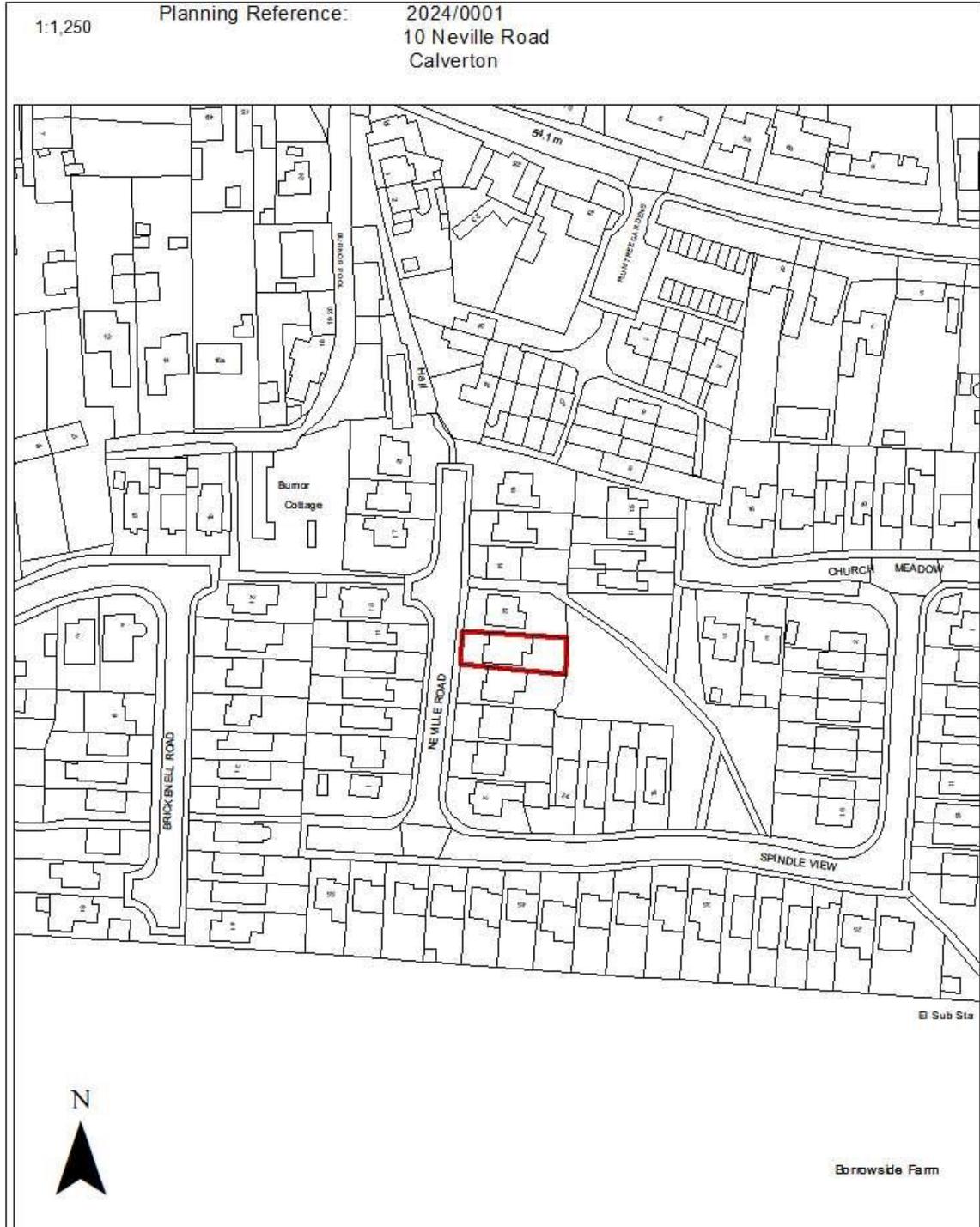




Planning Report for 2024/0001



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Report to Planning Committee

Application Number:	2024/0001
Location:	10 Neville Road, Calverton
Proposal:	Proposed front and rear single storey extensions and alteration of conservatory.
Applicant:	Mr P Burrows
Agent:	Mr Mahmood Ghouse
Case Officer:	Joe Mitson

The application has been referred to Planning Committee as the applicant is a Gedling Borough Council employee.

1.0 Site Description

- 1.1 The application site accommodates a two-storey detached dwelling with a single storey conservatory to the rear.
- 1.2 The site is located to the east of Neville Road and is in a predominantly residential area. The site is bordered to the north by 12 Neville Road and to the south by 8 Neville Road which are both similar properties to the host dwelling.
- 1.3 To the east (rear) of the site is an open space with footpaths linking Neville Road, Spindle View and Church Meadow.
- 1.4 The site is located within the boundary of Calverton Neighbourhood Plan area.

2.0 Relevant Planning History

- 2.1 82/0456 – WC/utility extension – Approved.
- 2.2 2002/2118 – Proposed conservatory to rear of house – Approved.

3.0 Proposed Development

- 3.1 This application seeks permission for single storey front and rear extensions.
- 3.2 To the front, a single storey extension to create an enlarged lounge is proposed with a mono pitch roof measuring 2.4 metres to the eaves and extending to 3.15 metres to the ridge; this would tie into the existing mono pitch serving the existing porch and garage. A rooflight is also proposed.

