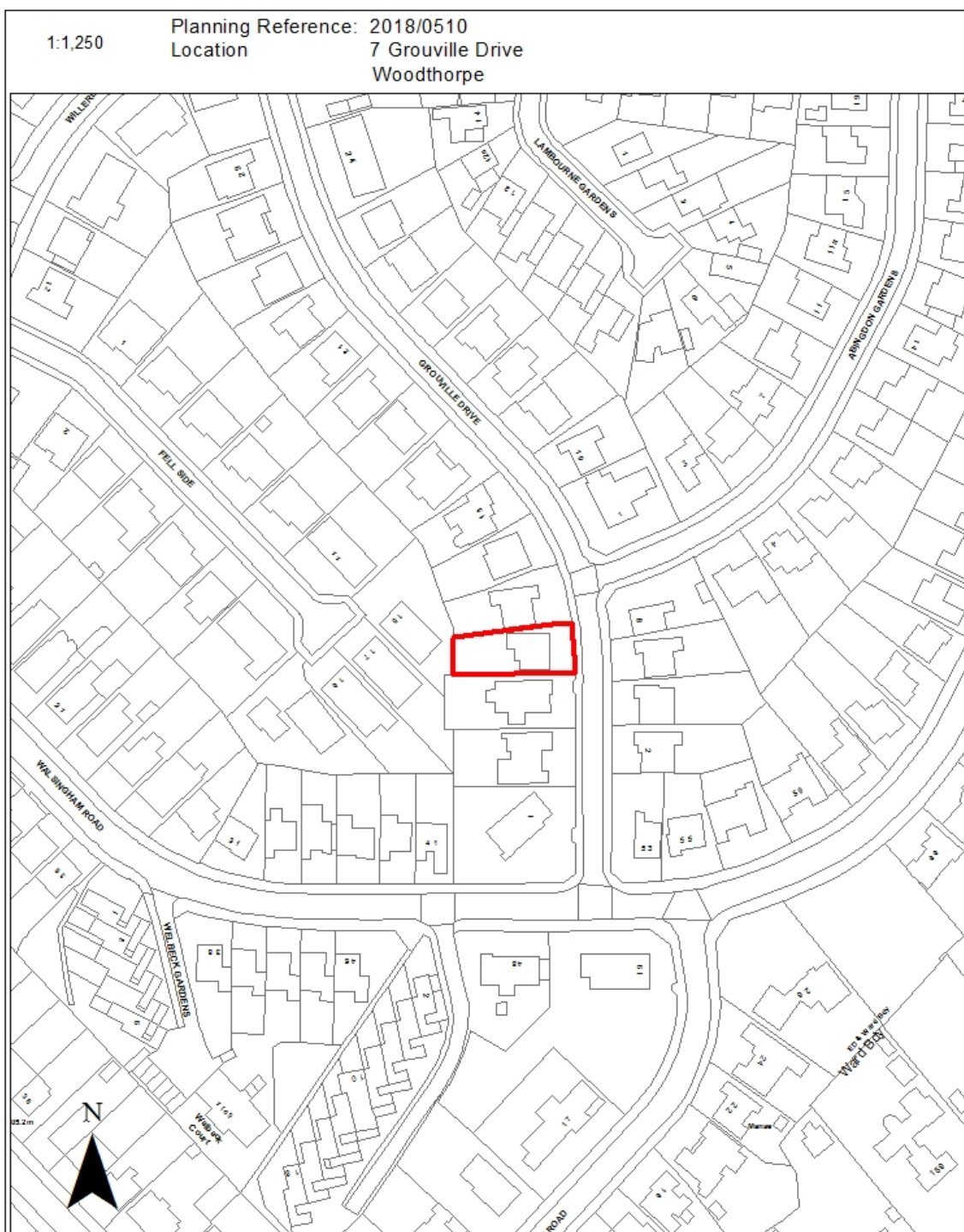




Planning Report for 2018/0510



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Report to Planning Committee

Application Number: 2018/0510

Location: 7 Grouville Drive Woodthorpe Nottinghamshire NG5 4NN

Proposal: Single storey rear extension and raised terrace area to the rear

Applicant: Mr & Mrs Callingham

Agent: Steve Riley

Case Officer: Cristina Dinescu

The applicant is a member of staff and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.

