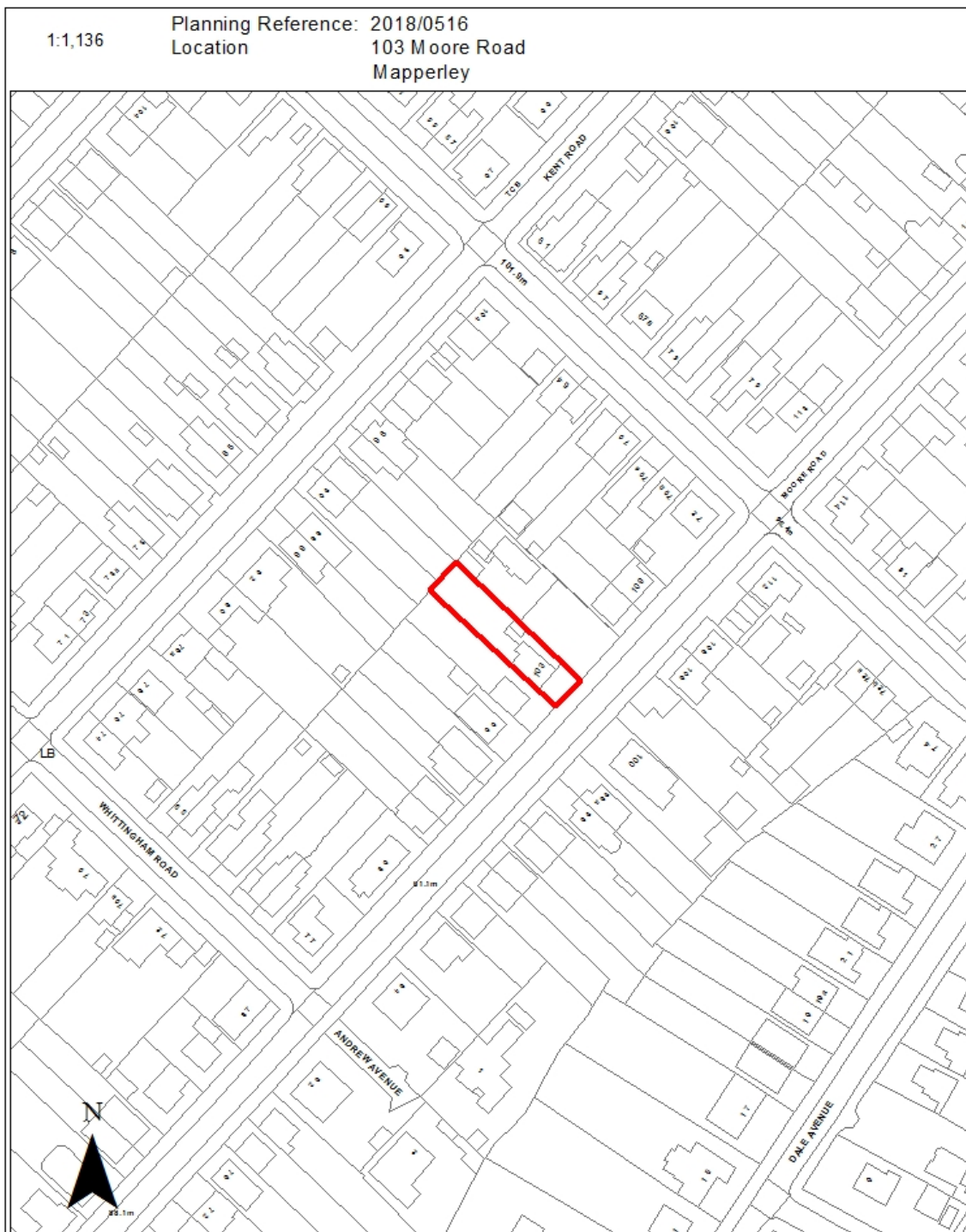




Planning Report for 2018/0516



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Report to Planning Committee

Application Number: 2018/0516

Location: 103 Moore Road Mapperley Nottinghamshire NG3 6EJ

Proposal: Erection of a single storey rear extension

Applicant: Mr Chris Widdowson

Agent:

Case Officer: Alison Jackson

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

1.0 Site Description

- 1.1. The application site relates to 103, Moore Road, Mapperley a two storey detached property which is set back from the road. There is a driveway to the front of the property together with a front garden area.
- 1.2. The north east side boundary of the application site adjoins the driveway serving the immediate neighbouring properties, no.'s 105 and 105a, Moore Road.
- 1.3. There is a patio area to the rear of the property together with a rear garden area. The garden area is set at a higher level than the floor level of the dwelling and the rear patio area.
- 1.4. There are existing single storey rear extensions to the property together with a two storey side extension.

