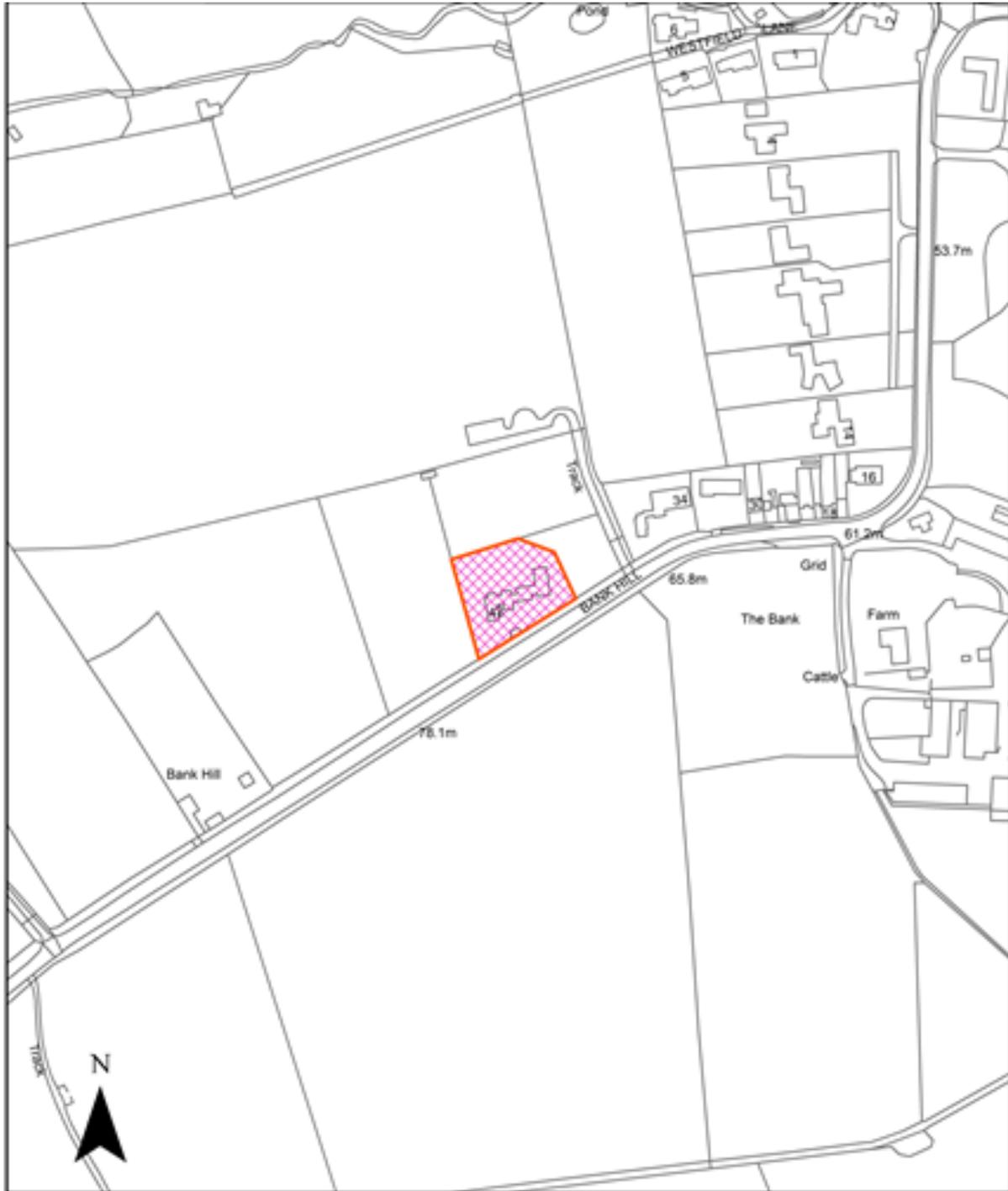




Application Number: 2016/1011
Location: 42 Bank Hill, Woodborough, Nottinghamshire, NG14 6EF.



NOTE:
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Report to Planning Committee

Application Number: 2016/1011

Location: 42 Bank Hill, Woodborough, Nottinghamshire, NG14 6EF.

