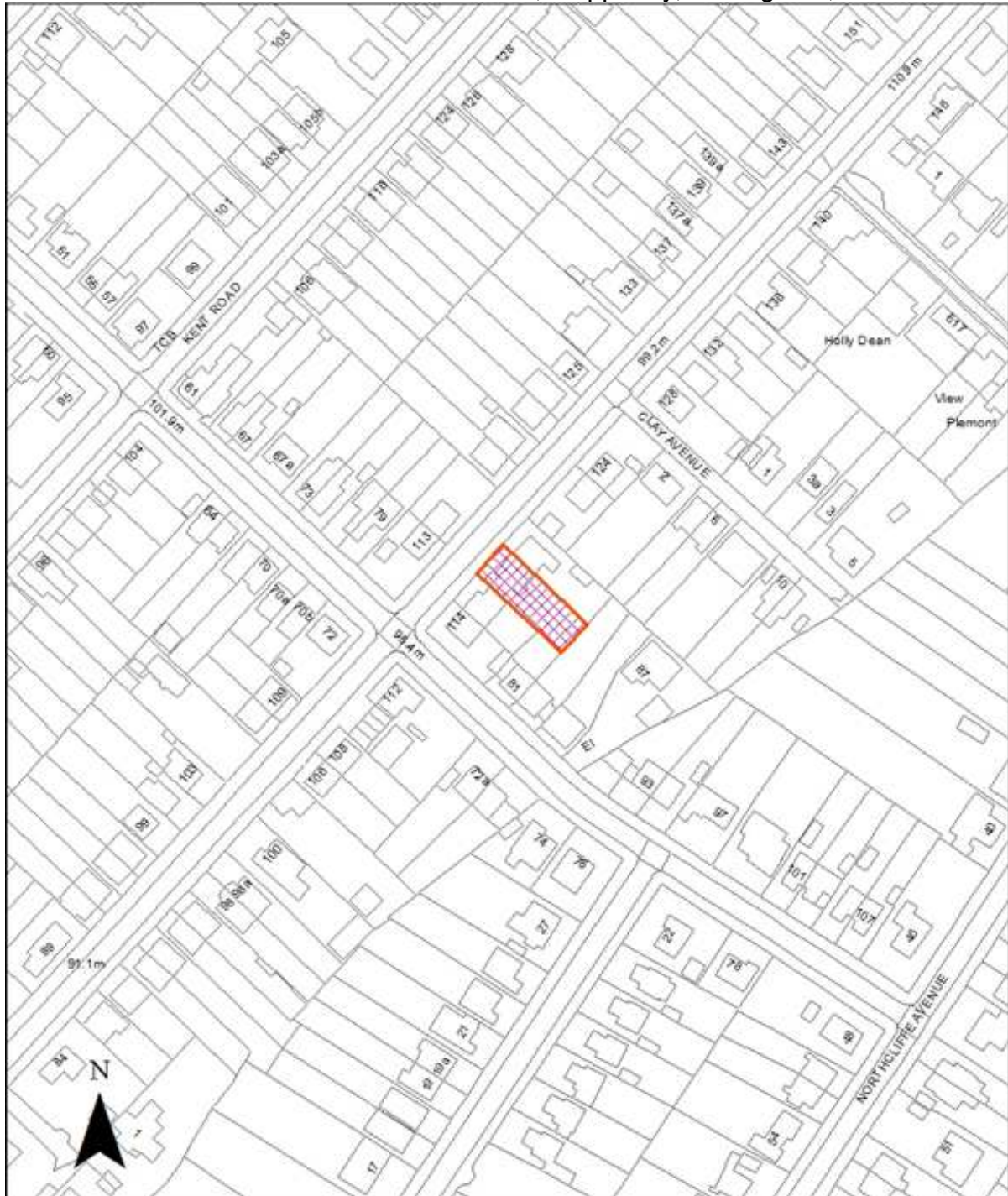


Application Number: 2014/0542

Location: 118 Moore Road, Mapperley, Nottingham, NG3 6EL



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: 2014/0542
Location: 118 Moore Road, Mapperley, Nottingham, NG3 6EL
Proposal: Construct single storey extension to side.
Applicant: Mr & Mrs Andrew & Sue Redgate
Agent: Mr Steve Beck

Site Description

118 Moore Road is a semi-detached, two-storey dwelling located on the south-east side of Moore Road, Mapperley. The plot slopes gently down to the rear and there is a driveway to the side of the property with gated access. The property is located in an area of predominantly detached and semi-detached houses. The adjoining property, No.116 Moore Road, has a two-storey extension to the side with no. 118.