2.0 Relevant Planning History

- 2.1. Planning permission was granted in March 2012, reference 2012/0133, for the erection of a two storey side extension to the property.
- 2.2. A non-material amendment application was approved in July 2012, reference 2012/0778NMA, which permitted an amendment to the roof of the side

extension to incorporate a full hip, the insertion of a roof light and the omission of a first floor window.

3.0 Proposed Development

- 3.1. Planning permission is sought for the erection of a single storey rear extension to the property measuring approximately 5 metres by 7.8 metres with an overall height of approximately 3.9 metres. This extension would replace the existing ground floor rear extension.
- 3.2. A window and patio doors are proposed to the rear elevation of the extension together with a high level window to the north east side elevation of the extension. Roof lights are also proposed to be inserted in the roof slopes of the extension.
- 3.3. The materials proposed for the construction of the extension are facing brick to match the existing dwelling and natural slate to the roof to match the existing dwelling.

4.0 Consultations

4.1. Neighbour Consultation

The occupiers of adjoining residential properties have been consulted by letter and a site notice has been posted – No letters of representation have been received as a result.

5.0 Assessment of Planning Considerations

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that: 'if regard is to be 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 other material considerations indicate otherwise'.
- 5.2. 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.
- 5.3. 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

5.4. 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

5.5. 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

6.0 Visual Amenity

6.1. The proposed extension would be visually acceptable when viewed from neighbouring properties, given the design of the extension together with the materials to be used in the construction of the extension which would match those of the existing dwelling. It is also considered, given the above, that the extension would complement the character of the existing dwelling.

6.2. Given the siting of the extension to the rear of the property there would only be limited views of the extension within the street-scene, the only siting of the extension being along the driveway serving the two immediate neighbouring properties, no.'s 105 and 105a, Moore Road. These limited views would be visually acceptable within the street-scene and would not detract from the character of the area.

7.0 Impact on neighbouring residential amenity

7.1. The proposed extension, given its scale and relationship with neighbouring properties, would result in no undue overbearing or overshadowing impact onto neighbouring properties.

7.2. The window and patio doors to the rear elevation of the extension, given that these would look onto the rear garden area to the application dwelling would result in no undue overlooking impact onto neighbouring properties.

7.3. Whilst it is noted that a window is proposed to the side elevation of the extension facing onto the driveway to the immediate neighbouring properties, given that this window is shown to be located approximately 1.7 metres above

the floor level of the room, there would be no undue overlooking impact onto the residential amenity of neighbouring properties.

- 7.4. It is also noted that roof lights are proposed to be inserted in the roof slopes to the extension. As above, given that the roof lights will be located in the ceiling of the room, there will be no undue overlooking impact onto neighbouring properties.

8.0 Conclusion

- 8.1. In conclusion, the development is considered acceptable for the following reasons:

- ☐ The design of the extension is considered acceptable
- ☐ The proposal results in no undue impact on neighbouring properties, in terms of any overlooking, overbearing or overshadowing impacts

- 8.2. For the reasons set out above, the proposed development accords with Saved Policies ENV1 and H10 of the Gedling Borough Replacement Plan as well as Part 7 of the NPPF and Policy 10 of the Aligned Core Strategy. The development is also considered to accord with emerging policies LPD 32 and 42 of the Local Planning Document. It is therefore recommended that planning permission is granted subject to conditions.

9.0 Recommendation: That the Borough Council GRANTS FULL 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 received on the 16th May 2018, the location plan received on the 16th May 2018, the block plan received on the 16th May 2018 and the plan received on the 16th May 2018, drawing number 5/17/2. 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 as Local Planning Authority the proposed extension is visually acceptable and results in no significant impact on neighbouring residential properties. There are no highway safety implications arising from the proposal. The proposal therefore accords with the NPPF, Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014, Saved Policies ENV1 (Development Criteria) and H10 (Extensions) of the Gedling Borough Replacement Local Plan and Policies LPD 32 (Amenity) and LPD 42 (Extensions to Dwellings Not in the Green Belt) of the emerging Local Planning Document (Part 2 Local Plan).

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

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.

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 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.