

Application Numbers: 2016/0854
Location: 99 Arnot Hill Road Arnold, Nottinghamshire



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Report to Planning Committee

APPLICATION NO: 2017/0370

LOCATION: 99 Arnot Hill Road, Arnold, Nottinghamshire

PROPOSAL: Single Storey Rear Extension

APPLICANT: Mr Alex Cockayne

AGENT:

CASE OFFICER: Deirbhile Blair

The application is being reported to the planning committee as the applicant is related to a member of staff at Gedling Borough Council.

Site Description

99 Arnot Hill Road, Arnold is a semi-detached two storey dwelling, located in a residential area.

The property is located on the east side of Arnot Hill Road. The neighbouring properties are no.97 and 101 Arnot Hill Road. There is hardstanding to front of the property and a spacious rear garden.

Proposed Development

Planning permission is sought for a single storey rear extension.

The proposed single storey rear extension would measure 1.9m in width, 3.98m in depth and would have a maximum ridge height of 3.6m.

The external facing material would be render to match the existing dwelling.

A revised plan was submitted on the 3rd May 2017 illustrating the decrease in the ridge height. The proposed ridge height would measure 3.35m in height.

Consultations

Adjoining neighbours have been notified and a Site Notice has been issued. No letters of representation have been received as a result.

Revised plans have been submitted dated 3rd May 2017. Neighbours are re-consulted for 7 days and any comments received would be verbally updated at Committee dated 17th May 2017.

Nottinghamshire County Council (Highways Authority) – No objections.

Planning Considerations

The main planning considerations in the determination of this application are the visual impact of the proposal on the character and appearance of the area, the impact upon neighbouring residential amenity and impact upon the highway network.

The following policies are relevant to the application:

National Planning Policy Framework:
Part 7 – Requiring good design

Gedling Borough Council Aligned Core Strategy 2014:
Policy 10 – Design and Enhancing Local Identity

Gedling Borough Council Replacement Local Plan (Saved Policies 2008):
ENV1 – Development Criteria
H10 – Residential Extensions

I am satisfied there would be no highway safety implications as the extension would not create further bedrooms at the property.

In terms of impact on visual amenity, due to the works being to the rear of the dwelling I consider there would be no undue impact upon the existing street-scene. The development comprises a small ground floor infill development adjacent to the existing kitchen and I am satisfied the scale of development is in keeping with the existing dwelling. I therefore consider that the proposed development would accord with Saved Policies ENV1 and H10 of the Replacement Local Plan.

Saved Policy H10 states that development should not cause unacceptable harm to the amenities of nearby residents. Given the single storey nature of the extension and the 14m separation distance of the proposal to the side elevation of the adjacent dwelling, I consider there would be no adverse impact on the occupiers of this property in terms of overshadowing or overlooking.

For the reasons set out above, the proposed development accords with Saved Policies of the Gedling Borough Replacement Plan, the Aligned Core Strategy as well as the NPPF. It is therefore recommended that planning permission is 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 materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

3. The development hereby permitted shall be completed in accordance with the submitted plans received on the 24th March 2017, drawing no: AMC-01 & AMC-02.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
3. To ensure a satisfactory development, in accordance with the aims of policy ENV1 and H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

The proposals are visually acceptable, result in no undue impact on neighbouring properties and are acceptable from a highway safety viewpoint. The proposals therefore accord with the policies contained within the Replacement Local Plan (Certain Policies Saved 2014), the National Planning Policy Framework 2012 and the Aligned Core Strategy.

Notes to Applicant

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

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.

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. 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.