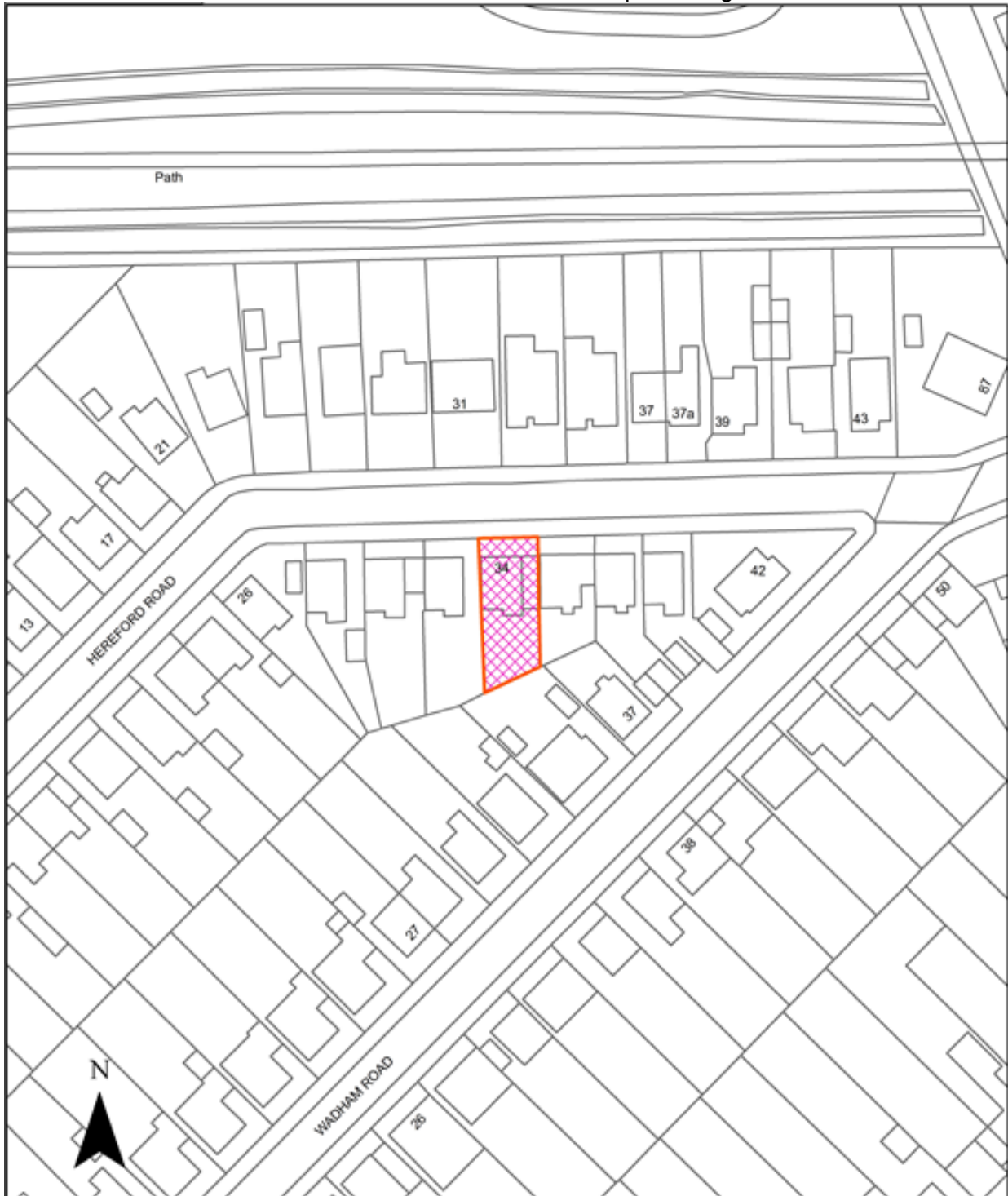




Application Number: 2015/0212

Location: 34 Hereford Road Woodthorpe Nottinghamshire NG5 4HZ



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. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 078026. Unauthorised reproduction infringes Crown copyright and may lead to prosecution of civil proceedings.

Report to Planning Committee

Application Number:	2015/0212
Location:	34 Hereford Road Woodthorpe Nottinghamshire NG5 4HZ
Proposal:	Two storey side extension
Applicant:	Mr & Mrs Hiebert
Agent:	Mr Paul Inger
Case Officer:	Elizabeth Campbell

This application is referred to the Planning Committee by the Delegated Members Panel, which, at its meeting on 1st May 2015, considered the proposed development raises issues in relation to the design of the extension in regard to the impact on the street scene and with regard to the Council's Car Parking Supplementary Planning Document.

Site Description

34 Hereford Road is an early 20th Century two storey detached residential property on a street of similar properties, but with some later and some semi-detached dwellings, off Worcester Road and Thakeray's Lane in Woodthorpe. The dwellings on this part of Hereford Road are unusual in that the garage, to the side of each house, is physically attached to the gable wall of the next dwelling. The property, the subject of this application, follows this pattern with the roof of the garage being attached to the gable wall of No 36 Hereford Road. The property has a drive of 3.4m in depth.

The site is situated within the built up area.

Proposed Development

The proposal is to remove the flat roofed garage, which measures 2.5m wide x 7.7m long i.e. the entire depth of the property, apart from a 0.5m recess on the front, and build in its place, but off the side boundary about 300mm, a two storey extension and extending 1m beyond the back wall of the property in line with an existing single storey lean to kitchen extension. The extension would also line up with the main front wall of the house i.e. 0.5m further forward than the existing garage and leaving a drive of 2.9m in depth.

