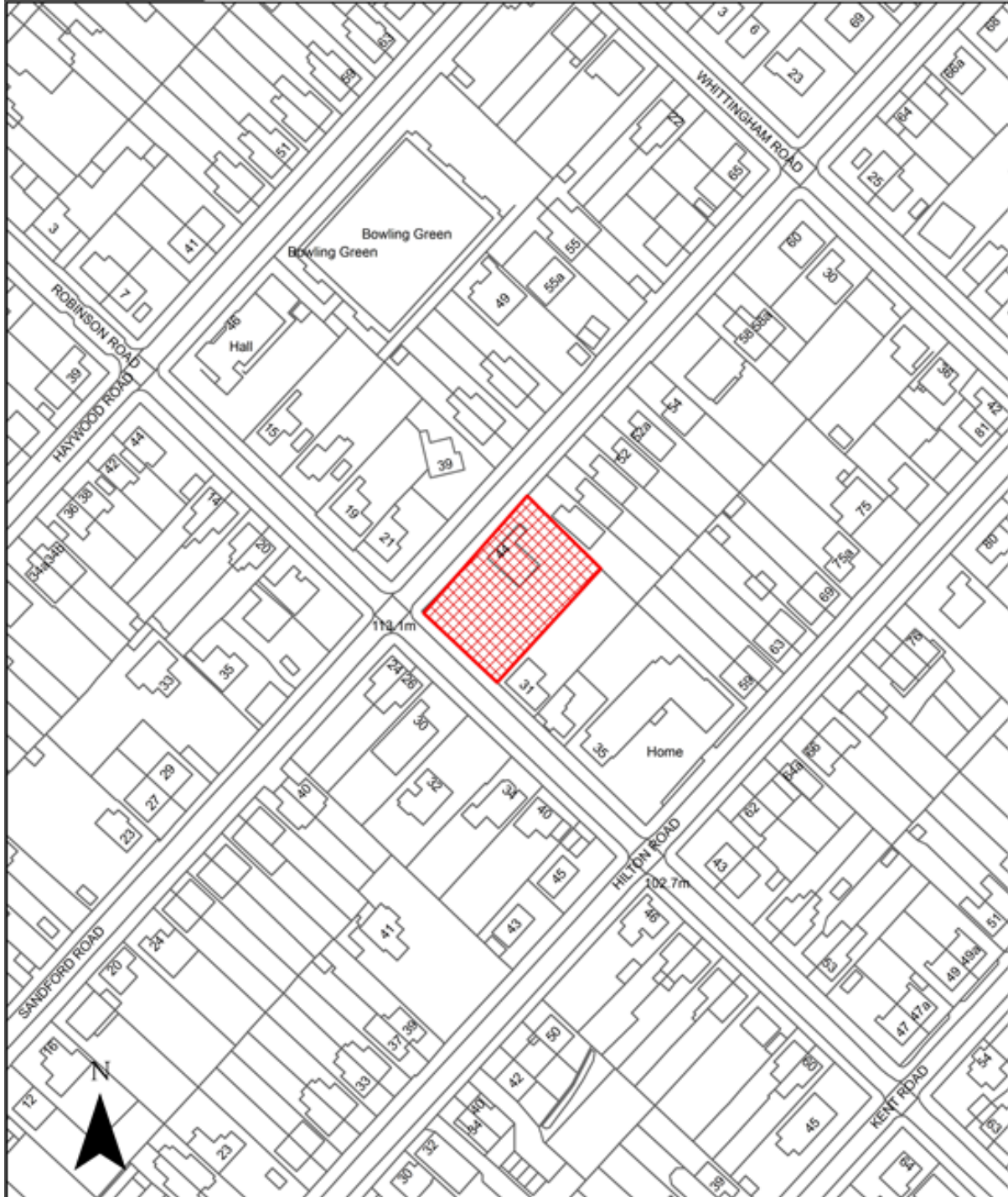


Application Number: 2014/0918

Location: 44 Sandford Road, Mapperley, Nottinghamshire.



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
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Report to Planning Committee

Application Number:	2014/0918
Location:	44 Sandford Road, Mapperley, Nottinghamshire.
Proposal:	Demolish existing dwelling and construct 3 detached and 4 town houses.
Applicant:	Mr G Biant
Agent:	Mr Ian Elkington
Case Officer:	Fiona Campbell

Background

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 local context.

Site Description

The application site is situated on the corner of Robinson Road and Sandford Road. The site currently contains a two storey detached dwelling. The site has a 40 metre road frontage to Sandford Road and a 27 metre road frontage to Robinson Road. The site slopes gently along its frontage to Robinson Road and more steeply across its depth.

Relevant Planning History

Outline Planning Permission was granted in September 2001 for the demolition of the existing dwelling and the erection of three detached dwellings and four townhouses. The application agreed the means of siting and the means of access to the site with all other matters reserved for subsequent approval (App. no. 2001/1171).

In April 2005 Outline Planning Permission was granted to renew the 2001 permission (App. No. 2005/0280).

