



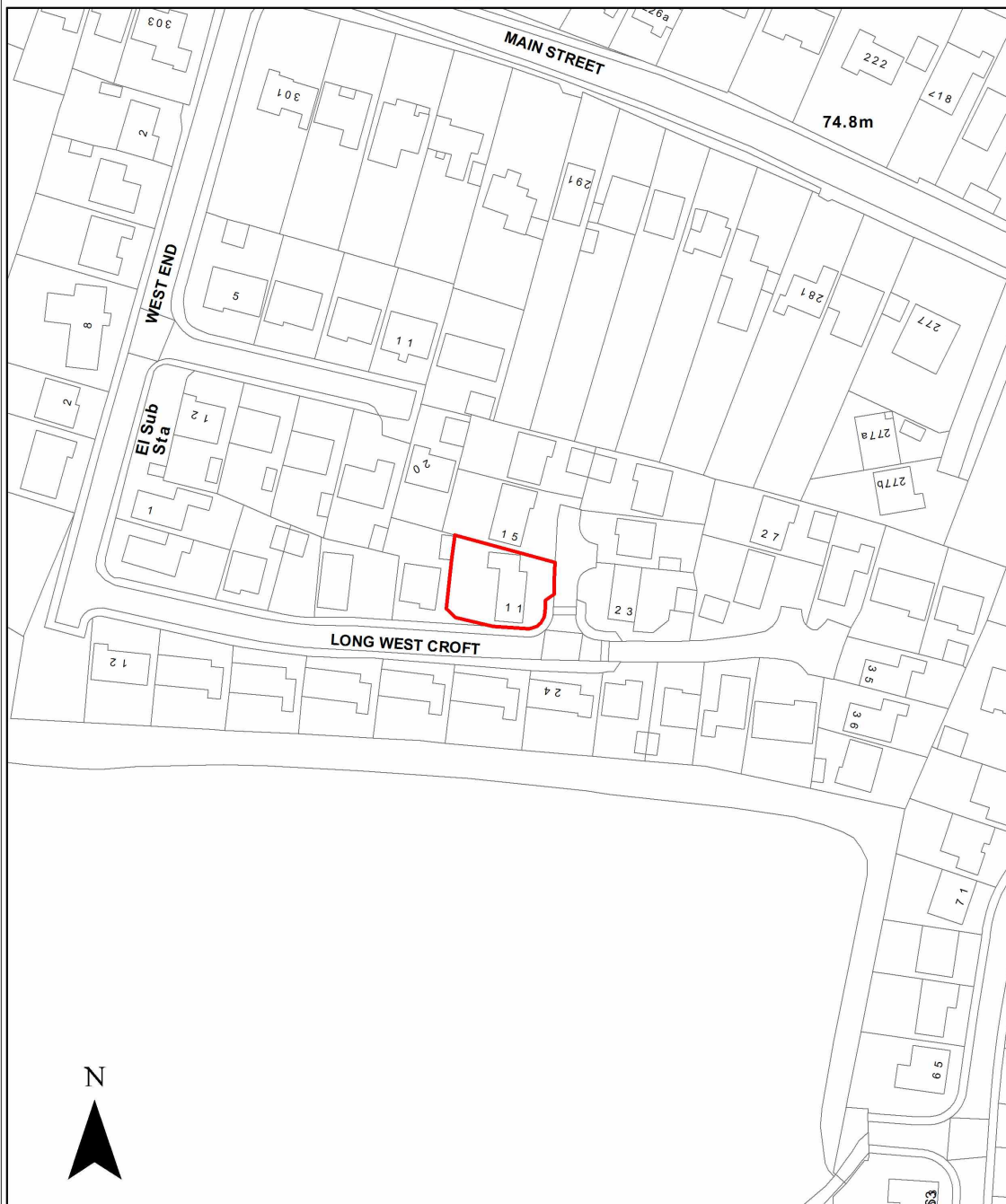
Planning Report for 2018/0960

1:1,250

Planning Reference: 2018/0960

Location

11 Long West Croft
Calverton



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Report to Planning Committee

Application Number: 2018/0960

Location: 11 Long West Croft Calverton

Proposal: Single storey rear extension to utility room and rear porch.

Applicant: Mr Glyn Sawford

Agent:

Case Officer: Alan Siviter

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

1.0 Site Description

- 1.1. No.11 Long West Croft is a detached bungalow with a rear garden and is located within the built up area of Calverton.
- 1.2. Adjoining properties are all residential and comprise of other detached bungalows at no's 9 and 15 Long West Croft. The topography of the site and the wider locality is flat.
- 1.3. The rear of the application site is surrounded by a brick wall and wooden panel fencing approximately 1.8 metres in height around all shared boundaries with neighbouring properties.
- 1.4. The frontage of the property is open plan and includes a driveway and garage that provides 3 off-street parking spaces.

