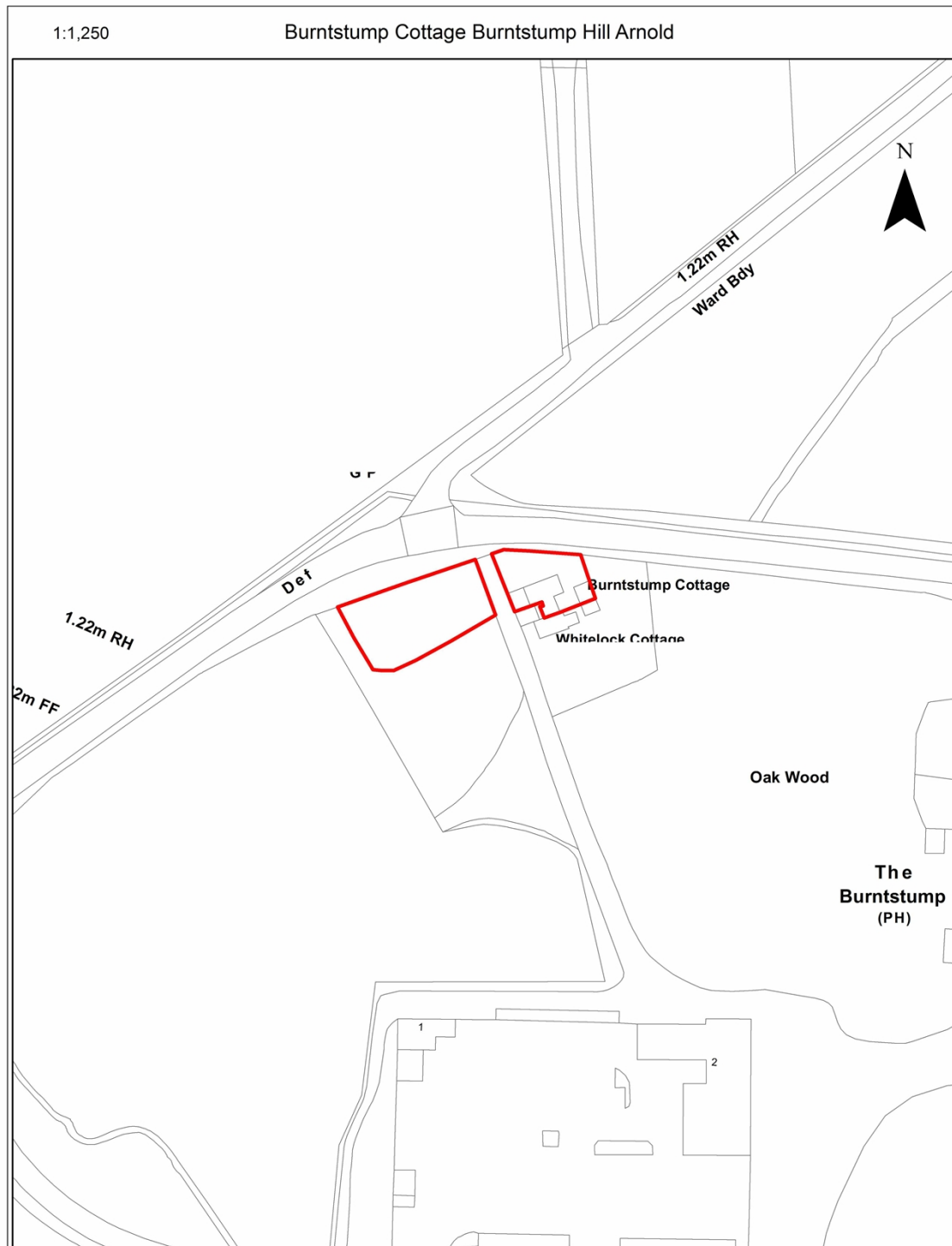




## Planning Report for 2019/0034



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.  
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## **Report to Planning Committee**

**Application Number:** 2019/0034

**Location:** Burntstump Cottage Burntstump Hill Arnold NG5 8PQ

**Proposal:** Demolition of existing single storey rear extension, erection of two storey rear extension and conversion of existing garage to en-suite.

**Applicant:** Mr Lyle Shaw

**Agent:** Mr James Cunnington

**Case Officer:** Deirbhile Blair

### **1.0 Site Description**

- 1.1. Burntstump Cottage is a two storey semi-detached property located on the south side of Burntstump Hill and adjacent to Ash Lane. Whitelock Cottage is a similar design property and is located directly to the south of the application site. This property has been extended with a two storey extension to the rear of a similar design to that proposed on the application site.
- 1.2. Off street parking is provided to the west of the application site and also to the east. There is a detached garage located to the east of the application site which serves the host property.
- 1.3. The Park Hospital, Police Headquarters, Burntstump Park and The Burnstump public house are located to the south of the application site.
- 1.4. The application site is located within the Nottinghamshire Green Belt and the Papplewick Wooded Estatelands as set out in the Greater Nottinghamshire Landscape Character assessment.