Proposal: Adaptation of an existing attached stable building into two levels of living accommodation with associated raised roof works and dormer windows, central ground floor infill structure to house, adaptation of existing garage to living accommodation with associated roof works, replacement dormer windows, new hard landscaping works, and over cladding of the existing external walls.

Applicant: Mr Mark Rosenberg

Agent: Mr John Morris

Case Officer: Alison Jackson

Site Description

42, Bank Hill, Woodborough is a two storey detached property which is set within extensive grounds within the Green Belt. There is an existing attached single storey garage to the property leading onto an attached single storey stable building. Access to the site is via Bank Hill. There is a large gravelled driveway to the front of the property. There is a large rear garden area to the property which is currently terraced. The rear boundary adjoins open land. The immediate neighbouring property no. 34 is set some distance away from the application site.

Relevant Planning History

Planning permission was granted in 1992, reference 92/0237, for the erection of a garage, extension and alterations to the dwelling. Permission was also sought for the erection of stables adjacent to the site however, this element was withdrawn.

Planning permission was granted in 1992, reference 92/0616, for the erection of stables at the site.

Planning permission was granted in 1994, reference 94/0416, for the erection of a conservatory extension to the property.

Proposed Development

Planning permission is sought for the following:

- Conversion of the existing stable building into two levels of living accommodation at ground and first floor which includes alterations to the roof and the insertion of dormer windows;
- A front porch extension;
- Alteration of the front two storey hip roof to a gable roof;
- A central ground floor extension providing habitable accommodation;
- The conversion of the existing garage to living accommodation including associated roof works;
- Replacement of existing dormer windows;
- Replacement of the rear dormers with gables;
- Landscaping works to the rear of the dwelling creating terraced areas; and
- Over cladding of part of the existing external walls and chimney together with rendering and stone cladding.

An additional plan was submitted during the processing of the application which shows how the proposed converted and extended stable building and the garage conversion are linked to the existing dwelling. This clarifies the fact that the converted and extended elements to the building are not proposed to be used as independent living accommodation.

Consultations

Woodborough Parish Council – concerns are raised about the height of the development and the impact on the openness of the Green Belt.

Local residents have been notified by letter and the application has been advertised on site and within the local press – I have received no letters of representation as a result.

Planning Considerations

The main planning considerations in the determination of this application are whether the proposal constitutes appropriate development in the Green Belt, the impact on the character and openness of the Green Belt and the visual impact of the proposals on the character and appearance of the property. The impact of the proposals on neighbouring properties will also need to be assessed together with any impact on highway safety.

The following policies are relevant to the application:

National Planning Policy Framework 2012:

Part 7 – Requiring Good Design
Part 9 – Protecting Green Belt Land

Paragraphs 79 and 80 state that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. To this end the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

In addition paragraph 89 states that local planning authority's should regard the construction of new buildings as inappropriate in the Green Belt however, one of the exceptions 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.

Gedling Borough Council Aligned Core Strategy 2014:

Policy 3 – The Green Belt

Policy 10 – Design and Enhancing Local Identity

Gedling Borough Council Replacement Local Plan (Saved Policies 2014):

ENV1 – Development Criteria

ENV28 – Extensions to dwellings or limited residential curtilage buildings in the Green Belt

The property is located within the Nottinghamshire Green Belt. Saved Policy ENV28 of the Replacement Local Plan (2014) is therefore relevant. This saved policy identifies that limited extensions to residential properties are appropriate where they would not be disproportionate to the size of the original dwelling. An increase of 50% of the original floor space is a maximum size for extensions beyond which extensions would be considered inappropriate since such enlargements or cumulative enlargements of such scale are likely to have a detrimental impact on the openness of the Green Belt.

Paragraph 89 of the National Planning Policy Framework reflects the above Policy in that extensions to existing buildings are considered appropriate provided they do not result in disproportionate additions over and above the size of the original building. Paragraph 89 however, unlike policy ENV28, does not specify an exact figure beyond which extensions would be considered inappropriate.

The existing property has an original floor area of approximately 166.22 square metres. The property in terms of the above policy could be extended up to 50% of the floor area of the original dwelling. Therefore a further 83.11 square metres of floor area could be added to the dwelling providing that any extensions do not result in an adverse impact on the open character of the Green Belt.

The property as set out above has been previously been extended and these extensions therefore are taken into account as part of the 50% allowance for which the property could be extended above the original floor area. The previous extensions equate to a total floor area of 75 square metres.

