

Application Number: 2015/0043

Location: 214 Oakdale Road, Carlton, Nottinghamshire, NG4 1AH



NOTE:

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Report to Planning Committee

Application Number:	2015/0043
Location:	214 Oakdale Road, Carlton, Nottinghamshire, NG4 1AH
Proposal:	Loft conversion to form room in roofspace
Applicant:	Mrs Iffat Iqbal
Agent:	Mr Peter Johnson
Case Officer:	Fiona Campbell

Site Description

No. 214 Oakdale Road, is a two-storey detached residential property is located on the south side of Oakdale Road, Carlton. The property occupies a corner plot. The road to the side of the site is Poplar Close. There is off road parking and a garden area to the rear of the property. The application site has a brick wall facing the highway boundary with Poplar Close and mature planting and fencing to the remaining boundaries.

The area is characterised predominantly by two storey detached dwellings. Poplar Close slopes down towards the south.

At the date of the site inspection, works were advanced on the roof alterations.

Relevant Planning History

In June 2014 Full Planning Permission was granted for a first floor extension at rear of the existing 2 storey dwelling. The plans approved incorporated a hipped roof over the rear extension (2014/0354). This permission has been implemented.

Proposed Development

This application seeks Full Planning Permission for a loft conversion to form a room within in the roof space.

Following discussions with Officers revised plans have been submitted showing a reduction the size of the rear gable window, correcting an inaccuracy in the front elevation drawing and reducing the size of the side dormer by setting it further towards the rear of the roof slope. The development now comprises:

A ridged roof is now proposed over the previously approved first floor extension

instead of a hipped roof. The new roof presents itself as a gable end to the rear elevation. The roof has a maximum height to eaves of some 6m and a ridge height of 9.5m (the previous ridge height was 8.9m). A triangular window is proposed in the gable end and two roof lights are proposed in the east facing roof slope. A dormer window is proposed in the west facing roof slope having maximum dimensions of 6.2m in width x 3.5m in depth x 3m in height. An obscure glazed window with central opening light only is shown in the dormer. The eaves and ridge height of the property to the front elevation have also been increased by approximately 60cm.

Materials are specified as brickwork and render to match existing and blue black man made slates to the roof. Tile hanging is proposed to the dormer cheeks to match slate roof colour.

Consultations

Nottinghamshire Wildlife Trust – Request that a note be attached to any permission informing the applicants of their legal obligations should bats be found.

Adjoining neighbours have been notified and a site notice posted – 3 objections received as a result, in summary:

- Extended roof height and ugly dormer are out of character with the existing and neighbouring properties.
- The extension by reason of its size and siting has an adverse impact on the scale and character of the dwelling.
- Overbearing and intrusive, particularly as Poplar Close slopes away.
- Overlooking - the glazed gable will severely impact on privacy and is out of proportion with local streetscene.
- Suggest that the gable is obscurely glazed.
- The property has been significantly extended since 1980 making the dwelling look out of proportion for the site.
- Allowing development will set an undesirable precedent.
- Concerned about the number of people who will occupy the additional living space.
- Impact on parking and congestion, particularly near to the junction.
- There is permission for additional houses at the bottom of Poplar Close which, combined with the current application, will increase traffic using the junction.
- Flouting of planning laws.

Neighbours have been reconsulted with the revised plans – One further objection received, stating that the revisions do not overcome previous objections and no account has been taken of the potential increase in parking.

Planning Considerations

The main considerations in the determination of this application are the visual impact of the proposed loft conversion, alterations to the roof and increase in the ridge and eaves height, and their impact on the amenity of the adjoining properties. Another issue that needs to be considered is whether the development raises any highway safety issues.

At a national level the National Planning Policy Framework (NPPF) (March 2012) is relevant. At the heart of the NPPF there 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 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 given that the policies mirror the guidance contained within the NPPF. The following policies are relevant: -

- Policy 10 - Design and Enhancing Local Identity.

Appendix E of the ACS refers to the Saved Policies from the Adopted Local Plan. The following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant: -

- ENV1 (Development Criteria);
- H10 (Extensions)

The Government attaches great importance to the design of the built environment. Section 7 of 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.

Policy 10 – 1 of the ACS states inter-alia that development should be designed to:

- a) make a positive contribution to the public realm and the sense of place;
- b) create attractive, safe, inclusive and healthy environment;
- c) reinforce valued local characteristics;
- d) be adaptable to meet changing needs of occupiers and the effects of climate change; and
- e) reflect the need to reduce the dominance of motor vehicles.