1.0 Site Description

- 1.1 No.7 Grouville Drive is a two-storey detached dwelling located within the built up area of Woodthorpe.
- 1.2 Adjoining properties are comprised of other detached dwellings at no's 9 and 5 Grouville Road. Given the sloping nature of Grouville Drive, no.9 Grouville Drive is in a higher position and no.5 Grouville Drive is in a lower position than the application site, and the rear garden level is lower than the highway level.
- 1.3 The adjoining property at no.5 Grouville Drive has side facing windows overlooking the rear garden of the application site.

2.0 Proposed Development

- 2.1 The proposal seeks planning permission for a single storey rear extension to replace an existing rear porch and a raised covered terrace.
- 2.2 The rear extension would have a flat roof and would measure 2.6m in depth, 4.15m in width, 2.9m in height from ground floor level and 4.4m in height from rear garden level. It would be set in line with the adjoining property at no.9 Grouville Drive.
- 2.3 The raised terrace area would be covered with a canopy of translucent polycarbonate on an open wooden structure and would measure 4.4m in depth, 3.05m in width, 2.1m in height from ground floor level and 2.9m in height from

rear garden level. It would be set in line with the adjoining property at no.5 Grouville Drive and at approximately 8.0m from the boundary with no.9 Grouville Drive.

3.0 Consultations

- 3.1 Neighbour Consultation – Adjoining neighbours have been consulted and a Site Notice posted. No letters of representation have been received as a result.

4.0 Planning Considerations

4.1 Assessment of Planning Considerations

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that: 'if regard is had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

- 4.3 The relevant national planning policy guidance in respect of this application is set out in the National Planning Policy Framework (March 2012). In particular the following chapters are relevant in considering this application:

- Part 7 – Requiring good design.

- 4.4 Gedling Borough Council Aligned Core Strategy (GBACS) (September 2014) is part of the development plan for the area. The following policies are relevant:

- Policy A – Presumption in Favour of Sustainable Development
- Policy 10 – Design and Enhancing Local Identity

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

- Policy ENV1 – Development Criteria
- Policy H10 – Extensions within the urban area and identified village envelopes

- 4.6 Where LPD policies meet the requirements set out in Paragraph 216 (i.e. the stage of preparation of the emerging plan) the greater weight may be given. The Inspectors report has now been received by the Borough Council and the inspector has recommended that the Local Planning Document is 'sound' and provides an appropriate basis for the planning of the Borough. The Policies within the LPD can now be afforded 'significant weight' in the planning balance.

The following LPD policies are relevant to this application:

- LPD32 – Amenity
- LPD42 - Extension to Dwellings not in the Green Belt

- 4.7 The main consideration in determining this application is the impact on the amenity of the adjoining properties. As the site is located within the built up

area of Woodthorpe there are no objections in principle to residential extensions.

5.0 Assessment of Impact on Neighbouring Amenity and Design

- 5.1 Given the location, the size and scale of the proposed extension, I am of the opinion the proposal would be in keeping character with the property itself and the wider area and would result in no significant undue overlooking, overbearing and overshadowing impact on any neighbouring property.
- 5.2 With regards to the proposed raised terrace area, I am satisfied, given the small difference in levels and the distance to adjoining properties, there would be no significant undue overlooking impact arising from this proposal. Furthermore, given the presence of side windows of the neighbouring property facing the rear garden of the application site, I am of the opinion the proposed canopy over the terrace area would mitigate the existing views and overlooking on to the rear garden of the application site.
- 5.3 For the reasons set out above I consider the proposal to accord with the above mentioned policies and therefore recommend that Planning Permission be granted.

6.0 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. This permission shall be read in accordance with the application form, site location plan and deposited plans, drawing no's 180012/PL03, 180012/PL04, 18002(PL)01 rev C and 18002(PL)02 rev A, received on 22nd May 2018. The development shall thereafter be undertaken in accordance with these plans/details.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no significant undue impact on neighbouring residential amenity or the locality in general. The proposal is of a size and design in keeping with the existing dwelling and its wider setting. The development therefore complies with the National Planning

Policy Framework (2012) and Policy 10 of the Gedling Borough Aligned Core Strategy, Policies ENV1 and H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2014 and emerging LPD32 and LPD42.

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 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