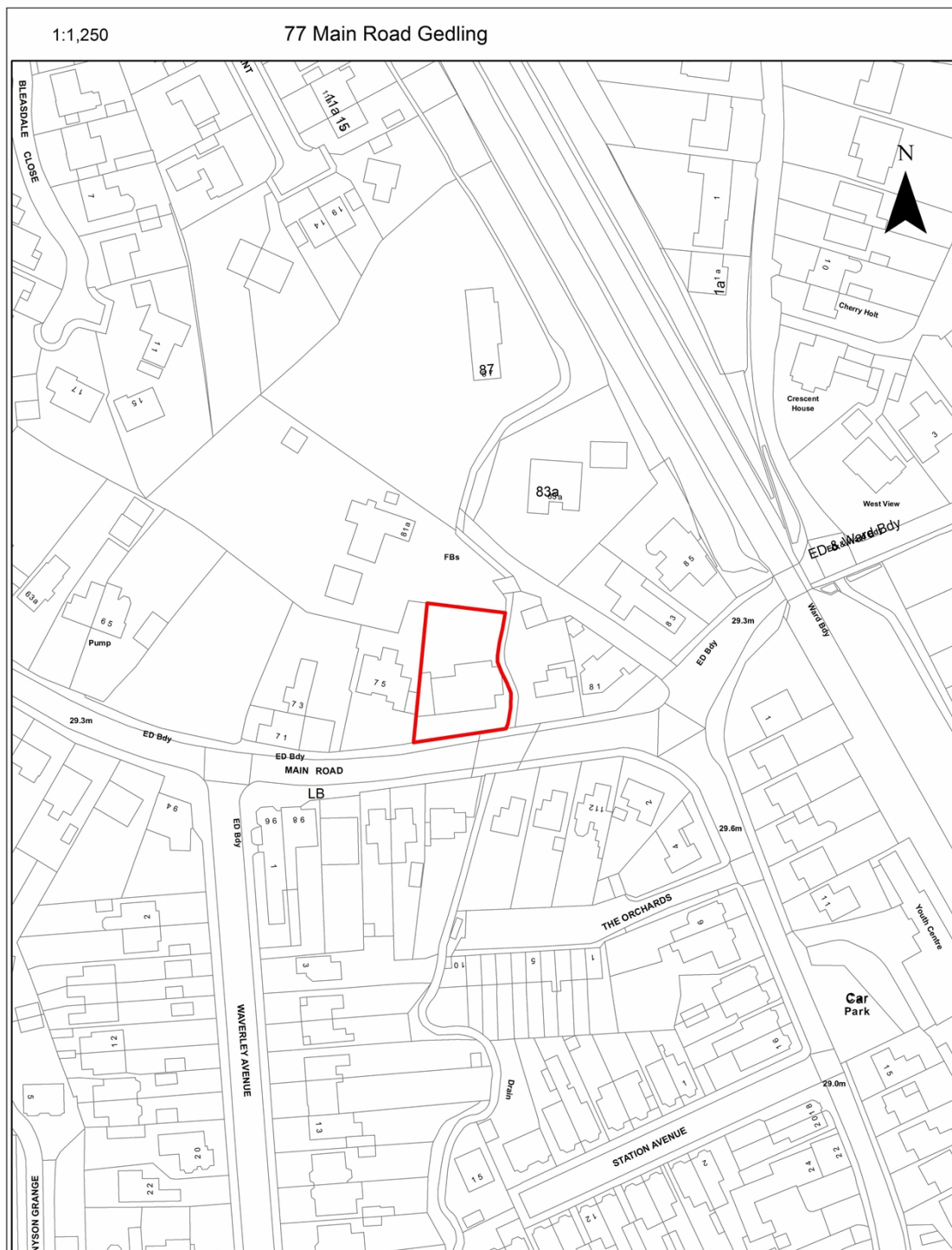




Planning Report for 2019/0324



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. Licence No LA100021248. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



Report to Planning Committee

Application Number: 2019/0324

Location: 77 Main Road Gedling NG4 3HD

Proposal: Remove existing roof, increase eaves and ridge height to provide loft conversion, construct dormer windows to front and dormer windows & balcony to rear elevations and construct new entrance to front elevation.

Applicant: Mr Chris Hollingsworth

Agent: Mr Alasdair Tilson

Case Officer: Paula Daley

This application has been referred to Planning Committee by the Planning Delegation Panel to allow Members to consider the impact of the proposed development upon the character of the area.