- 3.2 To the rear, the existing single storey mono pitched roof element is to be removed and an extension added and combined with amendments to the existing conservatory to create one large rear extension with two separate hipped roofs. These would both have eaves to a height of 2.550 metres and ridge heights to 3.5 metres. New full height glazing, patio doors and bi-fold doors are proposed to the rear elevation. Two roof lights are also proposed. Internally the scheme would create an enlarged open plan, living/kitchen/dining area, WC and rear porch.
- 3.3 The extensions are proposed to be constructed in bricks and roof tiles with windows and doors to be UPVC, to match the existing dwelling.

4.0 Consultations

- 4.1 Members of the Public - Neighbour notification letters were sent, and a site notice posted. No responses have been received.

5.0 Relevant Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Development Plan Policies

- 5.2 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The most pertinent policies to the determination of this application are as follows:
- LPD 32 – Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
 - LPD 43 - Extensions to Dwellings not in the Green Belt - states within the existing main built-up areas of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough, planning permission will be granted for extensions or alterations to dwellings provided:
 - the appearance of the proposal is in keeping with surrounding character in terms of height, built form and general design;
 - the proposal conserves any historic significance the building may have; and
 - the proposal would not cause a significant adverse impact on the amenity of nearby occupiers.
 - LPD 57 – Parking Standards - states planning permission for residential development will be granted where the development proposal meets the

requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.

- LPD 61 – Highway Safety – Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all.

5.3 The Aligned Core Strategy was Adopted in September 2014, the following policies are considered most pertinent to the determination of the application; Policy A – Presumption in Favour of Sustainable Development and Policy 10 Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

5.4 With respect of the National Planning Policy Framework 2023 (the NPPF), the following chapters are most pertinent to the determination of the application:

Section 2 Achieving sustainable development – provides for a presumption in favour of sustainable development.

Section 12 Achieving well-designed places states that 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.

5.5 Other policy guidance of note includes: Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022).

5.6 The Calverton Neighbourhood Plan was adopted in January 2018. The relevant policy in the determination of this application is:

BE2: Local Distinctiveness and Aesthetics states that development should be designed to a high quality that reinforces local distinctiveness and design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management.

6.0 Planning Considerations

Principle of Development

6.1 The principle of the extensions and alterations to an existing residential dwelling within the main built-up area is acceptable in principle, subject to all other matters being adequately addressed.

Design and Layout

6.2 The design of the front extension would reflect that of the existing porch and garage and proposes a roof design and scale that would tie into the existing. The front extension is minor in scale and intends to project flush with the existing front wall of the dwelling. The extension would reflect the character and appearance of the existing dwelling and would not be visually prominent within or to the detriment of the street scene.

- 6.3 The rear extensions and alterations would not project any further to the rear than the footprint of the existing conservatory and the scale of the proposals appears subservient in scale to the main dwelling. Given their siting to the rear they would not be unduly visible from the public realm.
- 6.4 The extensions effectively square off the footprint of the existing dwelling, are considered to be subservient additions to the dwelling and are of an acceptable design and to be constructed in matching materials.
- 6.5 Overall, the scheme would have an acceptable design and it is not considered that the proposal would be detrimental to the character and appearance of the site and street scene. The proposal would therefore accord with the NPPF, Policy 10 of the Aligned Core Strategy, Policy LPD43 and Policy BE2 of the Calverton Neighbourhood Plan.

Residential Amenity

- 6.6 The extensions would be of a minor footprint and of single storey proportions. The extension to the front and to the side of the conservatory at the rear would be adjacent to the side elevation of the neighbouring property and would have no undue adverse impact. The proposed extension to the rear would be approximately in line with the extension to the neighbouring property to the south, no.10.
- 6.7 The proposals, by virtue of the single storey proportions and limited footprint and massing, would not result in any unacceptable overbearing or overshadowing impact on the residents of the neighbouring properties.
- 6.8 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 32 and 43 of the LPD.

Highway Matters

- 6.9 The scheme does not increase bedroom numbers and therefore no additional car parking spaces are required. Furthermore, the development would not change or impact upon the existing access or parking arrangements.
- 6.10 It is therefore considered that the proposal would result in adequate access and parking and would not have an unacceptable adverse impact on highway safety. The application is therefore in accordance with the NPPF and Policies LPD 57, LPD 61 and the Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022).

Conclusion

- 6.11 The principle of development is considered to be acceptable, and the proposal would not be detrimental to the character and appearance of the site or street scene. The proposal raises no residential amenity, parking or highway safety issues. For the reasons set out above, the proposed development accords with the aims set out in the NPPF, Policy 10 of the Aligned Core Strategy, Policies

32, 43, 57 and 61 of the Local Planning Document and Policy BE2 of the Calverton Neighbourhood Plan. It is therefore recommended that planning permission is granted.

Recommendation: Grant Planning permission subject to 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 as set out within the application form received 1 January 2024 and the following plans:
 - Site Location Plan received 1 January 2024
 - Block Plan Sheet No.4 received 1 January 2024
 - Floor Plans Sheet No.1 received 1 January 2024
 - Elevations Sheet No.3 received 1 January 2024
 - Roof Plan Sheet No. 5 received 1 January 2024.
- 3 The development hereby approved shall be carried out using materials as set out in the application.

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 in accordance with Policy 10 of the Aligned Core Strategy and Policy BE2 of the Calverton Neighbourhood Plan.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on the amenity of neighbouring residential properties and would not have any adverse impacts on highway safety. The development therefore accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy, Policies 32, 43, 57 and 61 of the Local Planning Document, Policy BE2 of the Calverton Neighbourhood Plan and the Parking Provision for Residential and Non-Residential Developments SPD.

Notes to Applicant

Planning Statement - 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 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.