



**Application Number:** 2013/1317

**Location:** The Hollies Ravenshead Nottingham NG15 9AT



**NOTE:**

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## **Report to Planning Committee**

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| <b>Application Number:</b> | 2013/1317  |
| <b>Location:</b>           | The Hollies Ravenshead Nottingham NG15 9AT   |
| <b>Proposal:</b>           | Demolition of existing bungalow and tree removal at 37 Sheepwalk Lane with associated garage and erection of 12 new apartments |
| <b>Applicant:</b>          | Mr S Perkins   |
| <b>Agent:</b>              | Mr Mark Goodwill-Hodgson   |

### **Site Description**

The application site relates to a detached dormer bungalow situated within a large plot, accessed via a private drive off Sheepwalk Lane. The application site is located within the village envelope of Ravenshead. The site is generally level although the bungalows to the south and west are set at a slightly lower level. These bungalows are clustered around a private cul de sac known as The Hollies, which takes its access from Longdale Lane close the junction with Nottingham Road to the west.

The adjoining site at The Hollies contains a number of various species of trees, and some of these are covered by a Preservation Order. They comprise Limes, Oaks and a sycamore. Surrounding plots are also affected by other Tree Preservation orders.

There is a large lawned garden area to the southern side of the dwelling which adjoins The Hollies. There is an existing large detached garage to the east of the dwelling.

The application site is bordered by residential properties on all sides. To the north of the site are other dwellings, accessed from Pilgrim Close. To the east are houses on Sheepwalk Lane. The bungalows at The Hollies are owned by the Frank Hodson Foundation and let to mainly fit elderly people. The 12 existing bungalows and one small house, have a uniformity of style and an intimate and integrated appearance. The bungalows share communal parking areas and have small rear gardens.

The site measures 0.53 hectares in total.

The site falls within the Ravenshead Village Envelope and the Ravenshead Special Character Area as identified on the proposals map for the Gedling Borough Replacement Local Plan.

## **Proposed Development**

The plans are in detailed form and propose demolition of the existing dwelling and associated garage, removal of some trees, and the erection of 12 small residential units. These are proposed in conjunction with the bungalows at The Hollies to provide additional units for rent. The new units would be one bedroom flats contained within two storey buildings, with the upper floor units built partly within the roof.

The existing private drive from Sheepwalk Drive would be retained to provide vehicular access to 4 parking spaces for 3-4 of the new units. The existing access from The Hollies would also provide vehicular access to the new dwellings. No alteration to either existing accesses is proposed. The existing open car parking at The Hollies would serve the existing and proposed residential units. The car parking is not presently, nor proposed to be, allocated to specific units

The development is intended to be a visual continuation of "The Hollies" development and has been designed with some design similarities, although the Hollies is rows of bungalows and the new development would be two storey in height. The new buildings would form an "L" shaped building projecting south and west to extend close to the existing buildings at The Hollies. The ridge line would be non-continuous as the ground floor level is stepped to accommodate the change in levels in the site.

Each new unit would comprise a kitchen, bedroom, bathroom, living room and store room. The lower floor units would have sliding doors from the living room or kitchen opening into a private rear garden. The upper floor flats would have a small enclosed balcony on the front elevation, formed above the bay windows of the flats below.

The eaves of the roof of the new building's rear facing elevations would be lower with eaves level dormers and rooflights serving the upstairs flats.

The external finish would be facing brickwork on the elevations with a string course of paler bricks. A contrasting treatment would be given to the small gables. Access stairway areas would be sited within smaller scale sections of the building and have feature circular windows.

The site does not lie within a flood zone and no heritage issues arise. The foul drainage would be directed to the existing mains sewer.

A Design and Access Statement has been deposited with the application which assesses the site, its context and policy and outlines the design principles of the proposal.

An arboricultural report has been submitted in support of this application, and additional plans showing the effect on the trees and plants on the site were submitted on 28<sup>th</sup> February 2014. In terms of the protected trees, a small holly, three silver birch, an oak tree, and a sycamore tree would be removed. In addition an oak tree is to be crown lifted to 6m. Conifers and shrubs would be removed or trimmed. The report recommends the erection of secure fencing around the Root Protection

Zones (RPZ) of the retained trees on the site during the construction period. In addition replacement tree planting is proposed.

A bat survey has been taken of the existing dwelling (as it is to be demolished) and the trees on the site. It concludes that the existing dwelling shows no evidence of bats and has a low potential for bats. It also concludes that the trees on the site, and at The Hollies, have low potential for bats as they lack holes and cavities which bats would be attracted to. The report makes it clear that to protect any nesting birds no clearance work should take place between March and September.

