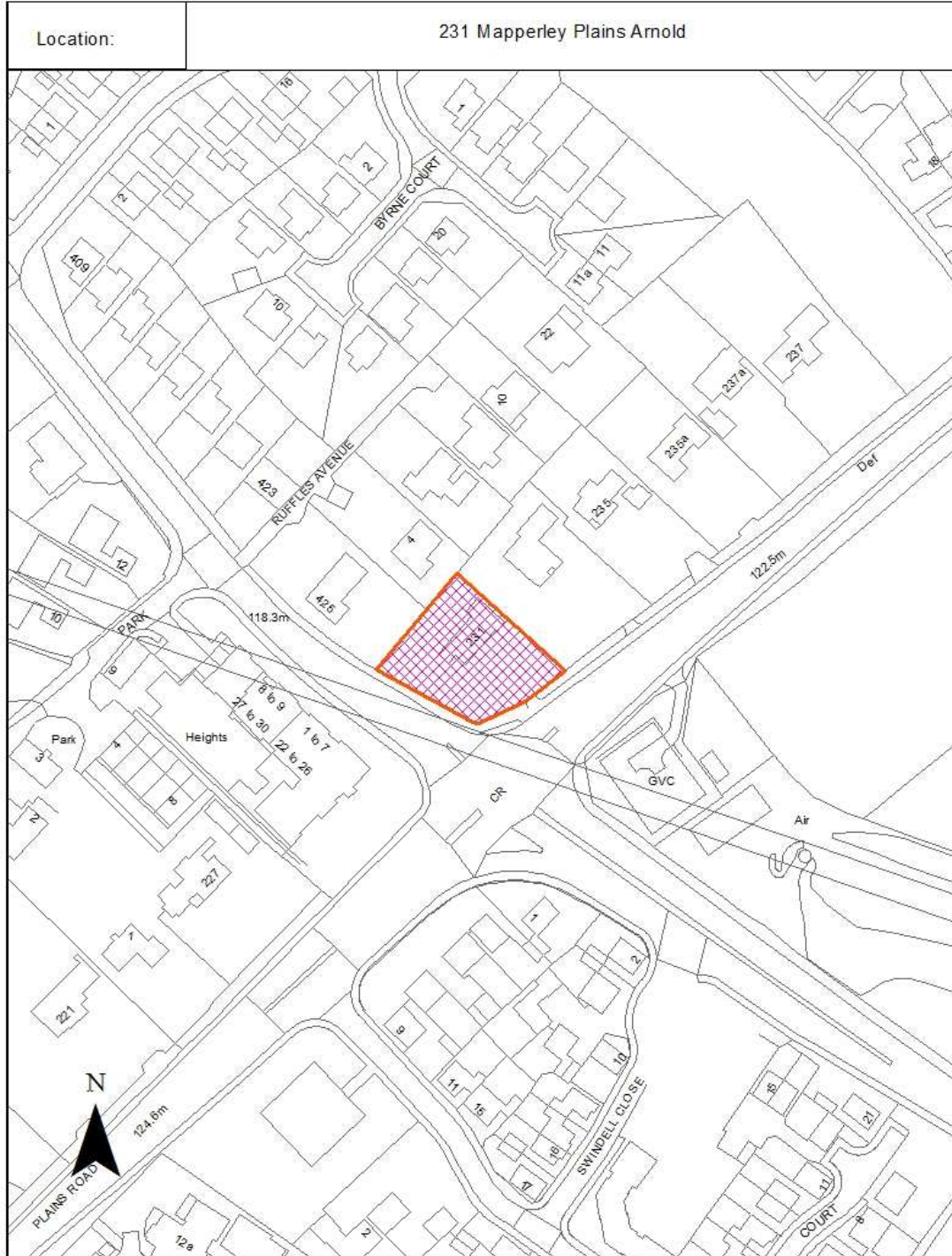


Application Number: 2013/1003

Location: 231 Mapperley Plains Arnold Nottinghamshire NG3 5RG



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Report to Planning Committee

Application Number:	2013/1003
Location:	231 Mapperley Plains Arnold Nottinghamshire NG3 5RG
Proposal:	Erect two storey house following demolition of existing bungalow.
Applicant:	Mr Azar Yousaf
Agent:	Benson Themuka

This application has been deferred by Planning Committee on the 8th of January 2014 to be considered at Planning Committee on 29th January 2014.

Site Description

The application site relates to a detached bungalow located within a corner plot between Gedling Road and Mapperley Plains. The site is located within the established urban area of Mapperley. There are mature trees and established hedgerows located along each of the site boundaries. The level of the site falls gently towards the rear boundary. The closest neighbouring properties to the site are 233 Mapperley Plains Road a large detached two storey dwelling located to the north east of the site and 4 Ruffles Avenue, detached bungalow located immediately to the rear of the site.

