



Planning Report for 2020/0731



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Report to Planning Committee

Application Number:	2020/0731
Location:	13 Main Street Calverton
Proposal:	Single storey rear extension.
Applicant:	L Brown
Agent:	Rick Cobham Design Ltd
Case Officer:	Cristina Dinescu

This application has been referred to Planning Committee as the applicant is an employee of Gedling Borough Council.

1.0 Site Description

- 1.1 The application site, no.13 Main Street, is a two storey end of terrace dwelling located within the Calverton Conservation Area. The site is adjoined to the west by a garage block and to the east by another two-storey dwelling (mid terrace) at no.11 Main Street. To the rear the site is adjoined by a detached dwelling at no.16 Church Meadow.
- 1.2 The application site has a car port to the front. The driveway and the front garden is of an open nature.

2.0 Relevant Planning History

- 2.1 2013/0718 – Planning permission was granted for a two-storey side extension (to the west).
- 2.2 96/0282 – Planning permission was granted for a single storey side extension.
- 2.3 94/1223 – Conservation Area Consent was granted to demolish 2ft of 9ft high front boundary wall.
- 2.4 94/1221 – Planning permission was refused for a car port and brick archway with 6' high ornamental iron gates and rebuild part of front boundary wall. The grounds for refusal were:

'In the opinion of the Borough Council the proposed development would be detrimental to the character of the Burnor Pool Conservation Area and as such would be contrary to policy EN 7 of the Gedling Borough Local Plan.'

3.0 Proposed Development

3.1 Planning permission is sought for a single storey rear extension. The extension would have a mono pitched roof and would measure 3.5m (towards the western boundary) and 2.5m in depth, 4.8m in width, 2.3m at eaves height and 3.0m and 3.6m at ridge height from ground level; and would have a window in the rear elevation and a door in the western elevation.

4.0 Consultations

4.1 Calverton Parish Council – No comments on the proposal.

4.2 Conservation and Heritage Officer – The proposed extension is a minor rear extension of acceptable design within the Calverton Conservation Area that will not harm or impact upon the wider area. It will be important to ensure external materials match the existing property. Samples of wall and roof materials should be submitted for approval.

4.3 Adjoining Neighbours have been notified and a Site Notice was posted. No letters of representation were received as a result.

5.0 Relevant Planning Policies

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 other material considerations indicate otherwise'.

5.2 The following policies/documents are relevant to this proposal:

- National Planning Policy Framework (2019): 12. Achieving well-designed places; 16. Conserving and enhancing the historic environment;
- Gedling Borough Aligned Core Strategy: Policy 10 – Design and Enhancing Local Identity.

5.3 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 26 – Heritage Assets;
- LPD 28 – Conservation Areas;
- LPD 32 – Amenity;
- LPD 43 – Extensions to Dwellings Not in the Green Belt.

5.4 The Calverton Neighbourhood Plan was adopted on 31st January 2018. The relevant policies to the determination of this application are as follows:

- Policy BE2 – Local Distinctiveness and Aesthetics.

6.0 Planning Considerations

- 6.1 The main planning considerations in the determination of this application are the impact of the proposal on the Calverton Conservation Area and the setting of nearby listed buildings, impact on the character and appearance of the host dwelling and the impact on the amenity of neighbouring properties.

Calverton Conservation Area and setting of nearby Listed Buildings

- 6.2 No.13 Main Street is one of a row of 3 unlisted cottages dating to the end of the C19 and which have been much altered over time including extensions to the side and rear of number 11 and to the side and rear of number 13, both being in the second half of the C20, the front parts forming internal garages. The houses abut and face Main Street and they have long rear gardens, the end of which forms the boundary of the Conservation Area.
- 6.3 The proposal is for a single storey rear extension with a mono-pitched roof to form a garden room and extension to the lounge. The Conservation and Heritage Officer is content that the design is acceptable and, subject to satisfactory facing and roofing materials would not cause harm to the character and appearance of the conservation area, or the setting of nearby listed buildings, including no.8 Main Street.
- 6.4 The proposed development would be in accordance with the NPPF Section 16, Policy 11 of the ACS and policies LPD 26 and LPD 28 of the Local Planning Document. Precise details and samples of external materials to be used would be secured via condition.

Design and the impact upon visual amenity

- 6.5 The application site forms part of a row of cottages (no's 13, 11 and 9 Main Street) that have been extended over time. The extensions to the rear are of a limited scale and subservient appearance, achieved through appropriate scale and design. The proposal comprises a single storey rear extension with mono-pitched roof that would have similar materials and openings with the host dwelling. It is considered, given the single storey nature of the extension, its location to the rear, subservient appearance and the proposed design, the proposed development would be visually acceptable and in keeping with the character of the host dwelling and the wider area.
- 6.6 The proposed development would be in accordance with the NPPF Section 12, Policy 10 of the ACS, policy LPD 43 of the Local Planning Document and policy BE2 of the Calverton Neighbourhood Plan.

Impact upon residential amenity

- 6.7 In terms of neighbouring residential amenity, the proposed extension would be set to the rear, towards the eastern boundary where the neighbouring property at no.11 Main Street has a single storey extension that extends approximately 4 metres in depth. The proposed extension would measure 3.5m in depth, 4.8m in width, 2.3m at eaves height, 3.0m at ridge height (towards the eastern boundary) and openings only in the rear elevation and

the western elevation (facing the adjacent garage block). The garden measures approximately 35 metres in depth. Given the relationship with neighbouring properties, site orientation and single storey nature of the proposed extension, it is considered the proposed development would not result in a significant undue overlooking, overbearing or overshadowing impact on the residential amenities of the occupiers of any adjacent property.

6.8 The proposed development would be in accordance with policies LPD 32 and LPD 43 of the Local Planning Document.

7.0 Conclusion

7.1 For the reasons set out above it is considered the development would be in keeping with the character of the property and the wider area, it would result in no harm to the Calverton Conservation Area and the setting of listed buildings nearby, and would have no significant undue impact on neighbouring residential amenity. The development therefore complies with the National Planning Policy Framework, Policies 10 and 11 of the Gedling Borough Aligned Core Strategy (2014), policies LPD 26, LPD 28, LPD 32 and LPD 43 of the Local Planning Document and policy BE2 of the Calverton Neighbourhood Plan.

8.0 Recommendation: Grant Planning Permission subject to 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 and deposited plans, drawing no's RS/LB/17/06/20/01/A and RS/LB/17/06/20/02/A, received on 4th August 2020. The development shall thereafter be undertaken in accordance with these plans/details.
- 3 No above ground construction works shall commence until samples of the proposed external facing and roofing materials to be used in the construction of the development have been submitted to, and approved in writing by the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.

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 LPD 28 of the Local Planning Document.

Reasons for Decision

By virtue of the design, scale and relationship with adjoining properties the development would be in keeping with the character of the property and the wider area, it would result in no harm to the Conservation Area and the setting of Listed Buildings nearby, and would have no significant undue impact on neighbouring residential amenity or the locality in general. The development therefore complies with the National Planning Policy Framework, Policies 10 and 11 of the Gedling Borough Aligned Core Strategy (2014), policies LPD 26, LPD 28, LPD 32 and LPD 43 of the Local Planning Document and policy BE2 of the Calverton Neighbourhood Plan.

Notes to Applicant

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. 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 than 100 square metres.

Positive and Proactive 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.