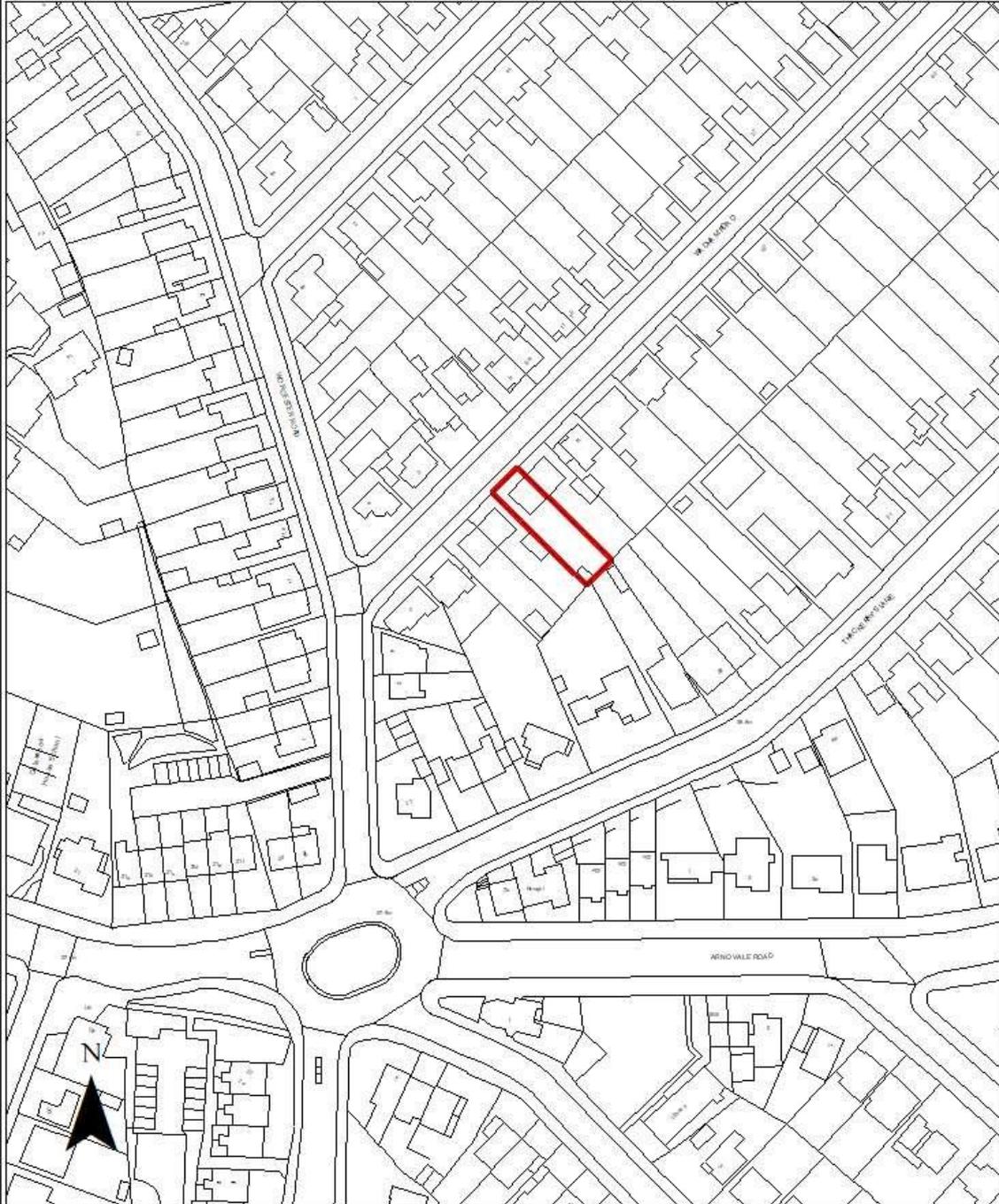


## Planning Report for 2024/0560

1:1,250

Planning Reference: 2024/0560  
10 Wadham Road  
Woodthorpe



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

|                            |   |
|----------------------------|---|
| <b>Application Number:</b> | <b>2024/0560</b>                                      |
| <b>Location:</b>           | <b>10 Wadham Road, Woodthorpe</b>                     |
| <b>Proposal:</b>           | <b>Two Storey Side Extension</b>                      |
| <b>Applicant:</b>          | <b>Mr D Turton</b>                                    |
| <b>Agent:</b>              | <b>David P Formon Building Design Consultancy Ltd</b> |
| <b>Case Officer:</b>       | <b>Nigel Bryan</b>                                    |