Policy 10 – 2 of the ACS sets out the criteria that development will be assessed including: - plot sizes, orientation, positioning, massing, scale, and proportion. Criterion f) of the ACS refers to the impact on the amenity of nearby residents.

Policies ENV1 and H10 require development to be of a high standard of design, in keeping with the scale and character of the existing dwelling and wider area, and should not cause unacceptable harm to the amenity of neighbouring residents. In addition Policy ENV1 requires appropriate parking and provision for the safe and

convenient access and circulation of pedestrians and vehicles to be made. In respect to parking, regard should be had to the Borough Councils Supplementary Planning Document 'Parking Provision for Residential Developments' (May 2012).

I am aware that the property occupies a corner plot and that the rear gable is highly visible when driving up Polar Close. I note that the proposal has resulted in the remodelling of the roof of the dwelling. I also note that the proposal has resulted in the raising of the eaves level to the front of the property. Whilst, I am concerned about the visual relationship of the resulting property with the neighbouring dwelling, I do consider that on balance that the visual relationship would be acceptable. I also consider that on balance the dormer is acceptable, particularly as I am mindful that the side dormer has been reduced in size and set back toward the rear of the roof slope. Even though the development would have some impact on the street scene and the character of the area, I am mindful that the area is characterised by a variety of styles of dwellings and roofscapes. As a result of the differing styles it is my opinion, that on balance the development will not have a significantly adverse impact on the property or the street scene to warrant refusal of planning permission.

I do not consider that the development is over intensive in relation to the plot size. I would however suggest that a condition is attached withdrawing permitted development rights in order to protect the visual amenity of the area, in the future.

I have carefully considered the impact of the proposed development on neighbouring residential amenity. I note the side dormer as now proposed is to be obscure glazed with central opening light only. I am mindful of the concerns raised regarding the rear gable window, however whilst there is a separation distance of some 14 metres to the rear garden boundary, I consider that the window should be obscure glazed too. I do not consider that the proposal would give rise to any significant harm to the amenities of the residents of the adjoining property to the rear by virtue of any undue overshadowing, overbearing or overlooking impacts to other nearby properties.

Paragraph 4.2 of the Borough Council's parking SPD requires 2 off road parking space for a 4 or more bedroom property in this location. Paragraph 4.7 of the SPD advises that account should be taken of the parking requirements when considering extensions and that planning permission should not be granted for extensions that result in a loss of parking provision for that property. I am mindful that the County Highways Officer has not requested the details on this application and the proposal will comply with the requirements of paragraph 4.2 of the Borough Councils parking SPD. I therefore consider that the extensions as proposed would not have an adverse impact on highway safety.

With regards to other comments made. The applicant and Agent have been advised to stop work and that any works undertaken in advance of gaining planning permission are done so at the applicant's own risk. Each application is dealt with on its own merits and allowing this application would not set an undesirable precedent. I note the comments of Nottinghamshire Wildlife Trust however, as a result of the extent of the works undertaken to date, a note concerning bats is no longer necessary. The applicants would have had to comply with the requirements of the Wildlife and Countryside Act.

For the reasons set out above I consider that on balance the proposal to accord with Policy 10 of the ACS, Policies ENV1 and H10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2014) and Government advice contained within the NPPF. I would therefore recommend that Planning Permission be granted.

Recommendation:

Grant Planning Permission subject to conditions.

Conditions

1. The development hereby permitted shall be completed in accordance with the deposited details as amended by the revised plans received on the 11th March 2015 showing a reduction the size of the rear gable window, correcting an inaccuracy in the front elevation drawing and reducing the size of the side dormer by setting it further toward the rear of the roof slope.
2. The materials to be used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling.
3. The window on the dormer facing No. 212 Oakdale Road and within the gable end of the rear elevation shall be obscure glazed. Obscure glazed windows shall be installed within the dormer and gable end within 1 month from the date of this decision and shall be retained thereafter for the lifetime of the development. The window on the dormer shall have a single opening light only, as shown on the approved drawing received on the 11th March 2015, at all times.
4. No works permitted under Class A, B, C or E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior express consent of the Local Planning Authority.

Reasons

1. For the avoidance of doubt.
2. To ensure a satisfactory development, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
3. To prevent the overlooking of the adjoining properties, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To protect the visual amenity of the area, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties or highway safety. The proposal therefore accords with Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014 and saved Policies H10 (Extensions) and ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan.

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.

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.

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. In particular the Council has sought revisions to try to improve the impact of the proposal on the street scene.