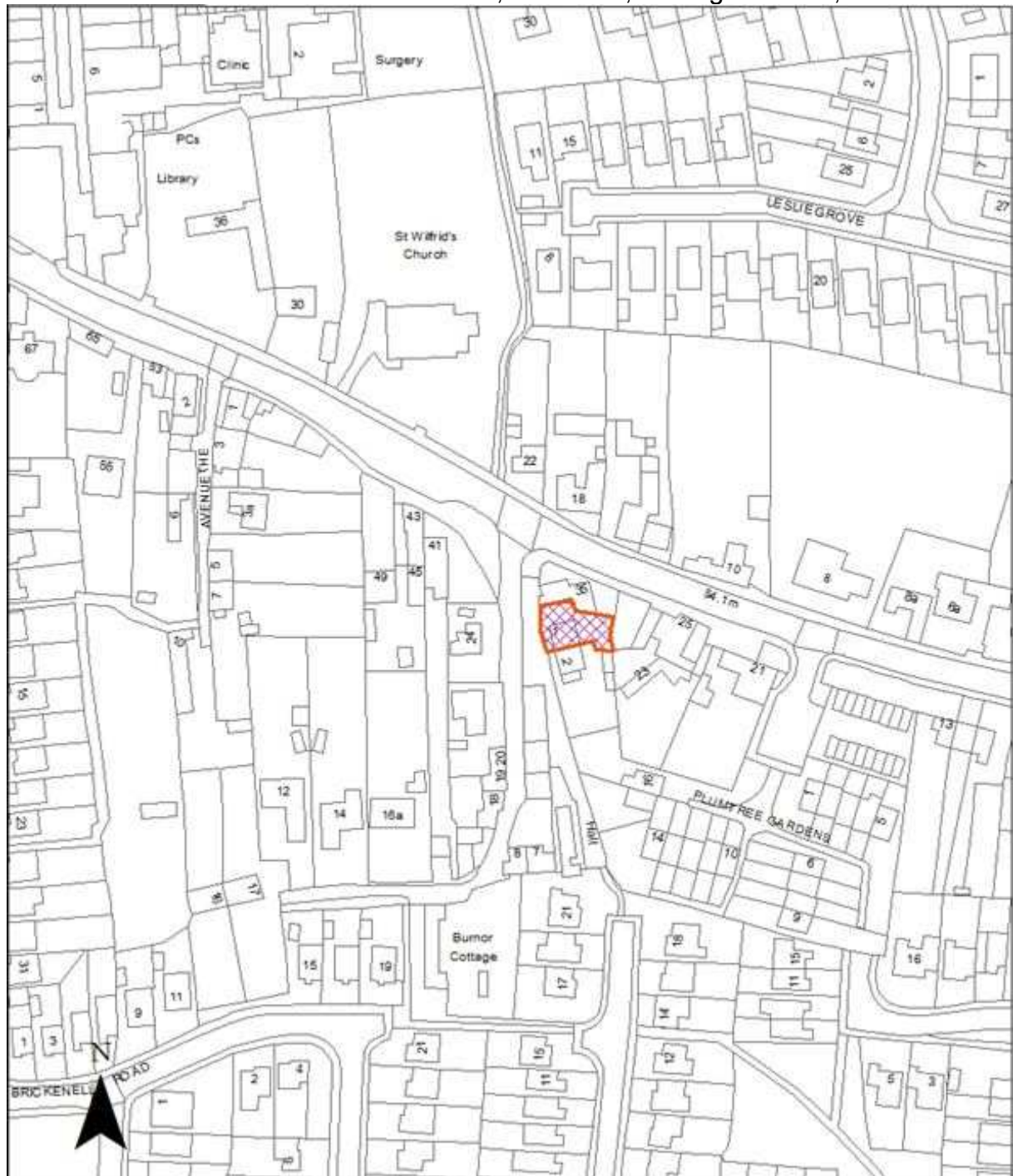


**Application Number:** 2013/1101

**Location:** 1 Burnor Pool, Calverton, Nottinghamshire, NG14 6FL



**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. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 078026  
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## **Report to Planning Committee**

<b>Application Number:</b>	2013/1101
<b>Location:</b>	1 Burnor Pool, Calverton, Nottinghamshire, NG14 6FL
<b>Proposal:</b>	Demolish two storey and single storey rear additions and construct new two storey rear extension and conservatory
<b>Applicant:</b>	Miss Charlotte Nash
<b>Agent:</b>	Mr Michael Nash

### **Background**

This application has been submitted by an employee of Gedling Borough Council and in line with the Council's Constitution has been referred to Planning Committee.

