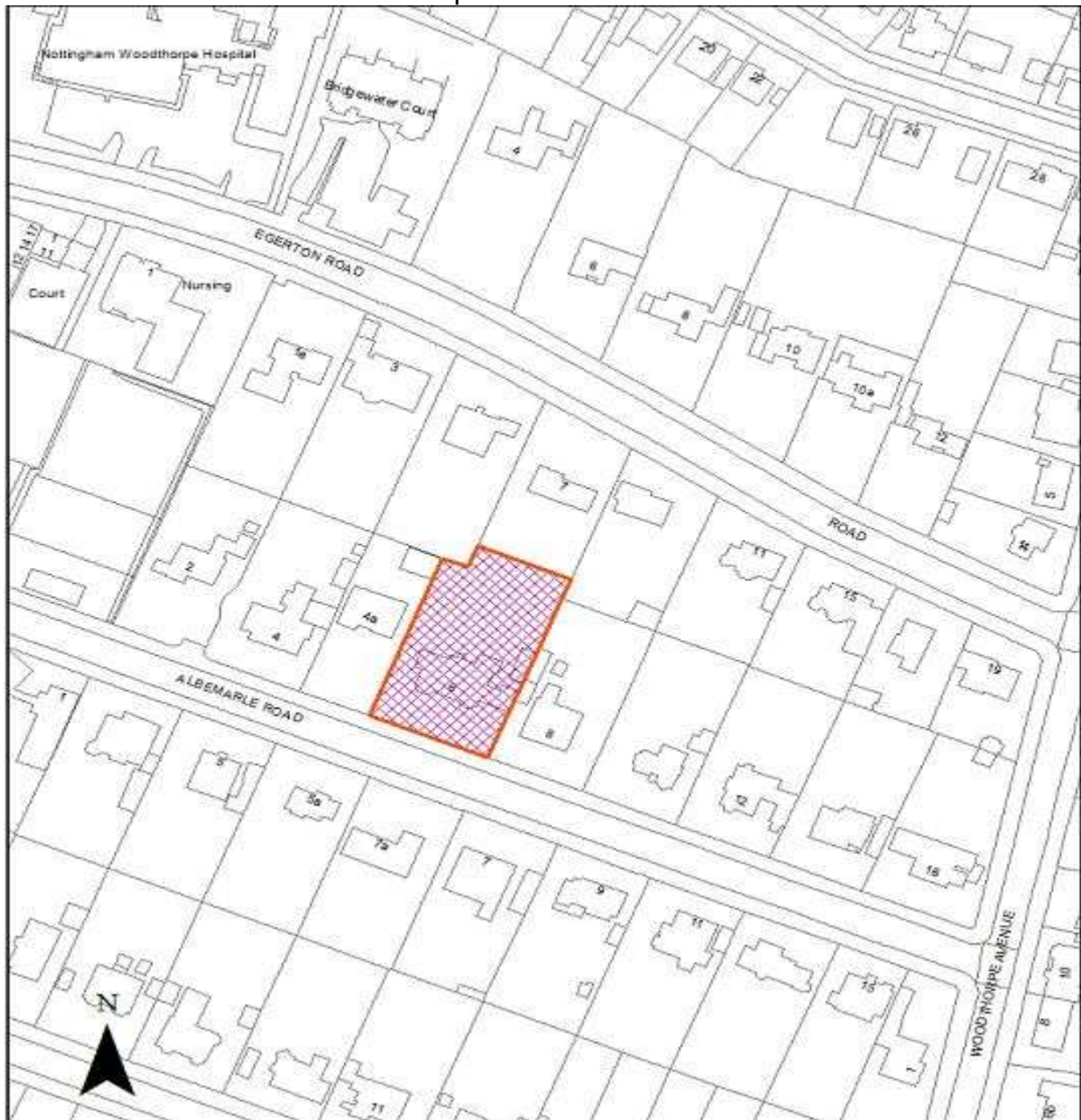


**Application Number:** 2013/1006

**Location:** Parker House Nursing Home, 6 Albemarle Road,  
Woodthorpe



**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 100021248. Unauthorised reproduction infringes Crown copyright and may lead to prosecution of civil proceedings.

## **Report to Planning Committee**

**Application Number:** 2013/1006

**Location:** Parker House Nursing Home, 6 Albemarle Road,  
Woodthorpe Nottingham

**Proposal:** Proposed retrospective planning permission for the  
retention of a Steel Storage Container

**Applicant:** Mr N Hussain

**Agent:** Mr Gary Barlow

### **Site Description**

The application relates to a substantial two-storey double fronted detached property situated on the northern side of Albemarle Road, which is currently in use as a care home. The site falls within the Old Woodthorpe Special Character Area. There is a detached two-storey annexe set to the side boundary with no. 8 Albemarle Road used as a store and laundry building and a conservatory to the rear of the main property. There is a vehicle access to the site adjacent to the west side boundary of the site leading to the rear amenity area. The site is bounded by mature trees and shrubs and a large brick wall measuring to some 2.5 metres in height to the rear east boundary and north rear boundary and a 1.5 metre high close-boarded panelled fence to the west side boundary of the application site.

Immediately to the north and east of the site are two-storey detached residential properties.

### **Relevant Planning History**

- Planning Permission was granted on the 4<sup>th</sup> March 2008 for the construction of an L-shaped single-storey extension with a hipped roof design to form 6 bedrooms to the existing care home. The reason for the approval was that the proposed extension was of a size and design in keeping with the existing building and its location within the Woodthorpe Special Character Area. The proposal would have no undue impacts on neighbouring residential amenity (ref: 2008/0032).
- Planning Permission was granted on the 8<sup>th</sup> October 2009 (ref: 2009/0749) for the construction of a rear extension to form 6 extra bedrooms with an attic staff and storage area. The reason for approval was that the extension was of a size and design in keeping with the existing building and would have no undue impacts on neighbouring residential amenity or to highway safety.

