



Planning Report for 2022/0900



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number:	2022/0900
Location:	1 Perlethorpe Crescent Gedling
Proposal:	Erection of a two storey detached dwelling, alterations to existing curtilage, and associated works.
Applicant:	Mr Aaron Reilly & Mrs Emily Reilly
Agent:	4D Planning
Case Officer:	Peter Langton

This application has been referred to the Planning Committee as part of the application site is land owned by Gedling Borough Council.

1.0 Site Description

1.1 This application relates to the garden land associated with 1 Perlethorpe Crescent. The application site is on the corner of Perlethorpe Crescent and Perlethorpe Avenue. The application site is set within a residential area. Land slopes away to the north of the site and there are no Tree Preservation Orders (TPO's) within the site.

2.0 Relevant Planning History

2.1 There is no relevant planning history for the application site.

3.0 Proposed Development

3.1 This application seeks full planning permission for the construction of 1 dwelling to the west of the existing dwelling at 1 Perlethorpe Crescent. Access for the proposed dwelling will be taken from Perlethorpe Avenue, with new parking spaces for the proposed and existing dwelling proposed off Perlethorpe Crescent.

3.2 During the course of the application amended plans have been received to provide additional parking areas on Perlethorpe Crescent, which has resulted in the application site being extended to include land owned by the Borough Council . A re-consultation has been carried out on the amended plans.

4.0 Consultations

- 4.1 NCC Highways Authority – No objection subject to conditions relating to access and parking areas.
- 4.2 Scientific Officer – No objection subject to contaminated land condition, electric charging point condition and Construction Emissions Management Plan (CEMP) condition.
- 4.3 Gedling Borough Council Property Services - No application to acquire this parcel of land has been made to the Borough Council. Should any application be made, it would be considered on merit.
- 4.4 Neighbouring residents were consulted and a site notice posted at the site. 4 representations have been received from members of the public, all of which raise objections. The reasons for objection can be summarised as follows:
- Insufficient car parking proposed.
 - Loss of privacy.
 - Overshadowing/loss of light.
 - Strain on underground pipes.
 - Impact on quality of life from building works.
 - Design is not in keeping with surrounding area which is characterised by semi-detached properties.
 - Proposed parking area on Perlethorpe Crescent not owned by the applicant.
 - Loss of trees to create parking spaces.

5.0 Development Plan Policies

- 5.1 Section 38(6) of the Town and Country Planning Act indicates that development shall be determined in accordance with the development plan, unless other material considerations indicate otherwise. At the national level the National Planning Policy Framework (July 2021) is relevant and at the heart of the NPPF is a presumption in favour of sustainable development. Under Part 12 Achieving Well-Designed Places paragraph 126 states good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.2 Gedling Borough Council Aligned Core Strategy 2014
- Policy 10: Design and Enhancing Local Identity
- 5.3 The Local Planning Authority adopted the Local Planning Document Part 2 (LPD) on the 18th July 2018. The relevant policies to the determination of this application are:
- LPD11- Air quality
 - LPD 32: Amenity
 - LPD 33: Residential Density
 - LPD 34: Residential Gardens
 - LPD 35: Safe, Accessible and Inclusive Development
 - LPD 37: Housing Type, Size and Tenure
 - LPD 40: Housing Development on Unallocated Sites

- LPD 57 Parking Standards
- LPD 61: Highway Safety

5.4 Parking Provision for Residential and Non-Residential Development Supplementary Planning Document (2022)

6.0 Planning Considerations

6.1 The application site is not covered by any site specific planning policies. The application site is set within an existing residential area with good access to local amenities and public transport routes. As such residential development on suitable sites within this area is considered to be acceptable in principle subject to proposals according with the aims of national and local planning policies.

6.2 The matters for consideration in this application are the impact of the proposal on the character of the area, impact on neighbouring amenity, and impact on highway safety.

Impact on the character and appearance of the area

6.3 The application site relates to a corner plot on a cul-de-sac within a built up residential area. The cul-de-sac is characterised by 2 storey semi-detached dwellings of a consistent size and style. In the surrounding area corner plots are typically characterised by dwellings set back from the highway with reasonably large site gardens providing an open aspect. In some instances outbuildings are evident closer to the highway, although the main dwellings are generally set further back.

6.4 In accordance with LPD 34 development involving the loss of residential gardens should not result in harm to the character and appearance of an area. LPD 40 also states that residential development on unallocated sites should be of a high standard of design, not adversely affect the area, and not result in the loss of buildings or other features, including open space which make an important contribution to the appearance of the area.

6.5 The application site is a dwelling that has a particularly large side garden and it is proposed to erect a detached dwelling along the same building line as the host property. There would a reasonable gap between the proposed and host dwelling and given the size of the side garden there would also be a gap between the proposed dwelling and Perlethorpe Crescent, which would be 5.3m at its widest point reducing down to approximately 2.5m. The erection of the dwelling would create built form in an otherwise open side garden; however, it is considered that, given the distance of the dwelling from the road side, the character of the area would not be detrimentally impacted. Furthermore, whilst the dwelling would be detached rather than a semi, this would be acceptable in that the scale of the built form would reflect other properties in the locality.

6.6 Taking the above into account it is considered that, on balance, the proposed dwelling would, through its scale, design and layout, respect the character of the surrounding area. As such, it is considered that the proposal complies with Part

12 of the National Planning Policy Framework, and Policy 10 of the Aligned Core Strategy and Policies 33, 34, 35, 37 and 40 of the Local Planning Document.