A supplementary document relating to parking, access and demolition was submitted by the agent on 28<sup>th</sup> November 2013 making the following points;

- The current parking provision is very underutilised. The type of user occupying the apartments usually has a very low parking demand. At other developments of this nature, we have typically provided 33.3% cover, including visitors. It is proposed to have over 90% cover at the Hollies.
- The new and existing parking areas will have marked spaces which will remain unallocated. The current layout does not have marked spaces, so the capacity is a little varied and depends on how careful people are. We aim to optimise the provision by clearly marking the spaces.
- The four spaces off Sheepwalk Lane will serve 3 to 4 apartments.
- There is a welfare officer who visits the site once every 6 - 8 weeks and generally uses one of the many free spaces to park.
- The proposed parking level is more than adequate, we feel. The reduced parking demand is further eased by the good bus routes serving the village and the major conurbations both ways on the A60. Trent Barton 141 service runs every 30 minutes, Doyles 145 every hour and a half, and Stagecoach Pronto every 15 minutes (or more often), plus the local bus routes. The library, pharmacy, post office, and supermarket are within 180m walking/buggy distance, with the church and surgery only a little further.
- The adapted turning head at the top of the main drive is to be used for refuse vehicles. Bins will be brought down to the main drive on collection day as at present.
- The access for construction will predominately be from Sheepwalk Lane because of where the new dwellings are located but there will be deliveries and plant which will have to come to the site from Longdale Lane because of the narrowness of the access lane to the north-east.
- A CDM Coordinator will be appointed to manage site safety. It would be intended to use a Principle Contractor registered with the Considerate Constructor's Scheme and the impact on adjacent residents (on and off site) would be carefully mitigated by them. The construction phase is obviously a short element with a definite end, so its impact on the neighbours is finite.

## **Consultations**

Neighbouring properties have been notified of the proposed development. Site notices were displayed on the 27<sup>th</sup> November 2013 and a press notice was published

on the 22<sup>nd</sup> November 2013 .

I have received 5 letters of representation as a result of this publicity. The representations raise the following summarised objections to the proposal:-

#### Principle of development

- Contrary to Local Plan policies ENV1, ENV17, H7, H9 and H16.

#### Highways and parking

- Overbearing impact on footpath users.
- The existing driveway from Sheepwalk Lane is narrow and only wide enough for 1 car, so will lead to reversing onto the road, and cause danger to pavement users on Sheepwalk Lane.
- No additional parking spaces are proposed.
- The Hollies access is close to the A60 which is a busy road.
- The Hollies access opposite that to The Hutt PH.
- Lack of parking spaces will encourage on street parking which is visually inappropriate and affect traffic flows.
- Refuse bins should not be collected from Sheepwalk Lane.
- The use of the existing driveway from Sheepwalk lane to serve several dwellings will be detrimental to amenities of neighbour at No 35.
- Four new parking spaces are insufficient.
- Access onto Sheepwalk Lane is at the brow of a hill.
- Emergency vehicles will not be able to use the Sheepwalk lane access as it is too narrow.

#### Design and layout

- Higher density than the surrounding area, twice that of the adjoining bungalows.
- Higher density than the surrounding area, twice that of the adjoining bungalows.
- Out of character with existing bungalows.
- Bulk, scale and form does not respect surrounding area.
- Will create views of an unbroken mass of a two storey building.
- Loss of vistas
- Loss of spaciousness.
- New building will be 1.5m higher than the existing dwelling, with a shallower roof pitch, resulting in increase in bulk, scale and massing.

#### Heritage Assets

- Appeal dismissed nearby which is also within the Ravenshead Special Character Area is relevant.
- Area is Ravenshead Special protection Area where proposals must maintain character and distinctiveness.

#### Effect on existing residents

- Loss of neighbour's amenity
- Adverse impact on quality of life.
- Overlooking.
- Overshadowing.

## Other issues

- Parts of Design and Access statement are inconsistent with plans, and conclusions are unreasonable.
- Previous decisions on the site have not been addressed.
- If approved will breach Humans Rights.
- Development will be visible from 2 roads and a public footpath
- Loss of open space as the development would cover twice the area of the existing dwelling on the site.
- Previous demolition and infill applications nearby were refused and appeal dismissed, because of the effect on the urban grain, density and environment quality.
- Set a precedent.
- May not be always be let as warden aided elderly persons accommodation.
- The Hollies predate the Ravenshead Special Character Area and do not meet that criteria so should not set a precedent for more unacceptable development.
- Site is higher than surrounding sites.

