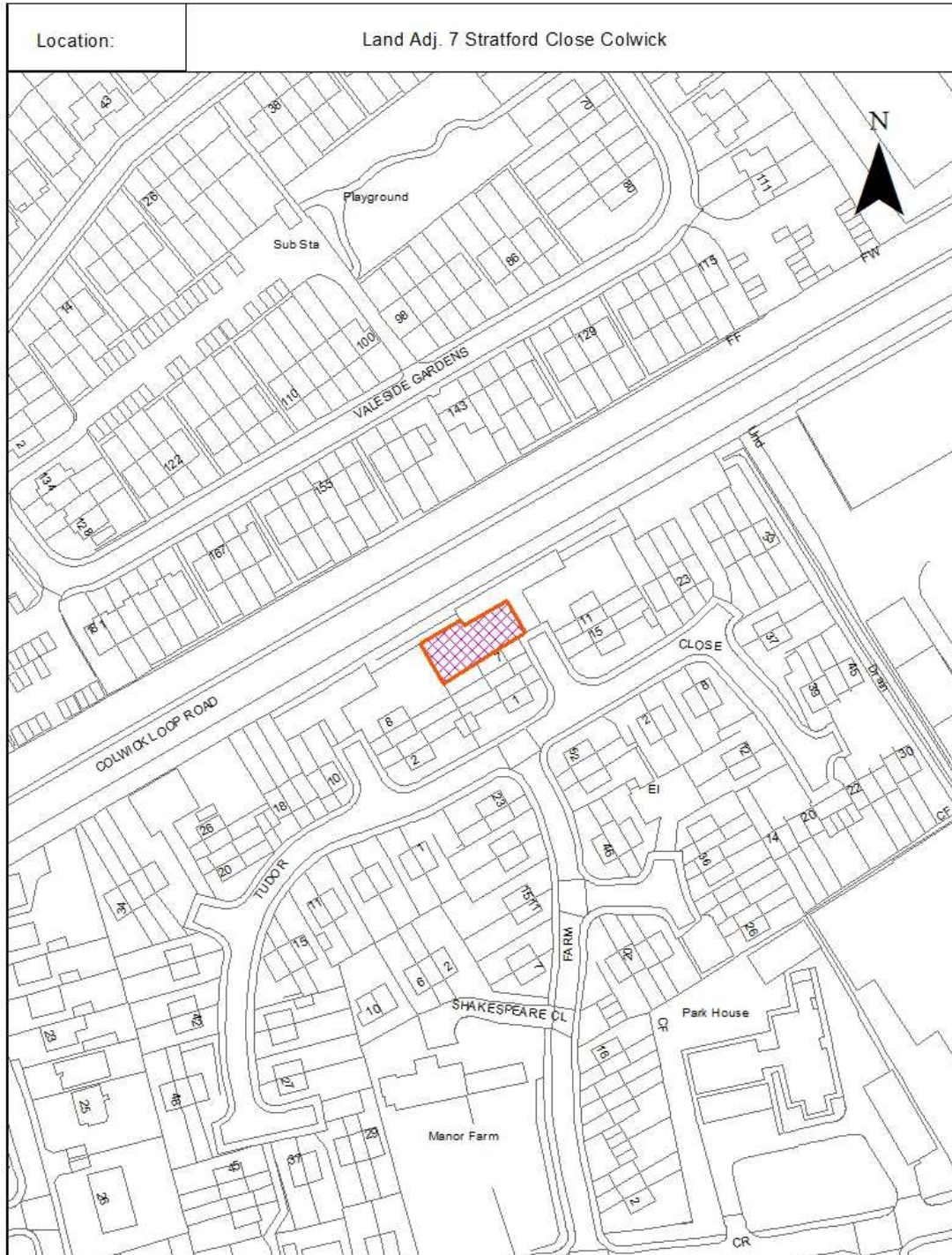


Application Number: 2013/1191

Location: Land Adj 7 Stratford Close Colwick Nottinghamshire NG4 2DL



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Report to Planning Committee

Application Number:	2013/1191
Location:	Land Adj 7 Stratford Close Colwick Nottinghamshire NG4 2DL
Proposal:	Proposed pair of two bed semi-detached dwellings.
Applicant:	Mr Robert Spencer
Agent:	Mr John Chrich

The applicant on this application is a relative of a member of Staff and in line with the Council's Constitution has been referred to Planning Committee.