Impact on the neighbours' residential amenities

- 6.7 The proposed dwelling would be adjacent to the existing dwelling at No. 1 Perlethorpe Crescent, following the existing building line to the front and rear. It will also be of a similar height to the existing dwelling. Taking these factors into account it is considered that the proposed dwelling would not result in an unacceptable overbearing or overshadowing impact for the residents of No. 1.
- 6.8 The separation distance between the proposed dwelling and the existing dwellings to the rear will be similar to the existing relationship between the dwellings on Perlethorpe Crescent and Perlethorpe Close. The separation distance is considered sufficient to ensure the dwelling would not result in unacceptable overbearing or overshadowing for the residents of the neighbouring properties to the rear. Whilst some views into the rear of the neighbouring properties may be possible from the existing dwellings, this would be similar to existing views between dwellings in the area and as such is not considered to result in unacceptable overlooking.
- 6.9 The separation distance to nearby properties to the south and west is considered sufficient to ensure the proposed dwelling would not result in an unacceptable loss of amenity for the residents of neighbouring dwellings to these sides.
- 6.10 The proposed dwellings would all appear to offer sufficient natural light and ventilation to future occupiers of the dwellings and the private outside space also appears acceptable from an amenity perspective.
- 6.11 For the reasons set out above, it is deemed that the proposed development would not result in the unacceptable loss of amenity for residents of neighbouring dwellings and would offer acceptable amenity for future occupiers in accordance with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy and Policies 32 and 40 of the LPD.

Highway Safety and Parking

- 6.12 The Highways Authority has raised no objection to the proposal. The proposed dwelling would have 3 bedrooms, and in accordance with the council's 'Parking Provision for Residential and Non-Residential Development Supplementary Planning Document' would require off road parking provision for 2 cars. 2 parking spaces are proposed, with one off the existing access on Perlethorpe Avenue, and a new parking space proposed on the grass verge of Perlethorpe Crescent. A new parking space is also proposed in this location for the existing dwelling at No. 1. There only appears to be 1 parking space at present with the existing dwelling so this is considered acceptable in principle.
- 6.13 The proposed new parking spaces off Perlethorpe Crescent would be on land outside of the ownership of the applicant, on land owned by the Council. Whilst the parking spaces meet the required criteria in terms of their size and design, this makes no assessment of the acceptability of the Council releasing the land

to the applicant. This would be a private matter between the applicant and the Council to be dealt with outside of the planning process, and which would have no bearing on whether or not the Council would release the land. As such, any permission issued should condition that the parking spaces should be provided prior to the commencement of the dwelling construction, as without the parking spaces proposed off Perlethorpe Crescent the development would not comply with the Council's car parking standards and as such would be contrary to policy LPD57 of the Local Planning Document.

6.14 The proposed development would result in increased journeys to and from the site. Given the residential nature of the surrounding area, the limited speed limit, and the number of dwellings proposed it is considered that the proposal would not result in such an increased level of traffic so as to result in an unacceptable impact on highway safety.

6.15 Overall it is considered that the proposal 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.

Other Matters

Electric Vehicle Charging

6.16 It is recommended that a condition be added to the decision notice requiring the installation of an electric vehicle charging, as supported by policy LPD11.

Removal of trees

6.17 Concern has been expressed that trees would need to be removed to create the proposed car parking spaces. There are mature trees on Perlethorpe Crescent but these are located outside of the application site and would not therefore need to be removed.

Underground pipes

6.18 One additional dwelling in this particular locality is unlikely to have an adverse impact upon underground drainage pipes/services. The proposals would however be subject to control under the Building Regulations and this will ensure that suitable means for disposing of foul and surface water are provided as well as the provision of water and electricity.

Disruption during the construction phase

6.19 Some disruption to local residents during the construction phase is inevitable. The significant impacts will however be mitigated by the proposed Construction Emission Management Plan (CEMP).

Conclusion

- 6.20 The proposed dwelling would, on balance, respect the character of the area in that the layout, design and scale of the property is acceptable within the streetscape. Furthermore, whilst the open aspect of the corner plot would, to a degree, be reduced, there is considered to be sufficient retained space so as to respect the open character of the area.
- 6.21 There are no overriding concerns in respect of impact on neighbouring amenity and highway safety from the scheme.
- 6.22 As a result, it is considered that the development would respect the character of the area and not have a detrimental impact on highway safety or residential amenity. The proposal does, therefore, comply with the aims set out in the NPPF, Policy 10 of the Aligned Core Strategy, Policies LPD 11, 32, 34, 35, 37, 40, 57 and 61 of the Local Planning Document and the Parking Provision for Residential and Non-Residential Development Supplementary Planning Document (2022).

7.0 Recommendation: GRANT FULL PLANNING PERMISSION for the reasons set out in the report and subject to the following conditions:

Conditions

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings:

4D10S rev A - Location plan
4D01P rev D - site plan
4D04 - floor plans and elevations
4D05 - elevations and section
4D06 - streetscene

The development shall thereafter be undertaken in accordance with these plans/details.
3. Prior to above ground works commencing details of materials to be used in the external appearance of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.
4. Prior to the construction of the hereby approved dwelling, the parking layout as shown on drawing 4D01P rev D shall be made available for use and be retained for that use thereafter.

5. From the date of first occupation every property built on the site with one or more dedicated vehicle parking spaces and/ or a garage shall be provided with access to an electric vehicle (EV) charge point. Charge points must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle.
6. Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt.
3. To ensure that the character of the area is respected and to comply with policy ACS10.
4. In the interest of highway safety and to provide adequate parking; and to comply with policy LPD57 and LPD61.
5. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
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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. The Council has been in regular communication with the agent for the application throughout the course of the application.

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.

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.