouring properties and the extensions modest dimensions that the proposal would not have any material overbearing, overshadowing or overlooking impact on neighbouring amenity. I would note that the development incorporates Juliette balconies and should planning permission be forthcoming the approval would be conditioned for the development to be constructed in accordance with the approved plans to ensure that the balustrades are fixed across the French Doors to prevent any future undue overlooking impact on neighbouring amenity.

When considering car parking provision the Borough Council's Parking Provision for Residential Developments SPD requires 2no off street car parking spaces to serve a 3 bedroom dwelling in a rural area. I also note that the development would only allow for 1no off street car parking space within the curtilage of the dwelling. Paragraphs 4.4 and 4.5 of the SPD recognise that there are circumstances that require a departure from this provision. When considering the development on its own merits I note that there is an existing hard surfaced access strip crossing a highway verge that is currently used for the parking of vehicles away from highway, I also note that a property within the same row of terraces uses a similar access strip for off street car parking. Given that the access strip would easily accommodate an additional vehicle to the space provided I am satisfied that any additional car parking requirement above the 1no space provided for the dwelling could be accommodated in this location without causing an adverse impact on the free flow of traffic.

Given the above considerations I consider the proposal to accord with the aims of

Policies ENV30 and ENV15 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008). I therefore recommend that planning permission be granted.

### **Recommendation:**

**Delegate to the Corporate Director to GRANT PLANNING PERMISSION subject to no further representation being received that raise material planning considerations and the following conditions;-**

### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission relates to the approved plans received on 10th July 2013 drawing no's: 001, 002, 003, and 004.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details and a sample of the materials to be used in the external elevations of the proposed extension. Once approved the development shall be constructed in accordance with these approved details.

### **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 ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development results in no significant impact on neighbouring properties or the Calverton Conservation Area. The proposed development therefore accords with policies ENV15 and ENV30 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

### **Notes to Applicant**

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.

Planning 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.

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](http://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](http://www.groundstability.com).