Site Description

The application site refers to land to the northwest of no.7 Strafford Close within the established urban residential area of Colwick. The application site is located to the northwest spur of an existing cul-de-sac. No.7 Strafford Close is immediately adjacent to the application site and is an end terrace of 4 residential properties. No.7 Strafford Close has a vehicle driveway adjacent to the northwest side elevation of the property. The application site effectively forms part of the side and rear amenity area serving no.7 Strafford Close. The boundaries of the site are defined by close-boarded panelled fencing and mature trees and planting. The rear west boundary of the application site adjoins the rear garden area of no.8 Tudor Close and to the north of the site is mature vegetation and Colwick Loop Road. The site lies within an area at risk of Flooding.

Proposed Development

Full Planning Permission is sought for the construction of a pair of two-bedroom semi-detached residential properties on land adjacent to no.7 Strafford Close.

The proposed development would have a total footprint of 8.325 metres x 7.435 metres with the individual dwellings having widths of 4.16 metres each. The development would have a pitched roof spanning both properties with ridge and eaves heights of 7.12 metres and 4.7 metres respectively. The individual properties would incorporate bay windows and a canopy on the front elevation with an eaves height of 2.1 metres.

The development incorporates 3 off-street parking spaces to serve the proposed properties and the existing property at no.7 Strafford Close.

A Flood Risk Assessment has been submitted with the application.

Consultations

Colwick Parish Council – No representations received.

Nottinghamshire County Council (Highway Authority) – Following receipt of revised plans showing an amended off street car parking layout to the correct length and width the Highway Authority has no further concerns, subject to conditions in relation to;

- the provision of an amended dropped vehicle crossing,
- the surfacing of the parking and turning areas,
- and the provision to prevent surface water from the driveways onto the public highway.

Neighbouring Properties were notified and a Site Notice posted and 1 letter of representation was received as a result. The comments can be outlined as follows:

- A further 2 dwellings on the well-established cul-de-sac would be out of harmony with the rest of the houses on the street with 6 dwellings on one side and 4 dwellings on the other. The resultant streetscene would not be symmetrical or aesthetically pleasing.
- The construction of 2 further dwellings could have an impact on the amount of light available to neighbouring dwellings.
- Concerns are raised about the construction of new housing on the proposed site resulting in 'town cramming' - 'the over intensive development of urban areas and cultural resources and a reduction in the quality of the urban environment.'
- Should planning permission be forthcoming it would set a precedent for similar schemes in the area.
- The development would alter the existing building line.
- Questions have been raised with regard to the appropriateness of the car parking provision.
- Concerns raised over the potential additional construction traffic that would be generated if building work is commenced.
- 1 individual car parking space for each dwelling is not adequate as most households have 2 cars.
- Concerns have been raised over the additional traffic that would result.
- Concerns have been raised about the development impacting on the health of neighbouring residents.
- The building work could be considered a breach of human rights in accordance with article 8.
- There are a number of properties for sale on the estate which raises the question of the need for additional housing in the area.
- The development could devalue the neighbouring properties.
- Contrary to the planning application it must be noted that some trees would have to be removed to facilitate the development.
- Having liaised with the Police it has been advised that building sites are currently targets for criminal activity such as theft and damage and the potential increase in crime and advent of unsavoury characters to a

- residential area is a concern.
- Concerns have been raised that the applicant is the son of a councillor and the potential preferential treatment that may be given to the application.

Planning Considerations

The main planning considerations in the determination of this application are whether the proposed development accords with local plan policies, whether there are any highway safety implications, the impact of the proposal on neighbouring residential properties and on the streetscene.

The most relevant planning policy guidance at national level comes from the National Planning Policy Framework (March 2012)

The core planning principles set out in the guidance states at paragraph 17: -

Planning should: 'proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs'

In particular the following chapters are relevant in considering this application: -

- Delivering Sustainable Development (paragraphs 18 – 22)
- 6. Delivering a wide choice of high quality homes (paragraphs 47 – 55)
- 7. Requiring good design (paragraphs 56 – 68)

When delivering sustainable development paragraph 19 states:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

At the local level the following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) are relevant: -

- ENV1 (Development Criteria);
- ENV2 (Landscaping);
- H7 (Residential Development on Unidentified Sites Within the Urban Area and Defined Village Envelopes);
- H16 (Design of Residential Development)
- T10 (Highway Design and Parking Guides)

The Gedling Borough Council Parking Provision for Residential Developments (SPD) is also relevant when considering car parking provision for new development.

In June 2012, Gedling Borough Council published the Gedling Borough Aligned Core Strategy – Publication Version (ACS/PV) for the purposes of public representation. Whilst the ACS/PV is subject to a period of public representation, it does reflect the Council's emerging strategic planning policies for the Borough and therefore these are a material consideration and will be taken into consideration when determining

planning applications, where they are relevant.