- Planning Permission was granted 13<sup>th</sup> May 2010 (ref: 2010/0234) for a rear glazed link and the retention of the first floor staff accommodation. The reason for approval was that the proposed extension was of a size and design in keeping with the existing building and its location within the Woodthorpe Special Character Area. The proposal would have no undue impacts on neighbouring residential amenity or to highway safety. Conditions attached to the approval required the roof lights to the west elevation of the roof slope to be fixed, non-opening and obscure glazed at all times to prevent any undue looking onto the amenity of the adjoining neighbours.
- Planning permission was refused on 17<sup>th</sup> October 2011 for the removal of conditions 2 and 5 of 2010/0234. In reaching its decision the Borough Council considered the removal of conditions 2 and 5 to allow for the skylights on the west elevation roof slope to be clear glazed and opening would result in an unacceptable overlooking impact on the amenity of the neighbouring residential property.
- Planning Permission was granted on 9<sup>th</sup> May 2012 for the change of use of two staff rooms in the first floor of the rear extension (approved under planning ref.2009/0749) to two bedrooms with first floor windows proposed in the south and north facing elevations of the extension. The central room at first floor level is shown to be retained as a staff/training room.

### **Proposed Development**

Planning permission is sought to retain a steel shipping container that was originally placed onsite during building works at the property.

The container measures 2.425 metres in width and 6.050 metres in length and 2.5 metres in height, and the container is located to the rear of the property, 0.4 metres away from the side boundary with number 8 Albemarle Road.

### **Consultations**

Nottinghamshire County Council (Highways) – The Highway Authority has no objection to the proposal as it does not result in the loss of any car parking spaces from the property.

Gedling Borough Council Public Protection – No written representations have been received.

Adjoining neighbours have been consulted and a site notice has been posted – 2no. written representations have been received, the comments of which can be summarised as follows:

- It is consider that the container is unsightly and not appropriate in the immediate area.
- It is considered that container removes car parking spaces which results in staff and visitors parking on Albemarle Road.

- Concerns are raised with regards to what would be stored within the container.

### **Planning Considerations**

In my opinion the main planning considerations in the determination of this application are whether the retention of the container would impact on the character of the area, neighbouring amenity or 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.

The following core planning principles of the National Planning Policy Framework (2012) are relevant to this planning application:-

- 1. Building a strong, competitive economy (paragraphs 18-22)

Policy ENV1 relates to Development Criteria and states inter alia that: -

“Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria:

- a. it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- b. it would not have a significant adverse effect on the amenities of adjoining development or the locality in general, by reason of the level of activities on the site or the level of traffic generated;
- c. development proposals are to include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles. In this regard, particular attention will be paid to the needs of disabled people, cyclists, pedestrians and people with young children;
- d. it incorporates crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, defensible space and well considered layouts and landscaping;
- e. it does not prejudice the comprehensive development of a development site; and
- f. it incorporates best practice in the protection and management of water resources.”

Policy ENV16 ‘Old Woodthorpe Special Character Area is also relevant and states inter-alia:

‘Within the Old Woodthorpe Special Character Area, as identified on the Proposals

Map, planning permission for development will be granted provided that:

- a. It harmonises with the materials, design features, architectural style, average plot sizes and building heights predominant in the area;
- b. It does not adversely affect the overall residential character of the area, in particular by the introduction of Use Class C2 commercial activity.

Gedling Borough Council at its meeting on 13<sup>th</sup> February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents which it considers to be sound and ready for independent examination. Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the Aligned Core Strategy Submission Documents than to previous stages, as it is at an advanced stage of preparation. The level of weight given to each policy will be dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given). It is considered that the following Policy 10: Design and Enhancing Local of this document is also relevant in this instance. This requires interalia that development should be assessed against materials and architectural style and detailing and impact upon nearby residents or occupiers.

In my opinion the proposed retention of the storage container would be acceptable in this instance. Although the location of a storage container in a mainly residential area would usually be out of keeping and undesirable owing to the impact on neighbouring properties, in this instance the storage container is located in a position that is largely screened from neighbouring properties by the adjacent boundary wall to the side which is the same height as the container, and the boundary hedging to the rear. As a result I do not consider that the development would unacceptably impact on neighbour's amenity or the character of 'Old Woodthorpe' in this instance.

Similarly the development will not be visible from the public realm and therefore would not detrimentally effect the character of 'Old Woodthorpe'.

In addition the site in question is a commercial property, where there is a need for additional storage for the business, the support of which is a key element of the NPPF.

For these reasons, I consider the proposed development to accord with policies ENV1 and ENV16 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and would recommend that planning permission be granted.

### **Recommendation:**

### **GRANT PLANNING PERMISSION**

#### **Conditions**

1. The storage container shall only be positioned as shown on drawing numbers 057/P/02 and 057/P/03.

2. The container shall be removed once it is no longer required for storage purposes for the commercial operations at the site.

### **Reasons**

1. To ensure a satisfactory development, in accordance with the aims of policy ENV1 \_ ENV16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
2. To ensure a satisfactory development, in accordance with the aims of policy ENV1 \_ ENV16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

### **Reasons for Decision**

In the opinion of the Borough Council the retention of the storage container would have no undue impacts on neighbouring amenity or the Woodthorpe Special Character Area. There are no highway implications. The proposal therefore accords with Policies ENV1 and ENV16 of the Gedling Borough 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.

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.