Proposed Development

Full Planning Permission is sought for a single storey kitchen and wc extension to the side of the property.

The proposed side extension measures 2.12m in width x 5.82m in depth x maximum 3.56m height to eaves at the rear. A ridged tiled roof is proposed, maximum ridge height 4.35m above ground level. Windows are proposed in the front and rear elevations and velux windows in the two roof slopes. The extension is set back 5.1m from the back edge of the highway, and 0.9m in from the boundary with the neighbouring property.

Materials are specified as matching facing brickwork and low pitch interlocking roof tiles.

The proposed development only requires planning permission because the rear elevation would have an eaves height of 3.56m within 2m of the boundary, the permitted development tolerance level is 3m.

Consultations

Notts County Council (Highways) – Any comments received will be reported verbally.

Neighbouring properties have been notified – No representations received as a result.

Planning Considerations

The main planning considerations in the determination of this application are the visual impact of the proposals on the character and appearance of the property, the impact on neighbouring residential properties and any highway safety issues.

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.

At the local level the following policies of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 are relevant:

ENV1 – Development criteria
H10 – Extensions

Under the Local Plan, development should be of a high standard of design and extensions to dwellings should be in keeping with the scale and character of the existing dwelling, should not cause unacceptable harm to the amenity of neighbouring residents and allow for the safe and convenient access and circulation of pedestrians and vehicles. In respect to parking, regard should be had to the Borough Councils Supplementary Planning Document 'Parking Provision for Residential Developments' (May 2012).

Gedling Borough Council at its meeting on 13th February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents (ACSSD) which it considers to be sound and ready for independent examination. Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the Aligned Core Strategy Submission Documents as it is at an advanced stage of preparation with the level of weight given to each policy being dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given). It is considered that the following policies are relevant:-

Policy 10 Design and Enhancing Local Identity;

I consider that the proposed extension will be visually acceptable and result in no undue harm to the character of the existing property or the street scene.

I am satisfied that the proposed development will result in no unacceptable harm to the amenities of the residents of adjoining properties, by virtue of any undue overshadowing, overbearing or overlooking impacts.

Paragraph 4.2 of the Borough Councils parking SPD requires 2 off road parking spaces for a three or more bedroom property in this location. Paragraph 4.7 of the SPD advises that account should be taken of the parking requirements when considering extensions and that Planning Permission should not be granted for extensions that result in a loss of parking provision for that property.

The current property benefits from one off road parking space to the front of the gates with potential to park a further car behind the gates. Should Planning Permission be granted there would remain space to park one car off the street. I am also mindful that an extension with a similar footprint and appearance could be built under permitted development rights, which would also cause the loss of the potential car parking space.

Whilst the Council's parking SPD would indicate that this proposal could be refused and I am aware that Moore Road is relatively narrow; I do consider that on balance the proposal to be acceptable. I have come to this conclusion because the proposed development would still retain one off street car parking space, so the current parking situation for the property would not change substantially and because of the ability of the applicant to build an extension under permitted development rights which would have the same effect on car parking as the proposal. For these reasons I consider that it would be unreasonable and difficult to substantiate a refusal on the loss of car parking provision.

For these reasons, I consider the proposed development to accord with policies ENV1 and H10 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and would recommend that Planning Permission be granted.

Recommendation:

To Grant Conditional Planning Permission.

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the details and plans (drawing no.'s 1405 OS and 1405 02) deposited on the 30th April 2014.
3. The materials to be used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing 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 Replacement Local Plan (Certain Saved Policies) 2008.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties or highway safety. The proposal therefore accords with policies H10 (Residential Extensions) and ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.

Notes to Applicant

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.

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.

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.