Proposed Development

The proposal seeks planning permission for a replacement dwelling at the site. The proposed dwelling would be a contemporary design two storey dwelling which would measure 23.2m in width and 8.5m in depth. The roof design would be flat with a maximum height of 6m.

The external finish to the elevations would be of black/grey facing brickwork, white render and coloured trespa panels. The garage flat roof would have a sedum finish and the main roof would have a single ply membrane construction.

The proposed dwelling would be served by the existing vehicular entrance at the site off of Mapperley Plains. Following discussions with the Highway Authority revised plans have been received which show a larger vehicular parking and turning area to serve the proposed dwelling. The vehicular entrance to the site would remain as existing due to the proximity with the traffic light junction on Mapperley Plains.

Revised plans have also been received following discussions with the case officer

relating to a potential overlooking impact on 233 Mapperley plains. These plans show the windows on the north-east facing elevation to be fixed and obscured at a lower level with only the higher level of glazing (over 1.7m from floor level) to be clear and openable.

Consultations

Nottinghamshire Wildlife Trust – No objection comments that the applicants should be made aware of their legal obligations should bats be found during demolition or constructions.

Highways – Initial concerns raised dimensions of the car parking spaces, turning area and garage dimensions. Following the receipt of revised plans there is no objection to the proposal.

Senior Forestry Officer – I do not believe that the trees will be affected by this proposal as long as the method statement and protection measures included within it are strictly adhered to.

Gedling Borough Council (Scientific Officer) – No objections.

Severn Trent – No objection subject to the attachment of a condition requiring the submission of drainage plans.

Urban Design Consultant – No objection, comments good to see some contemporary architecture that I think will suit this corner site. Also comments that there should be soft landscaping blended in with the fencing along the boundary to act as a screen and add to security at the site.

Neighbours - Neighbouring properties have been consulted via letter. The application has also been advertised on site. There has been one written representation received as a result which objects to the proposal on the following grounds;

The scale of the proposed dwelling is much larger than the existing bungalow at the site.

The design of the proposed dwelling does not accord with planning policy guidance or the history of the area and would not have an acceptable relationship with the street scene.

The application drawings do not show the large glazed conservatory facing 231 Mapperley Plains and the comments in regard to the number of first floor windows serving 233 Mapperley plains are incorrect.

The proposed vehicular entrance and parking area are not suitable to serve the new dwelling and would cause Highway safety issues.

The proposal would result in an overlooking impact on our property, objection to there being access to the flat roof over the garage and the side window serving the garage.

Concerns over the potential floodlighting at the site and positioning of

mechanical apparatus to serve the dwelling on the flat roofs.
Concerns raised over the further removal of the existing soft landscaping along the boundaries of the site and the impact of this on the character of the street scene.

Planning Considerations

The main planning issues involved in the determination of this application are whether the proposed development would have a material impact on the character and appearance of the site and wider street scene and whether the proposal would have an adverse impact on the amenities of neighbouring properties. The impact on highway safety will also need to be formally 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.

Indeed paragraph 60 of the NPPF states;

‘Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.’

Paragraph 63 also comments on the design of new development onto states;

‘In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.’

The main local planning policy for this application comes from Policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Policy ENV1 (Development Criteria) states;

‘Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria:-

- a. it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- b. it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated;
- c. development proposals are to include adequate provisions for the safe and

convenient access and circulation of pedestrians and vehicles. In this regard, particular attention will be paid to the needs of disabled people, cyclists, pedestrians and people with young children;

- d. it incorporates crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, defensible space and well considered layouts and landscaping;
- e. it does not prejudice the comprehensive development of a development site, and
- f. it incorporates best practice in the protection and management of water resources.'

Policy H7 (Residential Development on Unidentified Sites Within the Urban Area and the Defined Village Envelopes) states that;

Planning 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:

- a. 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;
- b. 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; and
- c. it is not contrary to other policies contained in this Local Plan.

Policy H16 (Design of Residential Development) states that-

Planning permission will be granted for new residential development if the following design criteria are met:

- a. dwellings should be sited and designed to relate to each other and to the roads, footpaths and open spaces in the surrounding layout;
- b. residential development should be laid out and designed in such a way as to reduce the risk of crime;
- c. the proposals are of a high standard of design which has regard to the surroundings and does not adversely affect the area by reason of their scale, bulk, form, layout or materials;
- d. dwellings should conserve energy and use it efficiently.

In considering the impact on the character and appearance of the site and wider street scene, I am mindful that there are not any other examples of contemporary architecture within the immediate street scene. However, I am also mindful there is a

range in size and design to the dwellings within the immediate locality. I also note that the Urban Design consultant does not raise any objection to the proposal and indeed praises the contemporary appearance of the dwelling. In taking into account the advice contained within paragraphs 60 and 63 of the NPPF, which advises that the planning system should not stifle innovative or original design, I am of the opinion that whilst the contemporary external finish would not match the more traditional design of the wider area, I consider the design of the proposed development to be of a high quality and due weight in determining the application should be attached accordingly.

