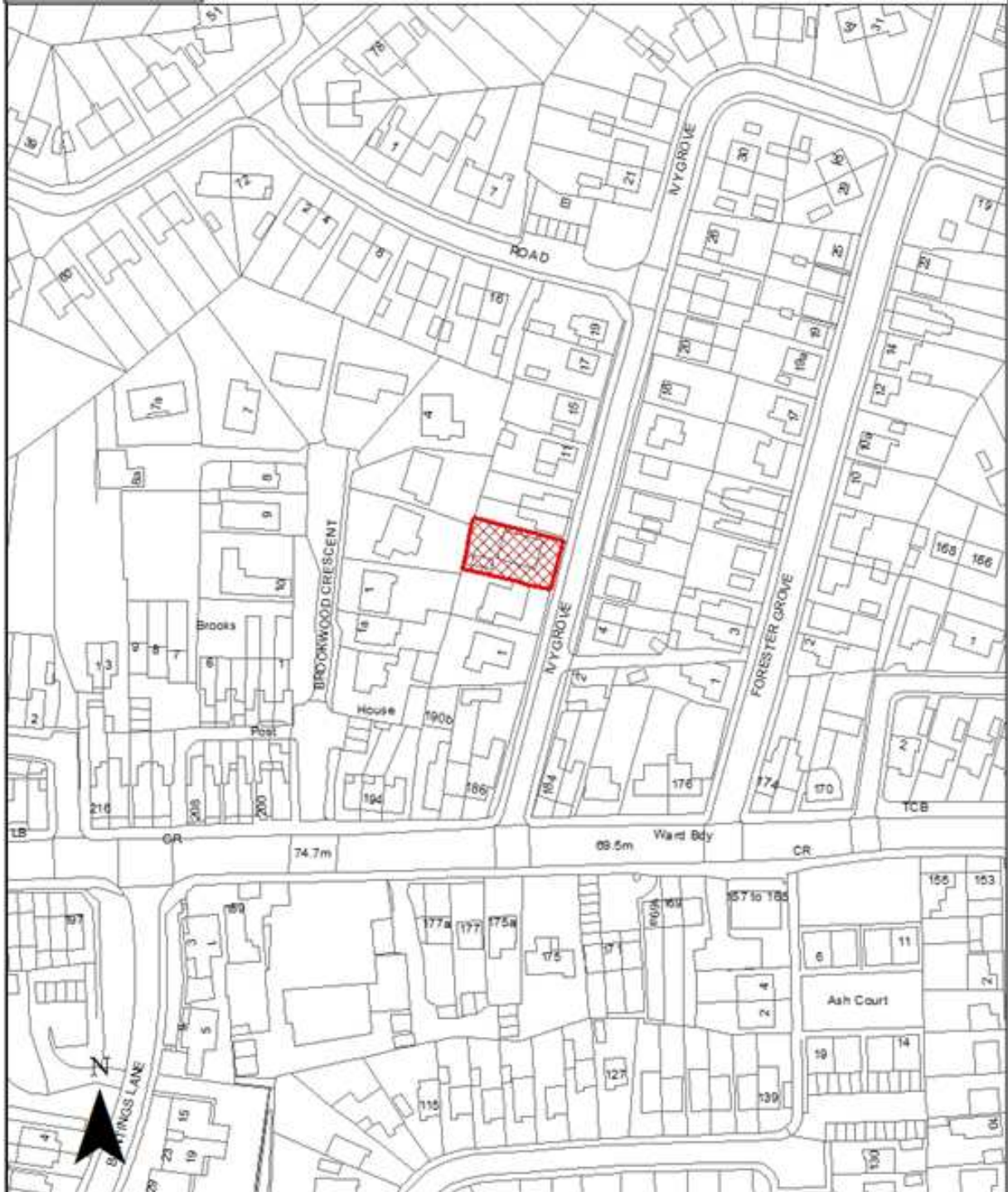




**Application Number:** 2014/0768

**Location:** 5 Ivy Grove, Carlton, Nottingham, NG4 1RG.



**NOTE:**

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## **Report to Planning Committee**

<b>Application Number:</b>	2014/0768
<b>Location:</b>	5 Ivy Grove, Carlton, Nottingham, NG4 1RG.
<b>Proposal:</b>	Retention of decking and fence to rear elevation.
<b>Applicant:</b>	Mrs Baker.
<b>Agent:</b>	Mr C Rowell.

### **Site Description**

5, Ivy Grove is a detached bungalow which is set back from the road. There is a driveway to the front and side of the property leading to a garage to the rear. There is a rear garden area to the property. Land slopes downwards along Ivy Grove from the south west to the north east. No. 3 therefore is set at a higher level than the application site and no. 7 is set at a lower level than the application site. There is a rear garden area to no. 7 together with an outbuilding to the rear of the property.

### **Proposed Development**

Retrospective planning permission is sought for the retention of the decking area and fencing to the rear of the property.

The decking area has been erected over the rear garden area to the property. The land level to the rear of the property drops from the southern boundary of the site to the northern boundary. The decking area therefore has been raised adjacent to the northern boundary of the site by 0.95 metres in order for the decking area to be level across the rear garden area of the property.

1.8 metre high fencing has been erected along the rear and northern boundary of the decking area.

### **Consultations**

Local residents have been notified by letter – I have received one e-mail of representation as a result, the contents of which are summarised below:

The top of the fencing is significantly higher than neighbouring properties.  
The works undertaken do not accord with the Council's Replacement Local Plan.

The fencing results in an overbearing impact on neighbouring properties.  
The fencing leads to a loss of light to neighbouring properties.

The fencing is only required to be the height it is owing to the poor design of the decking area.

The decking should not have been raised but should have followed the existing level of the land.

There is a loss of privacy to neighbouring properties.

### **Planning Considerations**

In my opinion the main considerations in the determination of this planning application is the visual impact of the works undertaken and their impact on neighbouring properties.

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).

In my opinion, whilst I appreciate that the decking area has been raised 0.95 of a metre above ground level when measured along the northern boundary of the site, I am satisfied that the decking area is visually acceptable and results in no undue impact on neighbouring properties to the detriment of their residential amenity.

In respect to the fencing that has been erected along the rear boundary of the site again, I am satisfied that this results in no undue impact on neighbouring properties and is visually acceptable when viewed from neighbouring properties.

I note that the fencing along the northern boundary of the decking area is significantly higher than the immediate neighbouring property, no. 7, given that this property is set at a lower level than the application site. However, having viewed the fencing from the neighbouring property, I am satisfied, given that the fencing is partly sited adjacent to an outbuilding within the rear garden area to no. 7, and the fencing to the decking is set in from the side boundary of the site, there is no significant overbearing or overshadowing impact onto the immediate neighbouring property or indeed onto other neighbouring properties.

I am also of the opinion, given that the fencing along the northern boundary of the

decking area is set in from the side boundary of the site with no. 7, the fencing does not result in a dominant impact on no. 7 or other neighbouring properties.

Accordingly, I recommend that planning permission be granted.

**Recommendation:**

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

**Conditions**

1. The development undertaken shall be retained in accordance with the details as set out within the application forms received on the 30th June 2014 and the plans received on the 30th June 2014.

**Reasons**

1. For the avoidance of doubt.

**Reasons for Decision**

The works undertaken result in no undue impact on neighbouring properties and are visually acceptable when viewed from neighbouring properties. The works undertaken therefore accord with policies ENV1 and H10 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

**Notes to Applicant**

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.