### **Site Description**

The site is located within the Calverton Conservation Area. The application site is located at the northern end of Burnor Pool and is the first house on the street. The dwelling to be extended is a two storey semi-detached property constructed of brick and tile. To the rear of the site is a small garden area. To the side of the property next is a driveway.

### **Proposed Development**

Full Planning Permission is sought for the erection of a two storey extension to the rear of the property and a conservatory. The two storey element would be 4.2m wide by 3.3m deep; it would have an eaves height of 4.8m and a ridge height of 6.6m. The conservatory element would measure 2.6m by 2.4m it would have an eaves height of 2.0m and a ridge height of 3.3m. The proposed development would replace an existing two storey extension to the property, although the new extension would be 1.2m deeper than the existing extension and its ridge height would be 1.5m higher. The extension would provide a kitchen and lobby area at ground floor and a bathroom at first floor.

### **Consultations**

The consultation and notification period for this application does not expire until the 29<sup>th</sup> October, should any representations be received these will be reported verbally.

**Parish Council** – No comments received

**Nottinghamshire County Council Archaeology** – No comments received

**Nottinghamshire Building Preservation Trust** – No comments received

**Gedling Borough Council Conservation and Urban Design Consultant** – No objections to the proposed development.

**Nottinghamshire County Council Highway Authority** – No comment received.

### **Neighbouring Properties**

I have not received any comments in relation to the proposed development as a result of the neighbour notification letters sent and the site notice that has been displayed.

### **Planning Considerations**

The main planning considerations in relation to this proposal are whether there would be any adverse impact on the character and appearance of the Conservation Area or any adverse impact on the residential amenity of any neighbouring properties.

The most relevant policies of the Gedling Borough Replacement Local Plan to the consideration of this application are:-

Policy ENV 15 – New Development in a Conservation Area  
Policy ENV 1 – Development Criteria  
Policy H10 – Extensions

At a national level the following paragraphs of the National Planning Policy Framework are relevant:-

Paragraph 132 – impact of proposed development on the significance of a designated heritage asset

Paragraphs 56 to 68 – relating to design

### **Impact on Conservation Area**

Policy ENV15 requires development to respect the character and appearance of the Conservation Area, to be of a scale and design that is compatible with surrounding buildings and to not cause any loss of features of historic or characteristic value. Policy ENV1 of the Local Plan also requires development to be in keeping with the surrounding area. Paragraph 64 of the NPPF requires development to make a positive contribution to the surrounding area.

The traditional design of the extension, coupled with the fact that it would not be

materially larger than the existing extension, would in my opinion respect the character of the conservation area and would have no adverse impact on the appearance of the area. To ensure that the proposed materials do not affect the appearance of the area, I suggest that a condition be attached requiring submission of materials prior to the commencement of development. I therefore consider that the proposed development would comply with Policy ENV15 and Policy ENV1 of the Local Plan, and would also meet paragraph 64 of the NPPF.

As there would be no harm or adverse impact on the Conservation Area as a heritage asset the public benefit test that would otherwise have had to be considered under paragraph 132 of the NPPF does not need to be undertaken in this instance.

### **Impact on residential amenity**

Policy H10 of the Local Plan requires proposals to not cause unacceptable harm to the amenity of nearby residents.

The dwelling house at 35 Main Street has its rear elevation sited on the boundary with 1 Burnor Pool. There are existing windows within the rear elevation, at first floor level these serve a bathroom, a landing area and a bedroom. Whilst I consider that the proposed development would have an impact on the living conditions at 35 Main Street, I do not consider that the impact would be any greater than that currently experienced given the presence of the existing extension to the rear of 1 Burnor Pool. However, in order to safeguard the residential amenity of the occupants of 35 Main Street, I recommend that a condition be attached to ensure that an obscurely glazed window that has a top hung opening is inserted into the proposed landing area to the proposed extension.

Given the existing relationship between 35 Main Street and 1 Burnor Pool and that conditions could be used to mitigate any unacceptable impacts, I consider that the proposed development would meet the requirements of Policy H10 of the Local Plan.

### **Recommendation:**

**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 carried out in accordance with the plans received on the 18th September 2013.
3. Prior to the commencement of development precise details of the materials to be used within the construction of the development hereby granted shall be submitted and approved in writing by the Borough Council. The development shall be completed in accordance with the approved details.

4. The landing window on the north elevation of the proposed extension shall be obscure glazed with top opening lights only and shall remain so at all times.

### **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 secure a satisfactory development that accords with Policy ENV15, ENV1 and H10 of the Gedling Borough Replacement Local Plan.
4. To safeguard the residential amenity of the neighbouring property (35 Main Street).

### **Reasons for Decision**

The proposed development would have no adverse impact on the Conservation Area or on the amenity of neighbouring properties. The development would accord with the relevant policies of the Local Plan.

### **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.

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).

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.