



Planning Report for 2021/1253



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Report to Planning Committee

Application Number:	2021/1253
Location:	22 Kent Road Mapperley NG3 6BE
Proposal:	Construct single storey rear extension
Applicant:	Mr And Mrs Truscott
Agent:	Trent Valley Windows
Case Officer:	Peter Langton

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

1.0 Site Description

1.1 The application site, no. 22 Kent Road, is a two-storey detached dwelling located within the built up residential area of Mapperley. There are neighbouring residential dwellings to each side and to the rear. The application site is reasonably flat and access is not affected by the proposal.

2.0 Relevant Planning History

2.1 In 1990, planning permission 90/1106 was granted for a 2 storey extension and a garage.

3.0 Proposed Development

3.1 The proposal seeks planning permission for a single storey rear extension. The proposed extension will replace the existing conservatory at the property and will be of a similar size and design to the existing conservatory.

4.0 Consultations

4.1 Adjoining neighbours have been notified by letter. No letters of representation were received as a result.

5.0 Relevant Planning Policy

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

- National Planning Policy Framework (2021): 12.Achieving well-designed places;
- Gedling Borough Aligned Core Strategy: Policy 10 – Design and Enhancing Local Identity.

5.2 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 32 – Amenity;
- LPD 43 – Extensions to Dwellings not in the Green Belt.

6.0 Planning Considerations

6.1 The main considerations in determining this application are the visual impact of the proposed extension and the impact on the amenity of adjoining properties.

Impact on the character and appearance of the area

6.2 The proposed extension is considered to be of a size and scale that is in keeping with the character of the host dwelling. The extension will replace the existing conservatory that is of a similar size and design.

6.3 The proposed extension will be positioned to the rear of the application property and as such will have no impact on the street scene. The application property is set within a reasonably large plot that is considered capable of withstanding the scale of development proposed without resulting in a cramped effect that would be out of keeping with the character of the area.

6.4 The proposed elevation drawings state that the proposed extension will be constructed using bricks to match the existing dwelling, with white upvc frames and a light weight tiled roof tile with the colour to match the existing dwelling. The proposed materials are considered to be in keeping with the character of the host dwelling and as such no further conditions in respect of materials are necessary.

6.5 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling and surrounding context in accordance with the NPPF Section 12, Policy 10 of the Aligned Core Strategy and LPD 43 of the Gedling Part 2 Local Plan (2018).

Impact on the neighbours' residential amenities

6.6 The proposed extension will not project beyond the rear of No. 24 Kent Road to the north east of the application site. The proposed extension is set in from the boundary between the two dwellings by approximately 3.5 metres, with the boundary being made up of mature vegetation which further obscures the view of the proposed extension from the neighbouring property. Furthermore, the

proposed extension will be similar in terms of size and design to the existing extension that it will replace. Taking these factors into account it is considered that the proposal will not result in an overbearing or overshadowing impact on the residents of No. 24.

- 6.7 The proposed extension will be set in from the south west boundary of the application site with No. 20 Kent Road by approximately 6.5 metres. Taking into account the relatively limited projection and single storey design of the proposed extension it is considered that this separation distance will be sufficient to ensure the proposal does not result in an unacceptable overshadowing or overbearing impact for the residents of No. 20.
- 6.8 The application property has a reasonably long rear garden, with the proposed extension being approximately 22.4 metres from the rear boundary of the site. Taking into account the single storey design of the proposed extension it is considered that this provides sufficient separation to ensure that the proposal will not result in an unacceptable loss of amenity for the residents of the neighbouring properties to the rear.
- 6.9 The proposed extension is single storey, and there are no significant land level changes between the application property and the neighbouring properties that directly adjoin the application site. It is therefore considered that the proposal will not result in any unacceptable overlooking for the residents of the neighbouring properties.
- 6.10 The proposed development would be in accordance with policy LDP 32 of the Local Planning Document.

Conclusion

- 6.11 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Section 12), Policy 10 of the Aligned Core Strategy and policies LPD 32 and LPD 43 of the Local Planning Document.

7.0 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 Site Location Plan, Block Plan and Proposed Elevations and Floor Plans; received by the Local Planning Authority on 28 October 2021. The development shall thereafter be undertaken in accordance with these plans/details.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.

Reasons for Decision

The proposed development is consistent with Gedling Borough planning policies, and the design and dimensions are not considered to have potentially detrimental effects on surrounding amenity with no undue overlooking, overbearing or overshadowing impact. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12), Policy 10 of the GBACS (2014), and Gedling Part 2 Local Plan (2018) Policies LPD 32 and 43.

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. 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.

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 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 100 square metres.