



Application Number: 2013/0886

Location: 9 Regina Crescent, Ravenshead, Nottinghamshire



NOTE:

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Report to Planning Committee

Application Number: 2013/0886

Location: 9 Regina Crescent, Ravenshead, Nottinghamshire, NG15 9AE

Proposal: Demolish existing dwelling and erect two detached dwellings for residential use.

Applicant: Mr & Mrs R Statham

Agent: Miss Beverley Pemberton

Site Description

The application site relates to a detached bungalow located on the east side of Regina Crescent, within the special character area of Ravenshead. The existing dwelling at the site is set back from the highway with large number of trees located at the front of the site. The existing dwelling is currently in a poor state of repair and the site has an overgrown appearance with a large number of trees and shrubs located on all unbuilt portions of the site. There is a gated vehicular entrance with a hard surfaced driveway leading to the existing dwelling.

The closest neighbouring properties to the site are 7 Regina Crescent, a newly constructed detached dwelling located 10m to the north-west of the site and 11 Regina Crescent, a detached chalet bungalow located immediately to the south east of the site.

Proposed Development

The proposal seeks planning permission for the demolition of the existing dwelling and the erection of 2 No. 2 storey detached dwellings. The proposed dwellings would have L-shape layouts with a Stonework external finish on the front elevations and external brickwork on all other elevations.

The proposed dwelling located within plot 1 would be predominately two storey with a single storey mono-pitch rear projection that would create a garden room. A single storey glazed conservatory and porch would be located on the south facing side elevation. An integrated double garage would be located on the front elevation.

The proposed dwelling located within plot 2 would have a single front facing dormer window and 2 rear facing dormer windows. There would be a rear facing gable feature set slightly lower than the main ridge line. An integrated double garage would be located on north-west facing side elevation.

The dwelling within plot 1 would utilise the existing vehicular access and extended driveway, while a new entrance and drive would be created to serve plot 2.

Following negotiations with the case officer revised plans have been received which show the inclusion of tree protection measures to trees along the frontage and the repositioning of the dwellings slightly further into the site in order to accommodate the recommended tree protection measures. These plans have come forward due to initial concerns raised by the Forestry Officer.

Consultations

Parish – Objects on the grounds of infill development.

Highways – No objections subject to the inclusion of conditions which relate to a dropped vehicular footway, surfacing of driveways, visibility splay and drainage.

Gedling Borough Council (Policy) – No objections providing that the proposal would not intensify the urban appearance of the area. Either by bulk, scale or massing of the built form or its layout.

Urban Design Consultant – No design issues, the proposal would still leave an open frontage and good size gardens. No adverse impact on the character of the area.

Forestry Officer – Further information in the form of a tree survey is required. Further comments to be reported verbally at committee.

Neighbours - Neighbouring properties have been consulted via letter. The application has also been advertised on site. There have been 3 written representations received as a result which object to the proposal on the following grounds;

Reduced plot size for dwellings and potential for setting a precedent for future similar development.

The proposed dwellings will overlook our back garden and patio area.

Objection to the removal of mature trees at the site.

The proposed development is too close to the shared boundary.

The development would make one of my bedrooms very dark.

A bungalow would be more appropriate than a two storey house.

Objects to tandem style development.

The proposal would lead to more traffic and on street parking.

The neglected state of the existing dwelling is not a justification for redevelopment of the site.

Any further comments received by neighbouring properties received will be verbally communicated at the committee meeting.

Planning Considerations

The main planning issues involved in the determination of this application are whether the proposed development would have a material impact on the character

and appearance of the site and wider special character area and whether the proposal would have an adverse impact on the amenities of neighbouring properties. The impact on highway safety will also need to be formally assessed.

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 main local planning policy for this application comes from Policies ENV17, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Policy ENV17 (Ravenshead Special Character Area) States;

‘Within Ravenshead Special Character Area, as identified on the proposals map, planning permission for development will be granted provided that it retains and/or enhances the soft landscaped nature of the area including trees, hedgerows and other soft landscape features. Infill or sub-division of existing plots, extensions or additional domestic buildings will not be permitted where this would result in urban forms out of character with the surrounding area.’

Policy H7 (Residential Development On Unidentified Sites Within the Urban Area and the Defined Village Envelopes) states;

‘Planning permission will be granted for residential development, including conversions and the change of use of buildings to residential use within the urban area and the defined village envelopes provided:

- a. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- b. it would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area; and
- c. it is not contrary to other policies contained in this Local Plan.’