### **2.0 Relevant Planning History**

- 2.1. No relevant planning history

### **3.0 Proposed Development**

- 3.1. Planning permission is sought for a two storey rear extension and conversion of the existing garage to a bedroom and en-suite. The existing rear single storey extension would be demolished.

- 3.2. A revised plan was submitted on the 3<sup>rd</sup> February 2019 illustrating the following amendments to the scheme:
- Amendment to the positioning of the ground floor bathroom rooflight; and
  - The inclusion of a rear access door for maintenance.
- 3.3. The proposed two storey rear extension would measure 4.2m in length, 5.8m in width, 4.2m at the eaves (0.3m lower than the existing eaves height) and 5.9m to the ridge height (1m lower than the existing ridge).
- 3.4. The garage conversion would consist of an en-suite and would be connected to the main dwelling via the proposed two storey extension.
- 3.5. The materials proposed would match the existing property including red brick to match the existing including both colour and bonding and rosemary clay plain roof tiles.

#### **4.0 Consultations**

- 4.1. Adjoining neighbours have been notified and a Site Notice has been posted. No letters of representation have been received as a result.
- 4.2. Papplewick Parish Council – No objection
- 4.3. Highways Authority – Further information was required to demonstrate that 3no. off street car parking spaces can be provided. A Block Plan was received on the 4<sup>th</sup> February 2019 illustrating the required off street parking. The Highways Authority now has no concerns with the application.
- 4.4. Forestry Officer – No objection

#### **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 material considerations indicate otherwise'.
- 5.2. The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2018 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG)

#### **6.0 Development Plan Policies**

- 6.1. National Planning Policy Framework 2019 (NPPF):

Part 12 – Achieving well-designed places  
Part 13 – Protecting Green Belt land

6.2. Aligned Core Strategy 2014 (ACS):

Policy 3 – The Green Belt

Policy 10 – Design and Enhancing Local Identity

6.3. Local Planning Document 2018 (LPD):

LPD 13 – Extensions of Buildings within the Green Belt

LPD 19 – Landscape Character and Visual Impact

LPD 32 – Amenity

LPD 35 – Safe, Accessible and Inclusive Development

LPD 57 – Parking Standards

LPD 61 – Highway Safety

6.4 Greater Nottinghamshire Landscape Character Assessment

Policy SPZ 3 – Papplewick Wooded Estatelands

6.5 Papplewick Neighbourhood Plan

Policy 2 – The Natural Environment

Policy 3 – Setting of Papplewick

Policy 7 – Local Distinctiveness of Papplewick

**7.0 Planning Considerations**

7.1 The Principle of Development

7.2 The NPPF attaches great importance to the Green Belt (paragraph 133). When determining planning applications, substantial weight should be given to any harm to the Green Belt and 'inappropriate development' should be approved only in 'very special circumstances'. Not all development, however, is inappropriate. The NPPF sets out at paragraph 145 specific types of development, such as the replacement of buildings and limited infill, and extensions which are not inappropriate provided they meet a number of conditions.

7.3 In relation to extensions policy LPD 13 states that planning permission will be granted for extensions or alterations to buildings provided that the proposals do not result in the floorspace of the building being over 50% larger than when originally constructed.

7.4 In this instance the original dwelling has a floor area of 68m<sup>2</sup> and the existing garage, which is within 5 metres of the original dwellings, has a floor area of 12m<sup>2</sup>. Giving a total existing gross floor area of 80m<sup>2</sup>. The proposed two storey rear extension would have a floor area of 26m<sup>2</sup>. I note that the property has not been extended in the past. The proposed extension would have a cumulative floor area of 26m<sup>2</sup> which would equate to a 32.5% increase in floorspace of the original dwelling. Given that the proposed extension falls beneath the figure of 50% it is considered to comply with the first element of this policy.

- 7.5 All proposals must also be in keeping with the surrounding character in terms of height, bulk, form and general design, conserve any historic significance of the building, not adversely affect valuable views into or out of settlements and not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.
- 7.6 The proposed extension would be to the rear of the property. As such it would not be readily visible from the street scene. Additionally it would be in scale and character in keeping with the existing dwelling. It would have a ridge height subordinate to the host property approximately 1 metre below the ridge of the main dwelling. This would result in an acceptable amount of massing. The materials proposed are appropriate for the area and would suitably match the existing dwelling.
- 7.7 With regards to the conversion of the existing garage, I note there are minor alterations proposed to the external façade where a window would replace the existing garage door. No other alterations are proposed. These minor changes are considered to be acceptable and would comply with Policy LPD 13.
- 7.8 The proposed development is therefore acceptable in principle, subject to a detailed assessment of all material planning considerations including the impact upon the character and appearance of the area, residential amenity and highway matters.