### Ravenshead Parish Council:-

State that they are in favour of older persons facilities, but object to this application on the grounds of overdevelopment, insufficient car parking and concerns over safe and adequate access for older people. If trees are to be removed they must be subject to arboricultural inspection. There are also concerns over the canopies – if they are open to the elements.

### Nottinghamshire County Council Highways: -

The proposal is for an extension to the existing complex of residential units with 12 new bungalows whose occupancy will be for those in need, predominantly the fit elderly.

The Hollies already serves more than 5 dwellings from the private drive, and the traffic generation of the existing users is very low. The additional bungalows are intended for occupancy by the same user group and hence the additional 12 bungalows are not expected to generate significant traffic movements to warrant any highway concerns.

It is now usual practise for private developments that serve more than 5 dwellings to be covered by a s106 (with the highway authority) maintenance agreement, which indemnifies the County Council from any future petitioning to take over the road. The applicant states in their Design and Access statement that they are willing to enter into such an agreement, which is welcomed.

Therefore we have no objections subject to the following conditions:-

- No part of the development hereby permitted shall be brought into use until all

accesses drives parking spaces and turning areas are surfaced in a hard bound material (not loose gravel) and thereafter the parking spaces shall remain unallocated and available to all residents and visitors for the life of the development

Reason: To ensure that adequate off-street parking provision is made and to reduce the possibilities of the proposed development leading to on-street parking in the area

- The development shall not commence until details of the proposed arrangements and plan for future management and maintenance of the proposed internal access roads and parking areas, including associated drainage contained within the development have been submitted to and approved by the Local Planning Authority. The private access arrangements and drainage shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason: To ensure that the road infrastructure is maintained to an appropriate standard

Gedling Borough Council Urban Design Consultant: - comments that the site is within the Ravenshead Special Character Area with special characteristics of spacing, trees and openness between and in front of dwellings. No 37 has space around the dwelling but is set back from the main road frontages and approached by denser development in "The Hollies". The development will create unity and complement existing development. The character of the area would not be unduly affected, and the architectural design reflects that of the existing. No design objections.

Tree Officer - response to original plans

The following comments are made

- Tree protection methodology is required.
- The impact on levels and new paths and utilities needs to be shown.
- Retaining walls if required may affect tree protection zones.
- More information is required.

Tree Officer - response to amended/additional plans

Verbally the Tree Officer has indicated that no objections are raised to the works to fell and trim the trees on the site.

## **Planning Considerations**

The relevant national Planning Policy Guidance in respect of any application is set out in the National Planning Policy Framework (March 2012). The core planning principles set out in the guidance is a presumption in favour of sustainable development. In particular the following chapters are relevant in considering this application:

- 6. Delivering a wide choice of quality homes
- 7. Requiring good design

Under Section 6 of the NPPF states inter alia that housing applications should be considered in the context of the presumption in favour of sustainable development. Section 7 of the NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings...decisions should aim to ensure developments, amongst other things, respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

- Policy ENV1 (Development Criteria)
- ENV2 (Landscaping)
- ENV17 (Ravenshead Special Character Area)
- ENV47 (Tree Preservation Orders)
- Policy H7 (Residential Development On Unidentified Sites Within the Urban Area and the Defined Village Envelopes)
- Policy H16 (Design of Residential Development)
- T10 (Highway Design and Parking Guides).

Criterion a., c. and d. of Policy ENV1 of the Replacement Local Plan are also relevant in this instance. These state that planning permission will be granted for development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout or materials. Development proposals should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles and incorporate crime prevention measures in the design and layout.

Design and layout are also considered in criterion a. and b. of Policy H7 and criterion c. of Policy H16 of the Replacement Local Plan. These policies state inter alia that permission will be granted for residential development, including conversions and the change of use of buildings to residential use within the urban area and the defined village envelopes provided it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials and that it would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area.

Policy ENV17 of the Replacement Local Plan relates to the Ravenshead Special Character Area and states inter alia that permission will be granted for development provided it retains and/or enhances the soft landscape areas. Permission will be refused for development which results in urban form out of character with the surrounding area. The subtext of this policy outlines that the area is characterised by mostly detached dwellings, well spaced, set within large plots containing mature



landscaping of an informal nature.

