

Application Number: 2014/0612

Location: 71 Ramsey Drive Arnold Nottingham NG5 6QP



NOTE:

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Report to Planning Committee

Application Number:	2014/0612
Location:	71 Ramsey Drive Arnold Nottingham NG5 6QP
Proposal:	New dwelling attached to side of existing house, including alterations to existing parking and garage
Applicant:	Mr Richard Nicholson
Agent:	Mr Frank Elkington
Case Officer:	David Gray

This application is being brought to Planning Committee as the applicant is a Councillor at Gedling Borough Council.

Site Description

The application site relates to the side garden area to the east of side of no.71 Ramsey Drive. The application site is located within the established urban residential area of Arnold. The property is sited on a prominent corner plot with Ramsey Drive and a rear access to the garages on Bradman Gardens and Ramsey Drive. The property has front, rear and side amenity areas with a 1.8 metre high close boarded panelled fence on the east side boundary facing onto to Ramsey Drive. The development incorporates the re-siting of the existing front door and a rear elevation window to no.71 Ramsey Drive. To the rear of no.71 Ramsey Drive is a detached garage and an existing access.

Proposed Development

Full planning permission is sought for the erection of an end-terraced, 2 bedroomed, residential property adjacent to no.71 Ramsey Drive.

The proposed dwelling would have footprint dimensions of approximately 5.4 metres x 8.1 metres. The proposal would have a pitched roof with ridge and eaves heights of approximately 7.3 metres and 4.6 metres respectively. The development would incorporate an area of vehicle hardstanding to the front of the dwelling and would incorporate a shared access with no.71 Ramsey Drive.

Consultations

Nottinghamshire County Council (Highway Authority) – The access to the site is to remain a single width access point, which would be shared by both dwellings, due to the access being in close proximity to the radius of the junction the access point

would be difficult to widen.

The dwelling has not been set back 0.5 metres from the highway boundary to allow for overhanging downpipes/eaves/window openings/ footings/roof. The Highway raise no objections subject to conditions in respect of the potential for any part of the dwelling to overhang the highway and in respect of hard surfacing of the parking areas.

Neighbouring Properties were notified and a Site Notice posted and no letters of representation were received as a result.

Planning Considerations

The main planning considerations in the determination of this application are whether the proposed development accords with local plan policies, whether there are any highway safety implications, the impact of the proposal on neighbouring residential properties and on the streetscene.

The most relevant planning policy guidance at national level comes from the National Planning Policy Framework (March 2012)

The core planning principles set out in the guidance states at paragraph 17: -

Planning should: 'proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs'

In particular the following chapters are relevant in considering this application: -

- Delivering Sustainable Development (paragraphs 18 – 22)
- 6. Delivering a wide choice of high quality homes (paragraphs 47 – 55)
- 7. Requiring good design (paragraphs 56 – 68)

When delivering sustainable development paragraph 19 states:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

Gedling Borough adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10th September 2014 and this now form part of the Development Plan along with certain policies saved contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the GBACS. The GBACS is subject to a legal challenge under section 113 of the Planning and Compulsory Purchase Act 2004 to quash certain parts. The challenge to the GBACS is a material consideration and must be taken account of. The decision maker should decide what weight is to be given to the GBACS. In this instance significant weight has been given to the GBACS however, should the GBACS be quashed I do not consider that a different recommendation would be reached given that the policies reflect the guidance contained within the NPPF.

The following emerging planning policies are relevant to this planning application:

- Policy 8: Housing size, mix and choice; and
- Policy 10: Design and Enhancing Local Identity

At the local level the following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014) are relevant: -

- ENV1 (Development Criteria);
- ENV2 (Landscaping);
- H7 (Residential Development on Unidentified Sites Within the Urban Area and Defined Village Envelopes);
- H16 (Design of Residential Development)
- T10 (Highway Design and Parking Guides)

The Gedling Borough Council Parking Provision for Residential Developments (SPD) is also relevant when considering car parking provision for new development.

The Government attaches great importance to the design of the built environment. Section 7 of the NPPF states inter-alia, that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

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, 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 the 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.

Principle of development, density and layout

As the application is located within the established urban residential area of Arnold there would be no objection in principle to the redevelopment of the site for

residential purposes.

I am also of the opinion that the application site is of sufficient size to accommodate the dwelling with the layout proposed, with-out appearing cramped or over-intensive.

Highway safety and residential parking standards

When considering car parking provision for the new development the Borough Council's Parking Provision for Residential Developments Supplementary Planning Document (SPD) is relevant. I note that the SPD requires 1no. off street car parking spaces to be provided to serve a 2 bedroom dwelling in a built up area and the development would conform with this guidance. The development would result in the creation of a new parking area to provide one car parking space for the existing dwelling and one space for the proposed dwelling.

I note the comments from the Highway Authority and should planning permission be forthcoming I would suggest attaching the advised conditions with regards to the dropped vehicle crossings, overhanging the highway, and the hard surfacing.

Given the above considerations I am satisfied that there would be no highway safety implications as a result of the development.

The impact on the character of the area and on neighbouring residential amenity

I note that the immediate street scene is defined by a terrace of similar properties at an angle to Ramsey Drive. I consider the scale and design of the proposed dwelling would be in keeping with the adjoining properties and would not appear incongruous in the existing streetscene.

In my opinion, given the relationship between the application site and neighbouring dwellings and the location of the windows serving the dwelling to the front and rear elevations, the proposed development would result in no undue overlooking, overshadowing, or overbearing impact on neighbouring amenity.

Conclusion

Having regard to the above considerations I am of the opinion that the proposal is in accordance with Policies ENV1, H7 and H16 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014) and the national guidance contained within the National Planning Policy Framework and I would therefore 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 hereby permitted shall be completed in accordance with the site plan and application forms received on the 19th May 2014 and the revised plans received on 22nd September 2014 drawing no's: RN02 - B and RN01 - B.
3. The dwelling shall not be brought into use until all drives and parking areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
4. The dwelling shall not be brought into use until the access driveway / parking area (s) is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
5. No part of the building/downpipes/eaves/window openings/footings and roof shall be built over or project out or over - hang onto any adopted highway/footway land.
6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the means of enclosure of the site. Thereafter the means of enclosure shall be erected and retained in accordance with the approved details.
8. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. Once approved the development shall be carried out in accordance with these details.

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 reduce the possibility of deleterious material being deposited on the public

highway (loose stones etc.)

4. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
5. In the interests of Highway safety.
6. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
7. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

In the opinion of the Borough Council the proposed development is of an acceptable size and design in this setting and would have no undue impacts on the visual appearance of the streetscene or on neighbouring amenity. There are no highway safety implications. The proposal therefore complies with Policies ENV1, H7, and H16 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

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.

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.

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.