Proposed Development

Outline Planning Permission with all matters reserved is now sought.

Permission is sought for the demolition of the existing dwelling and the erection of

three detached houses and four townhouses. The three detached properties are proposed to front Robinson Road and the four townhouses are proposed to front Sandford Road.

Following discussions with this office revised plans were received on the 3rd November 2014 showing amended parking to the houses fronting Robinson Road.

Following further discussions with this office revised plans were received on the 20th January 2015 showing amended parking to the houses fronting Robinson Road and amended parking to the town houses fronting Sandford Road and confirmation that the town houses will be two bedroom dwellings

Nottinghamshire County Council as Highway Authority and neighbouring residents have been reconsulted with the revised plans.

Consultations

NCC (Highway Authority) – Request advice is sought from the County Arboriculture Officer concerning the street trees, provided the tree issues are resolved would have no objections subject to conditions relating to the provision of dropped kerb crossovers, hard surfacing of the drives, details of the driveway gradients and drainage of the parking areas.

NCC (Forestry Manager) – Verbally requests tree survey in respect to the street tree on Sandford Road, advises that the tree on Robinson Road has suffered damage and will need replacing.

Nottinghamshire Wildlife Trust – Requests a Protected Species Survey be conducted, this should be carried out before the application is determined.

Severn Trent Water – No objection, subject to a drainage condition.

Local residents have been notified – 5 email objections received as a result (3 of these from same resident):

- Overintensive - Too many small units crammed on site.
- Poor design.
- Visual impact on streetscene.
- Traffic and pedestrian safety –addition of property entrances close to junction will increase danger.
- Parking at the junction already causes reduced vision - current situation calls for double yellow lines.
- The plans show inadequate parking arrangements – the drives appear too narrow which could place more cars on the road.
- The 14 additional cars, plus visitors would place enormous strain on the limited spaces available.
- The plans fail to show the presence of existing trees.
- The feature labelling is incorrect.
- Object to the plans submitted, this is not an objection to any development at 44 Sandford Road.

- A lower density development could be accommodated on the site and would be more in keeping with the character of the area.
- Question access for maintenance.

Planning Considerations

The main considerations in the determination of this planning application are whether the proposals accord with relevant policies within the local plan, the impact of the proposals on neighbouring residential properties and on the streetscene and whether there are any highway safety implications.

The most relevant planning policy guidance at the national level comes from the National Planning Policy Framework (March 2012). In particular the following chapters are relevant in considering this application: -

- 6. Delivering a wide choice of high quality homes (paragraphs 47 – 55); and
- 7. Requiring good design (paragraphs 56 – 68).

Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The following policies are relevant: -

- Policy 10 - Design and Enhancing Local Identity.
- Policy 8 – Housing Size, Mix and Choice.

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

- ENV1 (Development Criteria);
- H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes); and
- T10 (Highway Design and Parking Guides).

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.

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 and convenient access and circulation of pedestrians and vehicles and incorporate crime prevention measures in the design and layout.

In respect to car parking, regards should be had to the Borough Council's Supplementary Planning Document 'Parking Provision for Residential Developments' (May 2012).

Visual Impact

The site is located within the urban area of Mapperley where, in principle, there are no objections in principle to its redevelopment for residential purposes.

I am mindful that the siting of the dwellings and means of access has previously been approved by the Borough Council. Nevertheless, it is necessary to reassess the application in light of the NPPF guidance, the adoption of the Aligned Core Strategy policies and the Borough Council's SPD on parking standards.

I consider that the site is of adequate size to accommodate the proposed dwellings. I am mindful that there are a variety of styles of dwellings within the Mapperley area and I do not consider that the proposed dwellings will be out of character with the surrounding area to warrant refusal of planning permission.

Subject to precise design details to be dealt with under reserved matters I am of the opinion that the dwellings will be visually acceptable within the streetscene.

I therefore consider the proposed dwellings would accord with Policy H10 of the ACS and Saved Policies H7 and ENV1.

Impact on Residential Amenity

Policy 10 of the ACS requires consideration to be given to the impact on the amenity of neighbouring properties and occupiers of development.

I note that the application is in outline with all other matters reserved for subsequent approval I am satisfied that subject to precise details the proposed dwellings will have an acceptable relationship with existing neighbouring properties.

Car parking and Highway Safety

A three bedroom dwelling in an urban area requires the provision of at least two car parking spaces and a two bedroom dwelling requires one car parking space in order to accord with the Council's Residential Car Parking Supplementary Planning Guidance. The development as now proposed does make provision for sufficient parking to serve the dwellings. Whilst I note comments raised concerning highway safety I am mindful that the County Highways Officer has raised no objections, provided any tree issues are resolved, and subject to conditions relating to the provision of a dropped kerb crossovers, hard surfacing of the drives, details of the driveway gradients and drainage of the parking areas.

Subject to conditions recommended by the Highways Officer I consider that there would be no adverse impact on highway safety in allowing this application.