## **8.0 Impact on the Character and appearance of the area**

- 8.1 The National Planning Policy Framework states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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 (Paragraph 124). Planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, and establish or maintain a strong sense of place (Paragraph 127).
- 8.2 The proposed extension would be of modest proportions, subordinate to the host property and be constructed of matching materials. The site is heavily screened by trees and shrubs with only glimpses of the property from the road directly in front of the site.
- 8.3 The insertion of a window in place of a garage door in the existing garage is a minor change and would not have any undue impact on the character and appearance of the host property or streetscene.
- 8.4 As such there would be no undue impact on the character and appearance of the immediate area or the wider Papplewick Wooded Estate lands and the proposal is considered to accord with LPD Policy 19 – Landscape Character and Visual Impact and Policy SPZ 3 of the Greater Nottinghamshire

## Landscape Character Assessment.

### **9.0 Residential Amenity**

- 9.1 Impact upon residential amenity of the surrounding properties has been carefully considered. There would be no undue impact on the property located to the east of the application site due to the extensive planting which provides significant screening on the eastern boundary.
- 9.2 Whitelock Cottage is located directly to the south of the application site. There are no habitable windows facing the application site, nor are there any windows proposed on the southern elevation facing Whitelock Cottage. Accordingly, there would be no undue impact in terms of overlooking.
- 9.3 Whitelock Cottage has a similar style two storey rear extension to that proposed. The proposed two storey extension would be set approx. 1m lower than the existing ridge height which would ensure a subservient appearance. Taking the above matters into account there would be no undue impact in terms of overshadowing or overbearing on the occupiers of Whitelock Cottage.
- 9.4 With regards to the conversion of the existing garage, there are minor alterations proposed to the external façade where a window would replace the existing garage door. No other alterations are proposed, therefore I am satisfied that this would have no undue impact in terms of overlooking, overbearing or overshadowing as a result of this conversion.
- 9.5 As such the proposed development would accord with policy LPD32 – Amenity.

### **10.0 Highway Matters**

- 10.1 The proposed development would result in the existing garage being converted to living accommodation. This would increase the number of bedrooms to 4.
- 10.2 In respect to parking, regard should be had to the Borough Councils Supplementary Planning Document “Parking Provision for Residential Developments” (May 2012). Paragraph 4.7 of the SPD refers to extensions that result in an increase in the number of bedrooms should take account of the parking requirement. Table 4.1 refers to parking provision according to the number of bedrooms – for 4 bedrooms the requirement is 3 allocated parking spaces in a rural area.
- 10.3 Whilst the conversion of the garage would result in the loss of a parking space, I note from my site visit that x2 car parking spaces would remain in front of the converted garage. The applicant has also demonstrated further space for parking and turning on the land immediately to west of the site on block plan received on the 4<sup>th</sup> February 2019. This land is served by an established vehicular access and is within the ownership of the applicant.

- 10.4 The Highway Authority has not raised an objection to this parking arrangement. Accordingly it is considered that the proposed development is acceptable from a highway safety perspective.
- 10.5 As such the proposed development accords with Policy LPD 35 – Safe, Accessible and Inclusive Development, LPD 57 – Parking Standards and Policy 61- Highway Safety.

## **11.0 Conclusion**

- 11.1 The proposal would be of a scale, layout and appearance that would be appropriate in the context of the host property and the surrounding area and would not have an adverse impact upon visual amenity or residential amenity. The proposal therefore accords with Policy 3, Policy 10 of the Aligned Core Strategy 2014, Policy LPD13, LPD19, LPD32, LPD35, LPD 57 and LPD 61 of the Local Planning Document 2018, Policies 2, 3 & 7 of the Papplewick Neighbourhood Plan as well as the Policies contained within the National Planning Policy Framework (2019) and Policy SPZ 3 of the Greater Nottinghamshire Landscape Character Assessment.

**Recommendation: GRANT PLANNING PERMISSION subject to 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 shall be read in accordance with the application form & site location plan, ref: PDL-08-100 Rev 2 received on 22nd January 2019, revised plan submitted on the 4th February 2019, ref: PDL-22-004 Rev 2 and revised block plan received on the 12th February 2019, ref: PDL-22-005 Rev 1. The development shall thereafter be undertaken in accordance with these plans/details.
3. The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

### **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 the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).

## **Reasons for Decision**

In the opinion of the Borough Council the proposed development would not have any detrimental impact on the openness or character of the Green Belt, and is considered to be appropriate development within the Green Belt. It is also considered that the proposed development will result in no undue impact on the amenity of adjacent properties or on highway safety. The proposal therefore accords with Policy 3, Policy 10 of the Aligned Core Strategy 2014, Policy LPD13, LPD19, LPD32, LPD35, LPD 57 and LPD 61 of the Local Planning Document 2018, Policies 2, 3 & 7 of the Papplewick Neighbourhood Plan as well as the Policies contained within the National Planning Policy Framework (2019) and Policy SPZ 3 of the Greater Nottinghamshire Landscape Character Assessment.

## **Notes to Applicant**

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 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 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 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](http://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.

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).