1.0 Site Description

- 1.1 The application site relates to 77 Main Road, Gedling which consists of a single storey dwelling that is attached to no 75 Main Road via a car port and attached garage. The site is located within a primarily residential area which consists of predominantly two storey dwellings of varying architectural ages and styles. To the east of the site is the Ouse Dyke.
- 1.2 The dwelling presently incorporates a single storey flat roof garage which is attached to the main dwelling. The main dwelling is formed with a pitched roof that measures 4.2m in height. The site is accessed via a dropped kerb off Main Road which leads onto a front driveway which is blocked paved. The front boundary adjacent to Main Street is formed by a low boundary wall. To the rear of the property is residential garden land which is mainly laid to grass with ornamental planting.

2.0 Relevant Planning History

- 2.1 No planning history

3.0 Proposed Development

- 3.1 Planning permission is sought for the removal of the existing roof and an increase in the ridge height of the dwelling from 4.2m to 6m in order to provide

rooms within the roof. To the front elevation of the dwelling will be two dormer windows and 1 Velux window. To the front elevation within the centre of the dwelling is a new two storey porch which measures 0.45 x 2.3m and extends to 6m in height. The porch has been amended to include a pitch roof as opposed to a flat roof and the porch will incorporate a full height glazed frontage.

- 3.2 To the rear elevation is two further dormer windows one of which leads onto an enclosed balcony area above an existing flat roof projection which is screened to the eastern side elevation with a solid wall.
- 3.3 The entire dwelling is proposed to be formed in off white render and the roof is proposed to be formed in a Marley Modern Smooth Grey tile with the dormers being formed in a dark grey GRP covering to match the colour of the windows and soffits and fascia. The internal walls of the balcony is to be formed in timber cladding

4.0. Consultations

4.1 Adjoining neighbours have been notified and a Site Notice has been issued. 2 letters of objection have been received from the neighbouring occupier and concerns were raised with regards to:

- The addition of a floor to ceiling glass window would not be in keeping with the area.
- The area is a conservation village, all buildings on Main Road are similar style and a brick and glass frontage would make it at odds with the rest of the houses.
- Part of two bungalows together to same height and therefore raising roof would look out of place.
- Wood style building to the rear is at odds with buildings in the area.
- Effect on wildlife on the dyke which would cut out light due to the height to the rear.
- The scale of front and rear are not in proportion.
- The plans do not state the height which makes it impossible to gauge the height of the roof.
- Height would impact on light of dwelling to south of site
- Privacy is a concern
- Plans and visuals are not the same
- Glass front will overlook dwelling to south

4.2 Amended plans were received on 10th July 2019 which amended the roof of the two storey porch from a flat roof to a pitch roof and a 14 day reconsultation was undertaken. 1 letter of objection was received which stated:

- Amendments are minimal and do not alleviate our concerns regarding privacy and design.

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 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

6.0. Development Plan Policies

- 6.1 The following policies are relevant to the application:

6.2 National Planning Policy Framework 2019

Sets out the national objectives for delivering sustainable development. Sections 2 (Achieving Sustainable Development) Part 12 (Achieving Well Designed Places) and Part 14 (Meeting the challenge of climate change, flooding and coastal change) are particularly relevant.

6.3 Greater Nottingham Aligned Core Strategy Part 1 Local

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

6.4 Local Planning Document (Part 2 Local Plan)

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 Policy 3: Managing Flood Risk – planning permission will be granted for development in areas where a risk of flooding exists provided that the development is a minor development and where development in areas of flood risk are acceptable, proposals should include mitigation measures to protect the site and include flood resistance/resilience measures.

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD Policy 43: Extensions to dwellings not in the Green Belt – planning permission will be granted for extensions within existing built up areas provided the appearance is in keeping with surrounding character and the proposal does not cause a significant adverse impact on the amenity of neighbouring occupiers.

7.0. Planning Considerations

Principle of development

- 7.1 The site is located within the main urban area and within a primarily residential area. In the context of this application, Policy LPD43 identifies that extensions to dwellings not within the green belt will be approved subject to consideration of visual amenity and the impact upon the amenity of nearby occupiers.

Flood Risk

- 7.2 The site falls within an area at risk of flooding and therefore the development should be built in accordance with the Environment Agencies Standing Advice. The Standing Advice states that the floor levels of the extension should be set are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. During the processing of the application, the applicant's agent has confirmed that the floor levels of the extension will be set no lower than the floor level of the existing dwelling. I am therefore satisfied that there are no flood risk issues arising in this instance and the development is in compliance with the Environment Agencies Standing Advice.

