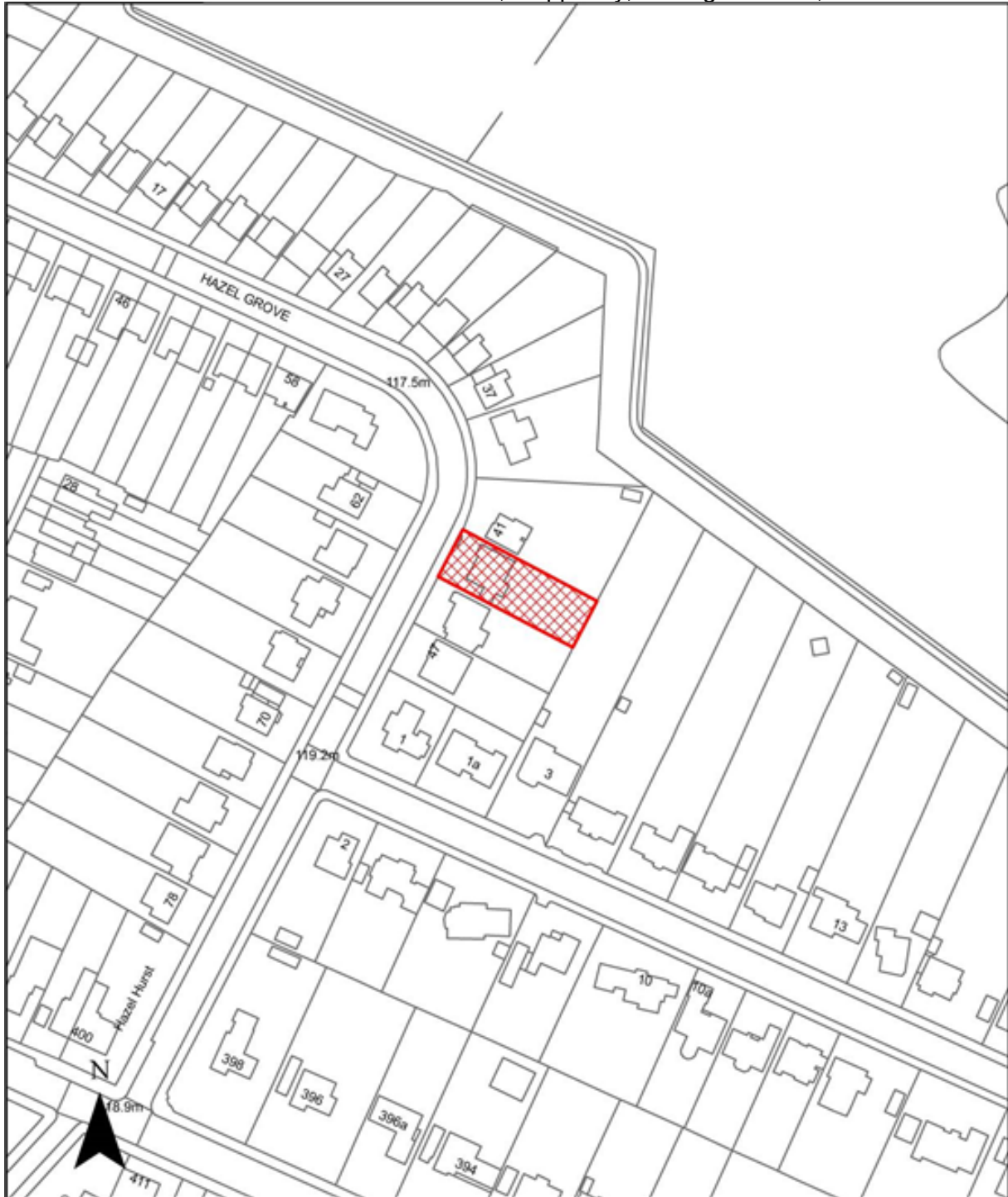




Application Number: 2015/0099

Location: 43 Hazel Grove, Mapperley, Nottinghamshire, NG3 6DQ.



NOTE:

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Report to Planning Committee

Application Number:	2015/0099
Location:	43 Hazel Grove, Mapperley, Nottinghamshire, NG3 6DQ.
Proposal:	Single storey rear extension, and creation of additional first floor bedroom on top of existing ground floor footprint.
Applicant:	Mr Jonathan Heath
Agent:	
Case Officer:	Alison Jackson

This application is being brought to Committee due to the applicant being related to a member of staff at Gedling Borough Council.

Site Description

43, Hazel Grove, Mapperley is a two storey detached property which is set back from the road. The frontage of the property is hard surfaced providing an off road car parking area. There are single storey extensions to either side of the property together with single storey rear extensions. There is a rear garden area to the property which is set at a slightly lower level than the floor level of the dwelling. There is 2 metre high hedging and walling to the side boundaries of the rear garden area. There are two first floor windows to the side elevation of the immediate neighbouring property, no. 41, which are obscure glazed.

Proposed Development

Planning permission is sought for the following:

- The erection of a single storey rear extension to the property measuring at its maximum 3.5 metres by 5.97 metres with an overall height of 4.51 metres; and
- The erection of a first floor extension to the side/rear of the property above the existing single storey side and rear elements of the existing property. This extension would measure at its maximum 5.32 metres by 4.15 metres and would have an overall height of 7.76 metres.

The materials proposed for the construction of the extensions are specified to match those of the existing dwelling.

Consultations

Local residents have been notified of the proposal by letter – I have received no letters of representation as a result.

Planning Considerations

In my opinion the main considerations in the determination of this planning application are the impact of the proposal on neighbouring properties and on the streetscene. The proposals do not raise any highway safety implications given that off road car parking will remain unaffected by the proposal.

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.

Gedling Borough adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10th September 2014 and this now forms 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 mirror the guidance contained within the NPPF.

- Policy 10 - Design and Enhancing Local Identity.

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

- ENV1 – Development criteria
- H10 – Extensions

Under the Local Plan, development should be in keeping with the scale and character of the existing dwelling and should not cause unacceptable harm to the amenity of neighbouring residents.

In my opinion the proposed side/rear extension will be visually acceptable when viewed within the streetscene and from neighbouring properties.

In addition, I consider that the proposed rear extension will be visually acceptable when viewed from neighbouring properties.

I am satisfied that the proposed first floor side/rear extension will result in no undue overlooking, overbearing or overshadowing impact on neighbouring properties, given its relationship with neighbouring properties. I note that the proposed extension would come in close proximity to the first floor windows to the immediate

neighbouring property at no. 41 and consider, given that these windows are obscure glazed and appear to serve secondary rooms, the extension would not affect the residential amenity of this neighbouring property.

In respect to the proposed rear extension I am satisfied, given the single storey nature of this proposed extension and the existing boundary treatments to the side boundaries of the rear garden area, the extension will not result in a detrimental overbearing, overshadowing or overlooking impact onto neighbouring properties.

Accordingly, I recommend that planning permission be granted.

Recommendation:

To 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 shall be built in accordance with the details as set out within the application forms received on the 1st February 2015 and the plans received on the 1st February 2015, drawing numbers JH01, JH02, JH03, JH04 and JH05.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable and results in no significant impact on neighbouring residential properties. The proposal therefore accords with policies H10 (Residential Extensions) and ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2014), the National Planning Policy Framework 2012 and Policy 10 of the Aligned Core Strategy (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.