Trees and Biodiversity

The County Forestry Manager has advised that the street tree on Robinson Road, being already damaged will need replacing. I consider a condition to this effect could be attached to any permission. With regards to the tree on Sandford Road the Agent has amended the plans to remove any parking spaces from directly behind this tree. I consider that a Method Statement detailing the measures to be taken in relation to the construction of the development and during its construction to protect the health of the tree on Sandford Road could be provided. I consider that this could be attached as a condition to any permission.

In addition the reduction of the town houses from 3 bedrooms to two bedrooms allows for the introduction of planting areas to the front of the dwellings. I do not consider that any of the trees within the site are worthy of a tree preservation order, however I would recommend that a condition is attached to any permission requiring precise details of a landscape/replanting scheme for approval.

In regard to the concerns of the Nottinghamshire Wildlife Trust, I note that a protected species survey was not requested on the previous two applications and that the property has recently been occupied. I am also mindful that the applicant will need to comply separately with the Wildlife and Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2010 (as amended). I would therefore suggest that a note be attached to any approval advising of the protected classification of bats.

With regards to other comments made, access for maintenance would be a private matter between the landowners concerned. The Agent has amended the labelling on the plans. Whilst I note the comments received regarding a potential lower density development the application has to be determined as submitted.

Having regard to all the above I consider that the proposals are in accordance with the policies 8 and 10 of the Aligned Core Strategy and Saved Policies H7 and ENV1 of the Gedling Borough Replacement Local Plan and would recommend that Planning Permission be granted.

Recommendation:

GRANT PLANNING PERMISSION: subject to the following conditions:

Conditions

1. An application for approval of all the reserved matters (namely layout, scale, appearance, access and landscaping) shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. The submissions for approval of the reserved matters named above within condition 2 shall also include details of access and access widths, drive lengths, gradients, surfacing and drainage. All details submitted to the Local planning Authority for approval shall comply with the County Council's 6c's Highway Design and Parking Guides and shall be implemented as approved and retained as such for the lifetime of the development.
4. Before development is commenced there shall be submitted to and approved by the Borough Council detailed plans, sections and elevations of all buildings.
5. The proposed dwellings shall not be brought into use until the details approved as part of the plans and particulars to be submitted for the application for the approval of reserved matters referred to in condition 1, 2, 3 and 4 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
6. Before development (including site preparation) is commenced a detailed tree protection plan and method plan, incorporating details of a no dig methodology, to protect the existing street tree on Sandford Road shall be submitted to and approved in writing by the Borough Council as Local Planning Authority. Once these details are approved the development shall be carried out in accordance with the approved details and the tree protected at all times during site preparation and development.
7. Before development is commenced there shall be submitted to and approved by the Borough Council details of the siting, species and height of a replacement tree to be planted on Robinson Road in the first planting season following the removal of the existing tree. The replacement tree shall be planted in accordance with the approved details within the first planting season following substantial completion of the development, whichever is sooner. If the tree to be planted becomes diseased, dies or is removed shall be replaced by another tree of similar size and species unless otherwise agreed in writing with the Borough Council.
8. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the materials to be used in the external elevations of the development. Once approved the development shall be carried out in accordance with these details.

9. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected before the dwelling is first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
10. 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. The approved means of surfacing shall be erected before the dwellings are first occupied.
11. Before development is commenced there shall be submitted to and approved by the Borough Council a plan of the site showing the details of any proposed planting as well as details of the existing planting to be removed or retained. The approved details shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
12. No works permitted under Class A, B, C, D 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 written permission of the Borough Council as local planning authority.
13. Occupation of the proposed dwellings shall not take place until the associated access driveways are fronted by a dropped kerb vehicular crossing.
14. Occupation of the proposed dwellings shall not take place until the associated access driveways have been surfaced in a suitably bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary. The driveway shall then be maintained in the bound material for the life of the development.
15. Occupation of the proposed dwellings shall not take place until the associated access driveways have been constructed with provision to prevent the unregulated discharge of surface water from the driveway to the public highway. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.
16. Occupation of the proposed dwellings shall not take place until the associated accesses are constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary and never exceed 1:12 thereafter.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. In the interests of good arboricultural practice and to ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
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12. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
13. In the interest of highway safety.
14. In the interest of highway safety.
15. In the interest of highway safety.
16. In the interest of highway safety.

Reasons for Decision

In the opinion of the Borough Council the proposed development will result in no undue impact on the amenities of neighbours, the character and appearance of the area or on highway safety. The application is therefore in accordance with Policy 10

of the Aligned Core Strategy (September 2014) and Policies ENV1, H7 and T10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014.

Notes to Applicant

The development makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works to be carried out on telephone 0300 500 80 80.

The development makes it necessary to replace the existing street tree on Robinson Road. These works shall be constructed to the satisfaction of the County Council Forestry Manager. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80.

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.

Your attention is drawn to the requirements on the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). Should any bats be found at the site during demolition and development, works must stop immediately and the Bat Conservation Trust be contacted on 0845 1300228.

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.