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

### **1.0 Site Description**

- 1.1 The application site accommodates a two-storey semi-detached dwelling built of red brick under a tiled roof. There is a relatively large change in levels through the application site in that there is a raised patio area to the immediate rear of the house with a larger amenity space on a lower level to the south. There is a drive to the immediate west of the property, adjacent to 8 Wadham Road, where the extension is proposed to be built.
- 1.2 The site is located to the south of Wadham Road and is in a predominantly residential area. The site is bordered by residential properties 8 and 12 Wadham Road and 37 Thackerays Lane to the south. There is a significant change of levels in the area with the land rising when heading east along Wadham Road; as a result, the host dwelling sits approximately 0.5-1m higher than 8 Wadham Road. The host dwelling also sits higher than properties on Thackerays Lane.

### **2.0 Relevant Planning History**

- 2.1 None.

### **3.0 Proposed Development**

- 3.1 This application seeks planning permission for a two storey side extension, which would have a set-back of 450mm from the front elevation of the property, making it subordinate to the host dwelling. The extension would have a width of 2.45m and depth of 7.2m, and it would sit approximately 5cm from the boundary with 8 Wadham Road. Internally no additional bedroom would be created, rather at the ground floor it would incorporate an extension to the kitchen, study and toilet; at the first floor it would create an extension to a bedroom and an additional bathroom.

#### **4.0 Consultations**

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

4.2 Highway Authority – Raise no objection to the application.

#### **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).

## **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 proposed extension would be subordinate to the host dwelling by having a set-back from the front elevation. Given the limited width of the plot at the front, it would result in built form sitting up to the property boundary, save for a modest gap to 8 Wadham Road. However, the street scene is mixed, including semi-detached and detached properties, some of which have been extended and some which have off-street parking, with others not. The proposed extension would largely sit on the property boundary; however, given the fact that the host dwelling sits higher than number 8, the set-back from the front elevation and fact that number 8 has not been extended to the side, it is considered that the extension would not result in a terracing impact or be out of character with the area.
- 6.3 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 and Policy LPD43.

### Residential Amenity

- 6.6 It is accepted that the host dwelling sits on land higher than the nearest property, 8 Wadham Road. However, a gap would be retained between the two properties in that the neighbouring property has its drive adjacent to the proposed extension. There are also no habitable room windows proposed in the side elevation of the extension, nor are there any in the neighbouring property, only a small, secondary first floor landing window. As a result, it is not

considered that the extension would have an overbearing or overlooking impact on 8 Wadham Road.

- 6.7 Given the location of the extension and its relationship with other properties on Wadham Road and Thakerays Lane, it is not considered that the extension would have a detrimental impact on the amenity of any other neighbouring properties in the locality either.
- 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 extension would be on the drive; however, the drive at approximately 2.5m in width, and being bound by a wall, is narrow and extremely tight to park a vehicle on it. As a result it is not considered that there would be any change in parking provision as a result of the application in that the existing parking space is not readily usable. The proposed extension does also not increase the number of bedrooms within the property. There would not be provision to the front of the extension to allow a vehicle to park clear of the highway so occupiers would park on the street, which is no different to the current situation. Furthermore, the site is considered to be in a sustainable location and the Parking for Residential and non-residential Developments SPD allows for on-street parking in circumstances such as this.
- 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 and Policies 32, 43, 57 and 61 of the Local Planning Document. 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 16 August 2024
  - D Turton/24/4 rev E03

- 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, 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](http://www.gedling.gov.uk).

Please note that the grant of planning permission does not override civil legal matters with regard to development on or over a boundary, including the Party Wall etc Act, advice on which should be sought from an independent source.