



Planning Report for 2022/0194

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Planning Reference: 2022/0194
23 Houldsworth Rise
Redhill
NG5 8HZ



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Report to Planning Committee

Application Number: 2022/0194
Location: 23 Houldsworth Rise Redhill NG5 8HZ
Proposal: Construct first floor side extension
Applicant: Mr and Mrs Gibbons
Agent:
Case Officer: Peter Langton

This application has been referred to the Planning Committee as the applicant is a member of staff at Gedling Borough Council.

1.0 Site Description

1.1 The application site, No. 23 Houldsworth Rise, is a two-storey detached dwelling located within the built up residential area of Redhill. There are neighbouring residential dwellings to each side and to the rear. The land slopes up from west to east, access will not be affected by the proposal and there are no TPOs within the site.

2.0 Relevant Planning History

2.1 No relevant planning history.

3.0 Proposed Development

3.1 This application seeks permission for a first floor pitched roof extension to the east side of the application property, to provide an additional bedroom with en suite.

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:

5.2 National Planning Policy Framework (2021):

- Section 12. Achieving well-designed places.

5.3 Gedling Borough Aligned Core Strategy:

- Policy 10: Design and Enhancing Local Identity.

5.4 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.
- LPD 57: Parking Standards
- LPD 61: Highway Safety

5.5 Other policy guidance:

- Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document' (2022).

6.0 Planning Considerations

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

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.

6.3 The proposed extension will be set back from the front elevation at first floor level, with a corresponding step down in the ridge, giving the extension a clearly subservient appearance. Whilst a greater setback may sometimes be required, as there is no direct neighbour on the same building line adjacent to the proposed extension to the east, the proposal will not result in a cramped form of development or terracing effect. As such it is considered that the proposal will not be harmful to the street scene or out of keeping with the character of the surrounding area.

6.4 The application form states that the proposed extension will be constructed using materials to match the existing dwelling. It is considered necessary to condition this to ensure a satisfactory standard of external appearance is achieved.

6.5 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling, street scene and surrounding context in

accordance with the NPPF Section 12, Policy 10 of the Aligned Core Strategy and Policy LPD 43 of the Local Planning Document.

Impact on the neighbours' residential amenities

- 6.6 The proposed extension will be contained to the east side of the dwelling and as such will have no impact on the amenity of the residents at No. 21 to the west.
- 6.7 Due to the position of the application property on the bend in the road, there is a good separation distance to the neighbouring property at No. 25 to the east. As such it is considered that the proposal will not result in an overbearing or overshadowing impact for the residents of No. 25. No openings are proposed in the first floor side elevation of the extension. It is therefore considered that the proposal will not result in an unacceptable overlooking impact for the residents of No. 25.
- 6.8 The neighbouring properties to the rear are set away from the proposed extension by both the rear garden of the application property and their rear gardens. It is considered that there will be a sufficient separation distance 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 For the reasons set out above, it is deemed that the proposed development accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy and Policies LPD 32 and LPD 43 of the Local Planning Document.

Highway Safety and Parking

- 6.10 The proposal will result in one additional bedroom being incorporated into the dwelling, increasing from a 3 bedroom to a 4 bedroom property.
- 6.11 The Council's Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document ("the SPD") requires 3 parking spaces for a 4 bedroom dwelling in this location. The proposed dwelling will have space on the drive for 1 parking space, with an additional parking space in the garage and on street car parking is available. It should also be noted that the property is located in the built up area with good access to public transport. The proposal is therefore in conformity with the SPD.
- 6.12 The proposal would result in adequate access, parking and turning and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF, Policies LPD 57 and LPD 61 of the Local Planning Document.

Conclusion

- 6.12 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, LPD 43, LPD 57 and LPD 61 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 The development hereby permitted shall be completed in accordance with the Site Location Plan, Block Plan and drawings numbered 2022/015/3/REV A and 2022/015/2/REV A; received by the Local Planning Authority on 21 February and 10 May 2022.
- 3 The external facing and roofing materials used in the development hereby permitted shall be in accordance with the details provided in the application form.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interests of visual amenity and the character and appearance of the area, in accordance with Policy LPD 43 of the Gedling Part 2 Local Plan (2018).

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 the Local Planning Document (2018) Policies LPD 32, 43, 57 and 61.

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 amendments were requested and made that resulted in an acceptable form of development.

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 than 100 square metres.