2.0 Relevant Planning History

- 2.1. No relevant history

3.0 Proposed Development

- 3.1. The proposal seeks planning permission for a single storey rear extensions to create a rear porch and enlarge an existing utility room.

- 3.2. The rear extensions consist of two elements. The first element consists of an extension off the existing kitchen and measures 3.4m in depth and 6.4m in width. The extension would have a flat roof with an eaves height of 2.3m in height from ground floor level and a overall height of 2.7m. A roof light would also be included which would project above the flat roof by a further 0.2m giving a total height of 2.9m. The roof light would be 4.4m by 1.6m in size.
- 3.3. The second element consists of a rear extension to the existing utility room. The extension would measure 1.8m in depth and 3.3m in width. This extension would have a gabled end pitched roof with an eaves height of 2.3 m and a ridge height of 3.6m.
- 3.4. The external facing materials proposed in the construction of the extension would match those used in the construction of the existing bungalow.

4.0 Consultations

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

Calverton Parish Council – No objections.

5.0 Planning Considerations

5.1. Assessment of Planning Considerations

- 5.2. 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'.
- 5.3. The following national and local policies are relevant to the application.
- 5.4. At the national level the National Planning Policy Framework (July 2018) 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 chapter and paragraph are relevant in considering this application:

- Part 12 – Achieving well-designed places

Paragraph 124 of the NPPF states that *“Good design is a key aspect of sustainable development creates better places in which to live and work and helps make development acceptable to communities”*.

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

- Policy 10 – Design and Enhancing Local Identity states that development will be assessed in terms of its *“structure, texture and grain including street patterns, plot sizes, orientation and positioning of buildings and the layout of space”*.
- 5.6. The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:
- LPD 32: Amenity states *“Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures”*.
 - LPD 43: Extensions to Dwellings Not in the Green Belt states “Within the existing main built up areas of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough, Planning Permission will be granted for extensions or alterations to dwellings provided:-
 - a. the appearance of the proposal is in keeping with surrounding character in terms of height, built form and general design;
 - b. the proposal conserves any historic significance the building may have; and
 - c. the proposal would not cause a significant adverse impact on the amenity of nearby occupiers.”
- 5.7. The relevant planning policies that need to be considered in relation to highway matters are set out in the Parking Provision for Residential Development SPD. This document outlines that a dwelling within an urban area of this size should provide a minimum of two off street parking spaces.
- 5.8. The Calverton Neighbourhood Plan (CNP) was adopted on the 31st January 2018 and therefore now forms part of the Development Plan and as such should be given significant weight in determining applications. The following policy within the Calverton Neighbourhood Plan is therefore relevant:
- Policy BE2: Local Distinctiveness and Aesthetics
 - Policy BE4: Parking Provision
- 5.9. In my opinion, the main planning considerations in the determination of this application are the impact of the proposals on neighbouring properties and the appearance of the proposals.
- 6.0 Assessment of Impact on Neighbouring Amenity and Design**
- 6.1. In terms of visual amenity, I consider that the design of the proposed rear extensions would be appropriate in terms of their location, size and scale. The materials (brickwork and tiles) proposed to be used for the rear extensions are considered appropriate and would match the finish of the existing dwelling and neighbouring properties in the area. In light of the above I am satisfied the

proposed development would accord with Part 12 of the NPPF, Policy 10 of the ASC and Policy BE2 of the CNP.

- 6.2. Impact upon residential amenity of the surrounding properties has been carefully considered. I consider that the proposed development would not have any unduly adverse overbearing, overshadowing or overlooking impact on neighbouring properties, specifically 9 and 15 Long West Croft given the limited size of the extension and presence of existing boundary treatments. In light of the above I am satisfied that the proposal accords with LPD policies 32 and 43.
- 6.3. In terms of car parking, the proposal would retain the existing parking arrangements which would accord with the requirements set out in the Parking Provision for Residential Development SPD and Policy BE4 of the CNP.
- 6.4. For the reasons set out above, I am satisfied that the proposed development accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy, Policies 32 and 43 of the Local Planning Document and Policies BE2 and BE4 of the Calverton Neighbourhood Plan. It is therefore recommended that planning permission is granted.

7.0 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 and block plan received 27th September 2018 and the Proposed Elevations and Floor Plans received 13th November 2018 . The development shall thereafter be undertaken in accordance with these 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 is visually acceptable, results in no significant impact on the amenity of neighbouring residential

properties and would not have any adverse impacts on Highways Safety. The development therefore accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy, Policies 32 and 43 of the Local Planning Document and Policies BE2 and BE4 of the Calverton Neighbourhood 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 paragraph 38 of the National Planning Policy Framework (2018). 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.