I am also mindful that the maximum height of the proposed dwelling would be set no higher than 6m and the existing substantial soft landscaping along the boundaries of the site are proposed to be retained and I consider that the proposed development would not be unduly prominent within the street scene. I am also satisfied that whilst the proposed dwelling would be considerably larger in floor area than the existing bungalow, the application site is capable of accommodating the proposed development without appearing cramped or over intensive. As such, I consider the proposal would not result in any material impact on the character and appearance of the site or wider area.

With regard to the impact on neighbouring properties, I am of the opinion that the revised plans showing the omission of the glazed doors and large window on the side elevation facing 233 Mapperley Plains and the inclusion of smaller windows with obscure and fixed glazing at the lower part of the windows to overcome the potential overlooking issue on this property. I am mindful that the built form of the proposed dwelling would not be positioned any closer to the shared boundary with the neighbouring property than the existing dwelling and that the main bulk of the proposed dwelling would be located off of this boundary. I therefore consider that the proposal would not result in any material overbearing or overshadowing impact on neighbouring residential amenity.

I note the windows on the rear elevation at first floor level however in taking account of the position of these windows in relation to the neighbouring properties to the rear of the site and the established soft landscaping along the rear boundary of the site, I consider that the proposal would not result in any material impact on neighbouring residential amenity on the properties to the rear of the site.

In considering the impact on Highway safety, I note that the Highway Authority raise no objection to the revised scheme showing the larger parking and turning area and while I am mindful of the proximity to the traffic light junction, I am of the opinion that the proposal would not result in any material impact on highway safety over the existing situation at the site. I am also satisfied that the proposal would include an adequate level of off street parking amenity in accordance with the aims of the adopted Parking Provision for Residential Development SPD which requires 2 No. off street parking spaces for dwellings with 4 or more bedrooms.

I note the concerns from the neighbour in relation to the positioning of mechanical apparatus on the flat roof of the proposed dwelling, however I am mindful that there is no such development included within the application and with the exception of solar PV panels fitted flush to the roof, the future positioning of equipment on the flat

roof would require a further grant of planning permission. Therefore I am of the opinion that this issue does not constitute a material planning issue within this application.

I also note the concerns over the potential for future floodlighting to serve the proposed dwelling, however I am mindful that externally mounted security lighting could be erected to the existing dwelling at the site and should any such development result in an significant impact on neighbouring amenity this would be controlled by the statutory nuisance legislation. I therefore consider that this issue does not constitute a material planning issue in this instance.

Given the above, I am satisfied that the proposal accords with the aims of the NPPF and Policies ENV1, H7 and H16 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008) and I therefore 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. This permission relates to the approved plans Ref. 1507.01.20 Rev A, 1507.01.21 Rev A, Ref. 1507.01.22 Rev A, 1507.01.30 Rev A, 1507.01.31 Rev A, 1507.01.32 Rev A, 1507.01.40 Rev A, 1507.01.41 Rev A, 1507.01.34 Rev A, 1507.01.42 Rev A, 1507.01.43 Rev A, and the revised side elevation plan Ref. 1507.01.33 Rev A showing the partially obscure glazed windows as well as the revised proposed site plans 1507.01.10 Rev B and 1507.01.11 Rev B showing the amended parking space and turning area.
3. Before development is commenced there shall be submitted and approved by the Borough Council precise details of all construction materials, including construction material details of the raised terrace areas. Once approved the development shall be carried out in accordance with the approved materials.
4. Before development is commenced there shall be submitted 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 and including where appropriate details of existing trees to be felled and retained.
5. The approved landscape scheme 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.

6. Before development is commenced there shall be submitted and approved by the Borough Council details of the means of enclosure of the site. Thereafter the approved means of enclosure shall be erected before the dwelling is first occupied.
7. No works permitted under Class A, B or C of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
8. The tree protection measures as detailed within the submitted tree survey shall be in place prior to the commencement of development at the site (including demolition and site clearance) and shall remain for entire construction phase of the development hereby approved.
9. Notwithstanding the approved plans, there shall be no access to the garage flat roof from the first floor of the proposed 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 ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
5. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
6. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain

Saved Policies 2008).

7. In order to protect the residential amenity of the site and adjoining dwellings, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
8. To ensure a satisfactory development, in accordance with the aims of Policies ENV1 and ENV37 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
9. In order to protect the amenity of neighbouring properties in accordance with the aims of Policy ENV1 Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.

Reasons for Decision

The proposed development results in no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider street scene. The proposal would also not result in any material impact on highway safety at the site. The proposal therefore accords with the aims of NPPF and Policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

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.

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