Policy H16 (Design of Residential Development) states;

‘Planning permission will be granted for new residential development if the following design criteria are met:

- a. dwellings should be sited and designed to relate to each other and to the roads, footpaths and open spaces in the surrounding layout;
- b. residential development should be laid out and designed in such a way as to reduce the risk of crime;

- c. the proposals are of a high standard of design which has regard to the surroundings and does not adversely affect the area by reason of their scale, bulk, form, layout or materials;
- d. dwellings should conserve energy and use it efficiently.'

In regard to the impact on the special character area, I note the concerns of neighbouring properties in relation to the reduced plot size and the objection from the Parish Council to infill development in this location, however I am also mindful that the Urban Design Officer has not raised an objection to the design and appearance of the development. I am also mindful that the proposed dwellings would be set back from the front boundary of the site with the mature trees along the frontage retained as part of the proposal. In also taking into account that the proposed scheme would retain wide frontages and associated private amenity space similar in size to neighbouring plots, I am satisfied that the proposal would retain the character and appearance of the special character area and accord with the aims of Policy ENV17.

I am also satisfied that the revised scheme including the protection measures to the trees along the frontage of the site and slight reposition of the proposed dwellings would ensure the health of the mature trees at the site which contribute to the visual amenity of the locality. I therefore consider that the character of the area and important soft landscaping features would be maintained as part of the proposed scheme.

In considering the impact on the neighbouring properties, I am satisfied that the proposed dwellings would have an acceptable relationship with the closest neighbouring properties and would not result in any material overbearing or overshadowing impact on neighbouring residential amenity. I note that there are no windows at first floor level on the side elevation of the dwelling within plot 2 and as such I am satisfied that the proposal would not result in any material overlooking issues on neighbouring property 11 Regina Crescent. In also considering that the first floor windows on the side elevation of the proposed dwelling within plot 1 would serve secondary rooms, en suites and stairwells I am satisfied that the proposal would not result in any material overlooking impact on neighbouring property 7 Regina Crescent.

The adopted Parking Provision for Residential Developments Supplementary Planning Document (SPD) requires there to be 2 off street parking spaces per dwelling for a development of two 4 bedroom dwellings. In taking account of the proposed driveways, turning areas and integral garages associated to both proposed dwellings, I am satisfied that the proposal includes an adequate level of off street parking amenity in accordance with the adopted SPD. I also note that the Highway Authority have not raised an objection to the proposal and I consider that with the inclusion of the recommended conditions that the proposed development would not result in any material impact highway safety at the site.

Given the above, I am satisfied that the proposal accords with the aims of the NPPF and Policies ENV17, H7 and H16 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008). I therefore recommend that planning

permission be granted subject to the conditions listed below and providing that no additional representations are received. The Planning Committee will be verbally advised of any further representations received and whether these raise any further material planning considerations.

Recommendation:

GRANT PLANNING PERMISSION subject to no further representation being received that raise material planning considerations and the following conditions;-

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission relates to the revised site layout plan Ref. H217/3 including the tree protection measures and the reposition of the dwellings further back into the site as well as the originally submitted plans Ref. H217/1, H217/2, H217/4 and the Design and Access Ref H217 and Tree Survey Ref. WKW/CJS/BP131001.
3. Before development is commenced there shall be submitted and approved by the Borough Council precise details of all construction materials. Once approved the development shall be carried out in accordance with the approved materials.
4. Before development is commenced there shall be submitted to and approved by the Borough Council details of any proposed alterations to the existing ground levels of the site, including details of the finished floor levels in relation to existing levels. Thereafter the development shall be carried out in accordance with the approved details.
5. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
6. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
7. Pedestrian visibility splays of 2.0 metres x 2.0 metres shall be provided on each side of the vehicle access. These measurements are taken from and along the highway boundary. The areas of land forward of these splays shall be maintained free of all obstruction over 0.6 metres above the carriageway level at all times.

8. No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area (s) is constructed with provision to prevent the unregulated discharge of surface water from the driveway /parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
9. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected prior to the first occupation of the dwellings hereby approved.
10. Before development is commenced, including site preparation the tree protection measures as shown on the revised site lay out plan Ref. H217/3 and detailed within the tree impact assessment shall be implemented and retained for the entire construction period of the development hereby approved.

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 ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
5. In the interests of Highway safety.
6. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).
7. In the interests of Highway safety.
8. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
9. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
10. To ensure a satisfactory development and protect the health of the trees at

the site which contribute to the visual amenity of the area in accordance with the aims of policies ENV1 and ENV17 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).

Reasons for Decision

The proposed development results in no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider special character area. The proposal therefore accords with the aims of the NPPF and Policies ENV17, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

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.

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 development makes it necessary to construct a vehicular crossing and reinstatement of the redundant access over the grass verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80.