With these previous extensions alone being taken into account the property has already been extended by 45.1% above the floor area of the original dwelling, leaving very little allowance to further extend, the total allowance as set out above being 50%.

The extensions proposed under this application equate to a total floor area of 135.6 square metres. The combined total therefore of the previous extensions together with the proposed extensions, under this application equate to a proposed increase in floor area of 210.6 square metres which amounts to an increase in the original floor area of the dwelling by 126.6%.

This increase in floor area clearly exceeds the requirement of policy ENV28 above as the 50% of the floor area of the original dwelling has been substantially exceeded.

The lower case text of this Policy, set out above, states that cumulative enlargements to a dwelling are likely to have a detrimental impact on the openness of the Green Belt.

However, given the design of the extensions, which mainly amount to alterations to the existing dwelling, their relationship with the existing dwelling, and their positioning on the site, I consider that whilst there is some impact on the openness of the Green Belt, this impact is not significant as the extensions are viewed against the backdrop of the existing dwelling where there is already built form and the footprint of the extensions do not significantly encroach onto the openness of the Green Belt.

Whilst the floor area of the original dwelling is set out above I am mindful that part of the roof areas above the adjoining garage and stable building could be utilised without the need for planning permission and this useable floor area would equate to 58 square metres. Furthermore, a number of extensions could be undertaken at the property under permitted development rights, in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015.

With this in mind, I consider that substantial single storey side extensions and single storey rear extensions could potentially be erected to the property together with a two storey rear extension. These extensions would in my opinion create a substantial increase in the floor area of the original dwelling for which planning permission would not be required.

These possible extensions under permitted development would in my opinion amount to a significant impact on the openness of the Green Belt, given their siting and potential scale, unlike the extensions and alterations proposed under this application which would be largely restricted to the existing footprint of the property.

I attach substantial weight to the above, given that extensions to dwellings, under permitted development rights, are not restricted in the Green Belt and therefore they must be considered appropriate.

With this in mind, given the fall-back position above, I consider that the proposed extensions under this application, whilst at variance with policy ENV28, are far more

acceptable than what could be undertaken under permitted development rights, given that the extensions proposed under this application are relatively small scale in comparison and do not result in a significant impact on the openness of the Green Belt.

Whilst, therefore the proposal is at variance with Policy ENV28, as set out above, I consider that this is a pragmatic approach given the fall-back position. I am also mindful that if planning permission was granted for the proposals under this application permitted development rights could be withdrawn from the property which would allow future control over any proposed extensions to the property which may fall under permitted development rights, should the development proposed be implemented.

In respect to the design of the extensions, I am satisfied that these are in keeping with the character and appearance of the existing dwelling in that the extensions appear ancillary to the main dwelling and whilst some more modern materials are proposed to be used in the construction of the extensions, these will not detract from the character of the dwelling. In my opinion these will complement the appearance of the existing property.

I am therefore satisfied, in this respect, that the proposals accord with policies set out above.

Given the distance of the property to neighbouring dwellings, I am satisfied that there would be no undue impact onto neighbouring dwellings in terms of any overbearing, overlooking or overshadowing impact.

Whilst I note that the existing garage would be lost as part of the proposal as this is proposed to be converted to habitable accommodation, given that there is a large driveway area to the frontage of the property I am satisfied that there are no highway safety implications arising.

Whilst therefore the proposals do not strictly accord with the aims of the Green Belt policies set out above, given the considerations above, I am satisfied that there is a justification in this instance to grant planning permission for the proposed extensions and alterations to property.

I am also satisfied that the proposals accord, in terms of the design of the proposals and their impact on neighbouring properties, with Policy 7 of the National Planning Policy Framework, Policy 10 within the Aligned Core Strategy and Policy ENV1 of the Replacement Local Plan.

Accordingly, I recommend that planning permission be granted.

Recommendation:

To GRANT PLANNING PERMISSION, subject to the following 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 undertaken in accordance with the details as set out within the application forms received on the 16th September 2016, the plans received on the 16th September 2016, drawing numbers P-03, P-04 and the additional plan received on the 3rd February 2017, drawing number P-04.
3. No works permitted under Class A, B, C, D or E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as Local Planning Authority.

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 the protection of the Green Belt, in accordance with the aims of policy ENV28 of the Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

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 at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres

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.