Policy 10 of the ACSSD also looks at design and enhancing local identity and reflects the guidance contained in both the NPPF and Replacement Local Plan policies.

In respect to parking, regard should be had to the Borough Council's Supplementary Planning Document 'Parking Provision for Residential Developments' (May 2012).

In addition the following policies of the emerging Gedling Borough Aligned Core Strategy would be material considerations:

Policy 8: Housing Size, Mix and Choice

Policy 10: Design and Enhancing Local Identity

Paragraph 49 of the National Planning Policy Framework states where local planning authorities cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should be considered out-of-date. Where policies are out of date, planning applications for residential development should be considered in the context of the presumption in favour of sustainable development contained in paragraph 14 of the National Planning Policy Framework. Paragraph 14 requires that, where the development plan is out-of-date, permission should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole; or
- Specific policies in the NPPF indicate development should be restricted.

The Gedling Borough's Five Year Housing Land Supply Assessment 2012 identifies that the Council does not have a five year supply of land for housing. Thus the principle of the proposal should be considered against the presumption in favour of sustainable development.

In making a recommendation in relation to this application regard has been given to the above planning legislation and policy and as a result it has been determined that the main planning considerations in relation to this proposal are:-

- a) The principle of developing the site.
- b) Whether the proposal makes an efficient and effective use of land.
- c) Impact on the Ravenshead Special Character Area.
- d) Impact on local landscape, including protected trees.
- e) Whether the plans would deliver a high quality development through its design.
- f) The highway implications of the development, including parking provision.

- g) Whether there would be any adverse impact on neighbouring properties.
- h) Aquifer Protection and Biodiversity.
- i) Other matters raised by local residents and consultees.

Each of the above aspects is considered in detail below.

#### Principle of Development

Within the policies of the Adopted Local Plan there is a general presumption in favour of new residential development within the built framework of a settlement provided that the proposals relate to conversion of an existing dwelling to provide additional units; extensions or replacement dwellings; and new development on previously developed or Brownfield land.

Recent changes to guidance from Central Government through the NPPF removes private residential gardens and other buildings within the curtilage from being classed as brownfield land. The definition for brownfield land is 'previously-developed land that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure'.

As the land is no longer classed as brownfield or previously developed land the provision of new dwellings on this garden site is unacceptable in principle.

However whilst the development is unacceptable in principle, there are other material planning considerations in relation to the proposal which are important considerations. Each one needs to be considered separately to assess whether or not these other material considerations outweigh this consideration.

Paragraph 49 of the NPPF says that housing applications should be considered in the context of the presumption in favour of sustainable development and relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 47 requires Local Planning Authorities to boost significantly the supply of housing, by identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

Paragraph 48, however states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. However, it states that this allowance should not include residential gardens.

This inability to demonstrate a five year supply together with the policies contained in the NPPF means that the Council would be in a very vulnerable position if it was minded to refuse planning permission for housing development in the absence of any other policy or other material planning considerations.

It is not considered that the development of this site would predetermine issues to be considered in the Local Planning Document and should not be refused permission on these grounds.

Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, for example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

At paragraph 7, the NPPF states that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

At paragraph 14, it is emphasised that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Saved policies ENV1, H6 and H7 of the Local Plan states, amongst others, that development should be located taking into account sustainable criteria such as being well related to existing patterns of development, protect and enhance the quality of the built and natural environment, minimising the need to travel between home, work and other activities and ensuring the capacity of existing infrastructure to absorb further development.

Due to the application site's location within the Infill Boundary of Ravenshead, Policy ENV30 of the Replacement Local Plan is relevant in determining whether the principle of the residential development of the site is acceptable. Ravenshead is identified as a 'key settlement for growth' in Policy 2 of the Aligned Core Strategy. It is considered that the proposal accords with the Aligned Core Strategy. It is not considered that any of the other policies in the NPPF indicate that development should be restricted on this site.

The proposed development would be in accordance with the provisions of paragraph 52 of the NPPF, which recognises that the supply of new homes can sometimes be achieved through planning for larger developments, such as new settlements or extensions to existing villages and towns.

#### Efficient and Effective Use of Land

The proposal is to provide 12 dwellings on a site of 0.53 hectares, equating to a residential density of 25 dwellings per hectare which accords with Policy H8 of the Replacement Local Plan.