Visual Amenity

- 7.3 Policy LPD43 identifies that within the main built up areas, planning permission will be granted for extensions or alterations to dwellings, provided that the appearance of the proposal is in keeping with the surrounding character in terms of height, built form and general design.
- 7.4 Objection has been raised with regards to the impact of the proposal upon the character of the area with regards to the increased roof height and the front porch extension.
- 7.5 It is noted that the site is not located within a conservation area. The area in which the site is located consists of a primarily residential area with dwellings of varying styles, designs and ages with no consistent or dominant design.
- 7.6 The application dwelling is currently single storey and is attached to the adjacent single storey bungalow via a carport and attached garage. The site is located on a main vehicular route through Gedling and is set back from the road although is visually prominent.
- 7.7 Although the height of the dwelling will be increased, I am of the opinion that the increase in roof height would not be detrimental to the character of the area. The majority of the dwellings within the area consist of two storey dwellings and this scale of development would not be out of character with the form of development within the street scene.
- 7.8 Although the dwelling is adjacent to a single storey bungalow which is attached to the application property by a flat roof garage, the single storey flat roof garage will be retained thereby retaining some degree of separation between the two dwellings. Although the two bungalows are of a similar design, it is not considered that the bungalows are of any architectural merit that needs to be preserved.

- 7.9 The proposed alterations to the dwelling will provide a modern design with render and glazed features. With the dwellings within the locality being of varying designs, the provision of modern alterations to the dwelling are considered acceptable. There are rendered properties within the vicinity although the glazed frontage will be a unique feature of this property. On balance however, it is considered that the proposed alterations are acceptable.
- 7.10 The application also incorporates a rear extension in the form of dormer windows and an enclosed balcony that will incorporate a flat roof. These proposals are to the rear of the property although there will be glimpses of the rear extension from within the street. The extensions will not be prominent and would not in my opinion have a detrimental impact upon the character of the area.
- 7.11 In light of the above I therefore consider that the application accords with Part 12 of the NPPF and ACS Policy 10 and Policy LPD43 and is acceptable in this regard.

Residential Amenity

- 7.12 The impact upon neighbouring properties has been given careful consideration. The rear elevation incorporates a dormer window which leads onto an enclosed balcony. The eastern side elevation of the balcony is formed by a solid wall which ensures that the proposal will not overlook the existing dwellings to the east. The western side elevation of the balcony will be set 10m from the common side boundary with no 75 Main Road. It is considered that an adequate separation distance is provided to ensure that the balcony will not overlook the adjacent property.
- 7.13 Objection is raised with regards to the overlooking from the proposed glazed porch to the dwellings to south of the site. The porch will consist of the property stairwell and will not consist of a principle habitable room. There will be 23m between the porch and the front elevation of the dwellings to the south of the site. The porch and the front elevation of the adjacent properties are also separated by Main Road. It is not considered that the porch will lead to overlooking to the adjacent properties due to the degree of separation and the nature of the extension.
- 7.14 I am satisfied that given the location of the proposed development in relation to the adjacent properties, the application proposals will not have a detrimental impact in terms of overlooking, over shadowing, or over bearing impact. In this regard, it is considered that the proposal is in accordance with LPD32 and LPD43.

Other issues

- 7.15 Objection is raised with regards to the effect of wildlife on the dyke due to the loss of light caused by the rear extensions. In my opinion it is not considered that the extensions to the rear would have an undue impact upon ecology that would justify either further examination or a refusal of an application.

7.16 Comment is made with regards to the submitted plans and visual images not being the same. It is noted that the plans have been amended and the visuals reflect the originally submitted scheme. Therefore the two do not match but the visual images do not form a plan to be approved by this application. In terms of the measurements of the height, the submitted plans are to scale.

8. Conclusion

8.1 Having regard to the above considerations, on balance I am of the opinion that the proposal is on accordance with the National Planning Policy Framework, Policy 1 & 10 of the Aligned Core Strategy 2014, policies LPD3, LPD32 and LPD43 of the Local Planning Document 2018.

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; Existing Floor Plans drawing no 2006.016.004; Proposed First Floor Plan drawing no 2006.016.001 Rev D and Proposed Ground Floor Plans drawing 2006.016.002 received 4th April 2019; Site Location Plan drawing no 2006.016.006 Rev B and Existing Elevation drawing no 2006.016.005 received 19th April 2019 and Proposed Elevations drawing no 2006.016.003 Rev G received 10th July 2019 and emails from the Applicants Agent regarding the proposed roofing and dormer window materials received 30th July 2019. The development shall thereafter be undertaken in accordance with these plans/details.
3. The floor level of the porch extension hereby approved shall be set no lower than the floor level of the existing dwelling.

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 reduce the risk of flooding to the proposed extended dwelling and its occupants.

Reasons for Decision

In the opinion of the Borough Council the proposed development would be visually acceptable in the streetscene and in keeping with the character of the property and

the area. The proposal would not result in a significant undue impact on the amenity of neighbouring properties and is acceptable in terms of flood risk. Therefore the proposed development would be in accordance with the advice contained within the NPPF (2019), Policy 1 & 10 of the ACS (2014) LPD3, LPD32 & LPD43 of the Local Planning Document (2018).

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

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. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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.