The extension would provide an enlarged kitchen, WC and store on the ground floor and an enlarged bedroom 3 and fourth bedroom on the first floor. The existing "garage" and the new ground floor store are of inadequate width to be used as a garage and it is understood that it is not possible to park a vehicle on the existing drive.

The extension would have a hipped roof and be built in materials to match the existing – red brick and render, slate roof and upvc windows.

Consultations

Nottingham County Council (Local Highway Authority) – There currently is no off street parking provision that serves 34 Hereford Road and the proposed side extension would not alter this situation. Therefore we have no objections to the proposal.

A Site Notice has been posted and neighbours notified. One strong objection has been received on the following grounds:

- Overshadowing and loss of light to south facing small garden and to west facing window, an original feature, in the large front bedroom. It is assessed that the new extension would be only between 480mm and 725mm from this window
- The extension would detract from the appearance of the original dwelling and the 1930s character of the street. It does not respect the context of Hereford Road by preserving gaps between the dwellings, which contribute to its character. The proposal would result in a terracing effect with the properties no longer having the appearance of detached dwellings.
- The gap between the dwellings would be 725mm reducing to 480mm, where there are external chimney breasts. Future maintenance of this wall, should damp develop, would be physically impossible.
- Damage due to the removal of the (attached) flat roof which includes flashing into the mortar of the side wall and wall plates, which have been screwed into the wall at intervals, on which the joists sit.

The neighbour asks that should approval be given hours of work are restricted to preserve the amenity of neighbours and safety on the street.

Planning Considerations

The main planning considerations in the determination of this application are the visual impact of the proposals on the character and appearance of the property and the street scene, the impact on neighbouring residential properties and any highway safety issues.

At the national level the National Planning Policy Framework (NPPF) (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 Council adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10th September 2014 and this now forms part of the Development Plan along with certain saved policies contained within the Gedling Borough Replacement Local Plan referred to in Appendix E of the GBACS. The following policy is relevant: -

Policy 10 – Design and Enhancing Local Identity

This policy reflects the guidance contained in the NPPF and Replacement Local Plan policies (see below)

Appendix E of the GBACS refers to the following saved relevant policies contained

within the Gedling Borough Replacement Local Plan (certain policies saved) 2014:-

- ENV1 (Development Criteria);
- H10 (Extensions)
- T10 (Highway design and parking guidelines)

With respect to the impact on the street scene this will be significant. However the proposed extension is considered to be of a satisfactory design and not unlike other extensions approved in Woodthorpe. Discussions have been held concerning the setting back of the extension but the applicant wishes to have the proposal considered as submitted because if the extension is set back it would result in the loss of the fourth bedroom. It was anticipated that setting back the extension would provide a drive of 5m in depth and thereby allow the parking of a vehicle off the street. However, I note that the Highway Authority has no objection to the proposal.

With respect to the concerns of the Delegated Members Panel:

The Council's Car Parking Supplementary Planning Document:

This states that for a dwelling within the built up area, a three or four or more bedroom dwelling should have 2 allocated car parking spaces. 34 Hereford Drive currently has no off street car parking spaces.

The design of the extension, in regard to the impact on the street scene, on this part of Hereford Road:

There are seven similar detached houses where the gaps between the buildings are maintained by garage car ports attached to the gable wall of the next property. 34 Hereford Road is the first dwelling where an application for a two storey side extension is being considered. Properties opposite stand back from the highway between 5 and 10 metres and have garages in the back gardens. There are five similar approved extensions on the Thakeray's Lane end of Wadham Road dating from 1977 to 2005. The extensions are built up to the front wall of the original dwelling and the terracing effect is clear. Policy H10 (extensions) of the Local Plan states "that planning permission will be granted provided the appearance of the extension is in keeping with... its wider setting. In the sub text it states that extensions should be designed to respect... the surrounding area. Residential extensions should not be viewed as insignificant, as they may have a cumulative impact on the townscape and overall character of the Borough".

With respect to the effect on the amenities of the neighbouring property, which stands to the east of the application site, I do not consider that the rear extension of 1m beyond the rear wall of the house would unduly impact by reason of overpowering or overbearing.

I consider that there will be an impact on the light to the first floor side window to the large front bedroom. However this is a secondary window. It is also the only property in this row to have a window in this position.

With respect to the possible damage by removal of the existing garage and future maintenance problems, these are private matters between the owners. An informative is attached should approval be granted concerning work on the boundary with the adjoining property.

Taking these considerations into account, I consider that, on balance refusal cannot be justified since the proposed development is visually acceptable and that it would not have any undue impact on the amenities of the neighbouring property or result in any highway concerns. For the above reasons I support the application.

Recommendation: 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 materials to be used in the external elevations of the proposed extension shall be of a similar appearance to those used in the construction of the exterior of the dwelling house.
3. This permission relates to the planning application and site location plan and block plan and the following drawings - existing and proposed elevations and floor plans all received on 2nd March 2015.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure a satisfactory development in accordance with the aims of policy ENV 1 and H10 of the Gedling Borough Replacement Local Plan (certain policies saved) 2014
3. For the avoidance of doubt

Reasons for Decision

In the opinion of the Borough Council the proposed development would not have undue impact on neighbouring residential property or the locality in general. The proposal therefore complies with ENV1 and H10 of the Gedling Borough Replacement Plan (certain policies saved) 2014 and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014)

Notes to Applicant

Planning Statement - The Borough Council has worked proactively with the applicant in accordance with paragraphs 186 and 187 of the National Planning Policy Framework. Negotiations have taken place during consideration of the application to address adverse impacts identified by officers and address concerns raised in a letter of representation submitted in connection with the proposal. However the applicant has declined to amend the proposal and the Highway Authority has made no objections to the proposal. The officers have therefore made a on balance favourable recommendation.

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

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