#### Ravenshead Special Character Area

The 'Ravenshead Special Character Area' policy seeks to limit the sub-division of existing plots, where these would result in urban forms out of character with the surrounding area. The character of the surrounding area is detached dwellings set in large plots with mature soft landscaping and the development as proposed would therefore seemingly be at odds with this policy.

However the development proposed has been specifically designed to appear as a continuation of the close knit appearance of The Hollies, which is an established cul-de-sac of similar small dwellings. Accordingly the development will relate principally to those bungalows which already represent a departure from the normal character. Therefore the proposals would not result in an urban form out of character with the immediate locality, and accordingly there would not be an adverse impact on the Ravenshead Special Character Area.

#### Trees

A tree survey has been submitted as a part of the application, and later details make it clear that several of the trees affected by a Tree Preservation Order will be removed or trimmed, to facilitate the development. Specifically a small holly, three silver birch, an oak tree, and a sycamore tree would be removed. In addition an oak tree is to be crown lifted to 6m. Conifers and shrubs would be removed or trimmed.

The retained trees would be protected by fencing during construction, and replacement tree planting is proposed. The trees to be removed have not had regular maintenance and in most cases are overlarge for the site, and loom over the existing bungalows and the neighbouring properties. The trees remaining on the site, and within The Hollies bungalows site, will continue to contribute to the street scene, and from public space the tree landscape will be little altered. This is also the view of the Tree Officer.

I am satisfied that the works proposed, providing carried out in accordance with these details, should not result in undue harm to the landscape of the area or important trees on the site. Through the attachment of conditions, the arboricultural interest of the site can be safeguarded and as such the development would accord with Policy ENV2 of the Local Plan.

#### Design

Policies ENV1, H7 and H16 of the Local Plan require development to be of a high

standard of design. The policies require regard to be given to the appearance of the surrounding area, providing safe and convenient access and circulation of pedestrians and vehicles, reducing the likelihood of crime and antisocial behaviour and ensuring that the proposed development relates well to existing features such as roads, footpaths and open spaces in the vicinity.

The architectural detailing of the proposed buildings, reflects the essential design characteristics of the dwellings at The Hollies. The intimate and close knit character of the existing development at The Hollies is continued in the proposed plans. I am satisfied that the 2 storey nature of the development will not appear visually incongruous, and will appear as a visual backdrop to the bungalows in The Hollies in most views.

#### Highways and parking

The Hollies is a development of eleven one bedroom units which share areas of car parking which are spaced around the trees and buildings on the site. This would require the provision of 1.1 spaces per unit giving a total of 12 spaces to be provided under the Borough Council's Residential Car Parking Supplementary Planning Document. A total of 10 car spaces exist at present. The development proposes that some of the new units would use The Hollies for vehicular access and parking, whilst some would use the existing vehicular access from Sheepwalk Lane. Specifically 4 car parking spaces would be provided at the rear of the new building, using the existing driveway form Sheepwalk Lane. No additional parking would be provided at The Hollies.

The 11 existing dwellings at the Hollies have 10 parking spaces, whilst the proposal would result in a total of 23 units sharing 14 car spaces. None of the parking spaces are allocated to specific units.

The existing and proposed units are let through a charity to people in need and experience indicates that resident parking demands are low. Naturally there will be instances when free spaces will be rare, but these are likely to continue to be infrequent events and insufficient grounds on which to warrant refusal of planning permission.

The failure to meet the Council's Adopted Parking Standards is justified therefore because of the type of social occupation of the existing and proposed residents. It is reasonable to restrict occupancy by conditions to ensure alternative occupation which might result in additional parking demands, does not occur without a further planning application.

The existing driveway form Sheepwalk Lane serves the existing detached bungalow, No 37, and it would be retained to access 4 parking spaces. This increase in use is not likely to result in a significant material impact on neighbours amenity or highway safety issues.

A s106 does not need to be negotiated through this application as the issues relating to the number of dwellings off a private road would need to be agreed with the Highway Authority, as the matters can be controlled through Highway Legislation and do not affect the granting of planning permission.

### Residential Amenity.

I am satisfied that the proposed dwellings have been positioned and designed to ensure that there is no undue impact on occupiers of the neighbouring dwellings in terms of overbearing, overshadowing or overlooking impact.

### Aquifer Protection and Biodiversity

The applicant has submitted an ecological appraisal of the site; the appraisal concludes that the existing buildings and the site have a low intrinsic value for biodiversity and that the demolition would have no negative impact during the construction phase, providing the works avoid the wild bird nesting period.

