

Application Number: 2013/1295

Location: 41 Hazel Grove, Mapperley



NOTE:

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Report to Planning Committee

Application Number: 2013/1295

Location: 41 Hazel Grove, Mapperley, Nottinghamshire, NG3 6DQ

Proposal: Single storey rear extension

Applicant: Mr Andrew Rhodes

Agent:

This application is being brought to Committee due to the applicant being a member of staff at Gedling Borough Council.

Site Description

The application site, no.41 Hazel Grove, relates to a two-storey detached residential property within the urban residential area of Mapperley. The property is set back from the highway with an area of vehicle hardstanding to the north of the dwelling. The property is situated on a large plot which drops in level from the front boundary to the rear east boundary. The rear boundaries of the application site are defined by mature hedges and close boarded panelled fencing. The closest residential neighbours to the application site are no's 39 and 43 Hazel Grove to the north and south respectively. Hazel Grove is predominantly defined by detached two-storey properties on large plots.

Proposed Development

Planning permission is sought for the construction of a single-storey rear extension. The extension would replace an existing flat roof extension.

The proposed extension would project from the rear elevation of the original dwellinghouse by 4.55 metres with a width of 7.5 metres. The proposed extension would project out from the side elevation of the existing property by a further 0.6 metres. The extension would have a hipped roof with ridge and eaves heights of 4.5 metres and 2.7 metres respectively. The extension incorporates rear facing bi-fold doors and roof lights in the roof slopes.

Consultations

Neighbouring Properties were notified – The Statutory consultation period for representations is until 19th November 2013 and any consultation responses will be reported verbally at Committee.

Planning Considerations

The main planning considerations in the determination of this application are whether the proposal would have any material impact on the amenities of neighbouring residential properties. I note that the Highway Authority have not requested to comment on this application and the off street car parking is to remain, as such I am satisfied that there would be no undue impact on highway safety.

At the national level the National Planning Policy Framework (March 2012) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development.

At the local level the following policies of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) are relevant:

ENV1 – Development Criteria
H10 – Extensions

Under the Local Plan development should be of a high standard of design and extensions to dwellings should be in keeping with the scale and character of the existing dwelling and should not cause unacceptable harm to the amenity of neighbouring residents. Appropriate parking provision should be made.

In assessing the impact of the proposal on the character and appearance of the site and the wider streetscene I consider the design is in keeping with the scale and character of the existing dwelling and would not be unduly intrusive on the streetscene.

I am satisfied, due to the relationship between the application dwelling and the neighbouring properties and the extensions modest dimensions with a hipped roof sloping away from the shared boundary, that the proposal would not result in any undue overshadowing or overbearing impacts on neighbouring amenity.

For the reasons highlighted above, I consider the proposed development to accord with Policy H10 and ENV1 of the Gelding Borough Council Replacement Local Plan (Certain Policies Saved 2008) and recommend that planning permission be granted.

Recommendation:

Grant Conditional Planning Permission

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the submitted plans received on 28th October 2013.

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 is of a size and design in keeping with the existing dwelling and the wider setting. There will be no undue impacts on neighbouring amenity. The proposal therefore complies with the aims and objectives of the National Planning Policy Framework (2012) and Policies ENV1 and H10 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

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.

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.

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.