



Application Number: 2013/1347

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



NOTE:

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Report to Planning Committee

Application Number:	2013/1347
Location:	41 Hazel Grove, Mapperley, Nottinghamshire, NG3 6DQ
Proposal:	Erect new double garage, utility room, first floor extension and granny annexe
Applicant:	Mr & Mrs A Rhodes
Agent:	Mr M Hardy

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.

Relevant Planning History

Planning permission was granted for the construction of a single-storey rear extension in November 2013.

Proposed Development

Planning permission is sought for the construction of a new double garage, utility room, a first floor extension and granny annexe.

The development would be constructed using the drop in levels on the site and would result in three elements split over three levels.

The first element of the proposal would be a two-storey side extension to the existing dwelling to incorporate a double garage and a master bedroom suite at first floor. The extension would project from the north side elevation of the existing dwelling by 8.5 metres with a depth of 8.5 metres. The extension would have a pitched roof with

ridge and eaves heights of 8.2 metres and 4 metres respectively.

To the rear of the first element would be a two storey split level rear extension using the falling levels on the application site to effectively appear single storey from the front elevation. This element would project from the rear of the first element at a 30 degree angle following the same line as the rear boundary of the site. The extension would be set in from the shared boundary by 2.5 metres. The footprint dimensions of this element would be 8 metres x 9.3 metres and would merge into the corner of the first element of this proposal. Measured from ground level on the rear elevation of this element the ridge and eaves heights would be 7.5 metres and 5 metres respectively. This proposal incorporates a side facing balcony which would be at the same level as the single storey rear extension that has recently benefitted from planning permission.

The single storey third element of the proposal would project from the rear elevation of the second element by 8.9 metres with a width of 8 metres. The extension would have a pitched roof with ridge and eaves heights of 4.8 metres and 2.4 metres respectively.

Consultations

Nottinghamshire County Council (Highway Authority) - The Statutory consultation period is until 16th December 2013 and any consultation responses will be reported verbally at Committee.

Urban Design Consultant –

1. I am satisfied with the architectural style and overall appearance of the extension from the street frontage.
2. Concerns are raised about the impact of the extension as it extends back into the rear garden and its imposing impact on the neighbouring property.

Neighbouring Properties were notified – The Statutory consultation period for representations is until 16th December 2013 and any consultation responses will be reported verbally at Committee.

Planning Considerations

The main planning considerations in the determination of this application is the impact of the proposal on the appearance of the site and the wider streetscene and whether the proposal would have any material impact on the amenities of neighbouring residential properties. The impact of the proposal on highway safety would also have to be carefully 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.

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 also note that the Urban Design consultant concurs with this view.

I am mindful of the extent that the proposed extension would project along the rear boundary of the site and the potential for an undue overbearing impact on neighbouring residential amenity. In assessing this impact it is important to take into account the drop in levels of the site and the relationship between the application site and the neighbouring property. Given the distances between the proposed extension and the side elevation of the neighbouring property, 5 metres at the least, the split levels on the site and the existing boundary treatments I am satisfied that the proposed extension would have no significant undue overbearing or overshadowing impact on neighbouring residential amenity.

I note that the development incorporates a raised platform that utilises the split levels on the site. Given the balcony would face into the application site at the same level as the rear of the proposed single storey rear extension I am satisfied that the proposal would not result in any undue overlooking impact on the amenity of neighbouring residents.

When considering car parking provision the Borough Council's Parking Provision for Residential Development SPD requires 2 no off street car parking spaces to serve a dwelling with 4 or more bedrooms in a built up area. Given the hard standing to the frontage is to be retained and the development incorporates a double garage the property would still benefit for more than 2 off street car parking spaces and would conform with the requirements of the SPD. It is my opinion the proposed development would not result in any undue impact on highway safety.

Whilst I note the Highway Authority have requested to comment on the application the consultation response has not been received at the time of writing this recommendation, any adverse impact or material considerations raised by the Highway Authority would be reported verbally at Committee.

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 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. The development hereby permitted shall be completed in accordance with the submitted plans received on the 6th November 2013 drawing no's: NG3/2/13, NG3/1/13 and NG5/5/13 and the revised plans received on 20th November 2013 drawing no's: NG3/4/13/AM1 and NG3/3/13/AM1.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.

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 Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

In the opinion of the Borough Council the proposed development results in no significant impact on neighbouring residential properties, highway safety or to the character or appearance of the site and the wider streetscene. The proposal therefore accords with Policy H10 (Extensions) and Policy ENV1 (Development Criteria) 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.