The site is located within an Aquifer Protection Zone. Policy ENV42 of the Local Plan states that planning permission will not be granted for development which would be liable to cause contamination of ground water. This can be controlled by condition,

### Other Considerations

In my opinion, the planning matters raised by local residents are in the main addressed above. It should be noted that reference to Local Plan Policy H9 Replacement Dwellings should be set aside as that policy has not been "Saved" and is not therefore relevant.

### Conclusions

The main planning considerations in determining whether the site should be developed in principle are Gedling Borough's housing requirement, the suitability of the site, and the design and layout proposed

I am satisfied that the site is of sufficient size to readily accommodate the dwellings as proposed, retaining appropriate levels of private amenity space and retain much of the existing soft landscaping.

I am mindful that proposal would result in the subdivision of the existing plot. However, the resultant plot sizes would not, in my opinion, be out of character with the surrounding area. I also consider that the new dwellings relate well to each other, the context of the site and adjoining properties. Several large individual residential plots in the local area have been developed, or have planning permission for the erection of additional houses.

I am satisfied that the proposed dwellings are of acceptable scale, design and appearance and that they that would not result in any detrimental impact upon the visual amenity of the street scene nor its wider setting. I do not consider that this would have any significant impact upon the street scene given the setting of the existing housing in The Hollies.

The Council's published assessment of housing land supply reveals that there is 3.2 years supply of housing, whilst the NPPF requires at least 5 years supply. This site would help in addressing that shortfall, and develop a site which is in a sustainable location, well served by local services and facilities.

The information submitted as part of the application demonstrates that the scheme would have no adverse impact on the character of the area, the capacity of the local road network, or local wildlife.

The development in my view accords with guidance contained within the NPPF and the development would also accord with policies of the Gedling Borough Replacement Local Plan (2005) (Saved Policies 2008).

**Recommendation: GRANT PLANNING PERMISSION subject to the following conditions:-**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the approved amended plans (Drawing no.L(20)01 Revision B, L(20)02 Revision B, L(20)03 Revision B, L(20)04 Revision A, L(20)05 Revision A , and L(20)06 .
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a sample of the materials to be used in the external elevations of the proposed new buildings. The development shall be constructed in accordance with the approved details
4. The development hereby permitted shall not commence until the drainage plans the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a method statement including precise details of construction works within the root protection areas of trees to be retained and details of any pruning works required to facilitate access and construction works. The proposed development will be carried out in accordance with the approved details contained in the method statement.
6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the position of the means of enclosure of the site. The means of enclosure shall be erected in accordance

with the approved details prior to the dwelling being first occupied.

7. No additional windows to those shown on the submitted plans shall be inserted in any elevation or roof slope of the proposed buildings at any time.
8. Before development is commenced there shall be submitted and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
9. Any tree/shrub removal shall only be carried out outside of bird breeding season (March - September inclusively), unless otherwise agreed by the local planning authority.
10. Before the use hereby permitted is commenced there shall be submitted to and approved by the Borough Council details of the provision of storage of refuse at the premises.
11. The development shall not be brought into use until the car parking area has been surfaced and individual parking spaces have been clearly marked out. The spaces shall be kept available for parking in association with the development thereafter.
12. The dwellings hereby approved shall only be occupied by persons aged 55 and over.

### **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 Policies Saved) 2008.
4. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.



5. To protect the visual amenity of streetscene, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Polices) 2008.
6. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
7. To prevent the overlooking of the adjoining property, in accordance with the aims of Policy H10 of the Gedling Borough Replacement Local Plan (Certain Policies) 2008
8. To protect the visual amenity of streetscene, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Polices) 2008.
9. Reason: to prevent disturbance to breeding birds, an offence under Section 1 of the Wildlife and Countryside Act 1981'.
10. In the interests of highway safety.
11. In the interests of highway safety.
12. In the interests of Highway Safety and to ensure that the use of the site is appropriate for the number of car parking spaces to be provided

### **Reasons for Decision**

In the opinion of the Borough Council, the proposed dwellings are of acceptable size, design and layout having no undue impact on the appearance of the area or neighbouring amenity or the Ravesnehad Special Character Area. There are no highway implications. The proposal therefore complies with the National Planning Policy Framework (2012) and Policies ENV1, ENV 17, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Polices Saved) 2008.

### **Notes to Applicant**

The developer should contact the Local Highway Authority in order to agree details of the proposed arrangements and plan for future management and maintenance of the proposed internal access roads and parking areas, including associated drainage contained within the development.