The following emerging planning policies are relevant to this planning application:

Policy 8: Housing size, mix and choice; and
Policy 10: Design and Enhancing Local Identity.

The Government attaches great importance to the design of the built environment. Section 7 of the NPPF states inter-alia, that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

Criterion a, c, and d of Policy ENV1 of the Replacement Local Plan are also relevant in this instance. These state that planning permission will be granted for development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout or materials. Development proposals should include adequate provisions for the safe, convenient access and circulation of pedestrians and vehicles, and incorporate crime prevention measures in the design and layout.

Design and layout are also considered in criterion a. and b. of Policy H7 and the criterion c. of Policy H16 of the Replacement Local Plan. These policies state inter-alia that 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 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 and that 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.

As the site is within the urban residential area of Colwick there would be no objections in principle to the redevelopment of the site for residential purposes. Given the development would be in an established residential area it is my opinion the proposal would be sited in a sustainable location delivering economic development that would provide homes for the local community.

I am of the opinion that the site is of sufficient size to accommodate two semi-detached properties without appearing cramped or over-intensive. The development would also allow for good sized rear amenity areas for each separate dwelling which are comparable to the nearby residential properties.

I note that Strafford Close is characterised by two rows of terraced properties containing 4 dwellings facing each other. I consider that the scale and design of the proposed semi-detached dwellings would be in keeping with the surrounding properties, with similar footprint dimensions and external appearance.

In my opinion, given the relationship between the application site and existing dwellings and the location of windows serving the dwellings to the front and rear elevations (which face the rear garden areas and the public domain), the proposed development would result in no undue overlooking, overshadowing, or overbearing impact on neighbouring amenity.

When considering car parking provision for the new development the Borough Council Parking Provision for Residential Developments Supplementary Planning Document (SPD) is relevant. I note that the SPD requires 1no. car parking space to serve a two bedroom dwelling in a built up area. I also note that the proposed development would account for 1 no. off street car parking space for the proposed semi-detached dwellings and the existing property and as such the off street car provision is in line with the guidance set out within the SPD.

I note that the application site falls within an area at risk of flooding and in accordance with the Environment Agency advice they have not been formally consulted on the application. In respect of flood risk issues the applicant has supplied a Flood Risk Assessment (FRA) in line with the standing advice confirming flood resilience and resistance measures would be incorporated in the design of the proposal. I am therefore satisfied that there would be no flood risk issues arising from the proposal. Should planning permission be forthcoming a condition would be attached requiring the development to be constructed in accordance with the conclusions of the FRA.

I note the concerns raised from neighbouring properties with regards to the development setting a precedent for further development in the area. However, every development must be considered on its own merits under local and national policy and therefore I would not give this consideration significant enough material weight that would warrant a refusal in this instance.

I note the representations received with regards to the potential disturbance from construction activity, the building line of the proposed development, the impact of the construction on the health of nearby residents, the potential breach of human rights, the security risks of a development site and the perceived lack of need for additional housing accommodation in the area. However, I do not consider these issues carry significant enough material weight to warrant a refusal in this instance.

I also note the representation received concerning the applicant being related to a member of staff, however, the application is being considered at Planning Committee and has followed the correct constitutional procedures of an application of this nature.

I therefore consider that the proposal accords with the above policies and guidance and recommend that planning permission be granted.

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. The development hereby permitted shall be completed in accordance with the submitted plans received on the 2nd October 2013 drawing no's: 885-01, 885-03, 885-04, 885-05, and 885-06, the Flood Risk Assessment received on 2nd October 2013 and the revised plan received on 13th December 2013 drawing no: 885-02A.
3. The development hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the Flood Resilience Measures detailed in the FRA dated 27th September 2013.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a 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.
5. No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been amended and 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). The surfaced drives and any parking or turning areas shall then be retained in such hard bound material for the life of the development.
7. No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area(s) is constructed with the 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 Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
8. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site.
9. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted
10. The approved landscape shall be carried out in the first planting season

following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

11. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of all means of enclosure to the site. The proposed boundary treatments shall be implemented before the development hereby permitted is first occupied and shall thereafter be retained unless alternative means of enclosure are 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.
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 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. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
8. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
9. To ensure that the details of the development are acceptable , in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
10. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
11. In the interests of residential amenity, 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 is of an acceptable size and design in its setting and would have no undue impacts on the visual appearance of the streetscene or on neighbouring amenity. There are no highway safety implications. The proposal therefore complies with Policies ENV1, ENV2, H7, H16, and T10 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and the guidance contained within the National Planning Policy Framework (March 2012).

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.

The proposal makes it necessary to amend the vehicular crossing over a footway 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 on telephone: 0300 500 80 80 to arrange for these works to be carried out.

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.