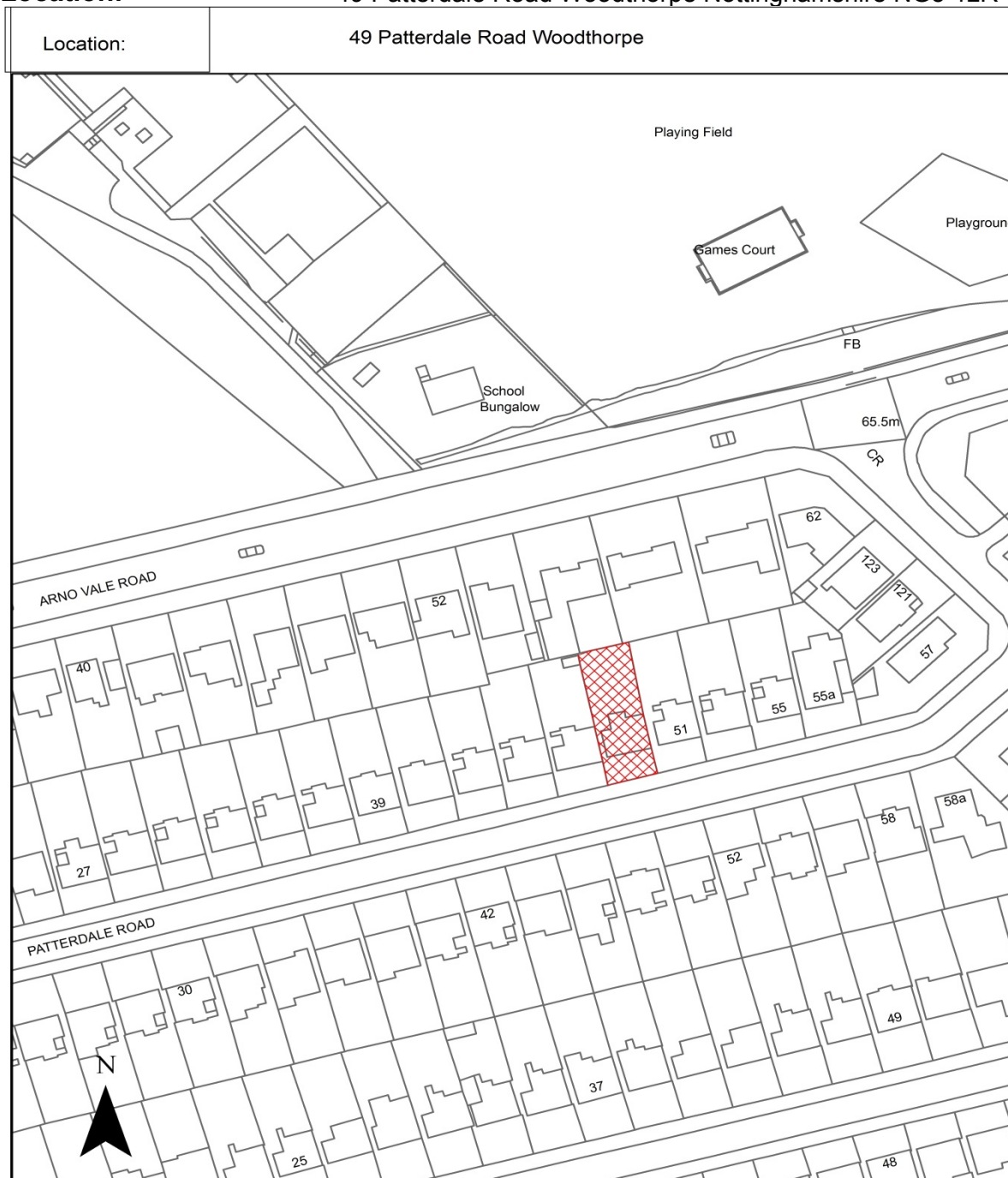




**Application Number:** 2015/0700

**Location:** 49 Patterdale Road Woodthorpe Nottinghamshire NG5 4LR



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.  
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## **Report to Planning Committee**

<b>Application Number:</b>	2015/0700
<b>Location:</b>	49 Patterdale Road Woodthorpe Nottinghamshire NG5 4LR
<b>Proposal:</b>	Single storey rear extension with raised deck
<b>Applicant:</b>	M Connors
<b>Agent:</b>	Mr Neil Whitehead
<b>Case Officer:</b>	Amy Cockayne

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

### **Site Description**

Located within the urban residential area of Woodthorpe, the application property is a two-storey detached dwelling. The principal elevation of the property is set back from the highway by approximately 6m leaving a hard core area used as off-street parking provision for two vehicles. The property is level with the highway to the front of the property, and the rear garden slopes down from the property with a level change of approximately 1m. This fall in ground level carries on to the properties directly to the rear of 49 Patterdale Road, which are bungalow style dwellings on Arno Vale Road. The boundaries of the rear garden are delineated by 1.6m-1.8m close boarded timber fencing to the sides and 1.8m hedge at the rear.

The property has been extended previously (refer to planning history) by way of a two storey side and rear extension.

### **Planning History**

2000/0519 – Erect two-storey extension and pitched roof. Conditional Permission  
24/05/2000

### **Proposed Development**

The application seeks planning permission for a single storey rear extension and raised deck to an existing detached property to provide further living space. The proposed extension would measure 9.25m width x 4.5m maximum depth. Due to the change of ground levels on the site, the maximum height of the proposal would be 4.25m, with eaves to 2.8m.

The proposed raised deck in the garden area would be 0.8m above ground level and would project approximately two metres from the rear wall of the proposed extension. Glass balustrade would act as a safety barrier wrapped around the deck area with a height of 1.1m from the deck floor. Steps would lead down to the ground level in the garden.

The submitted plans also show the conversion of an existing integral garage into a study with the garage door to be replaced with a window. This development does not require planning permission and does not form part of this application.

### **Consultations**

Neighbouring properties were notified and no representations were received.

### **Planning Considerations**

In my opinion, the main planning considerations in the determination of this application are the impact on residential amenity of neighbouring properties and visual impact of the proposal on the character and appearance of the property. 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.

The following policies are relevant to the application:

National Planning Policy Framework:  
Part 7 – Requiring good design

Gedling Borough Council Replacement Local Plan (Saved Policies 2008):  
ENV1 – Development Criteria  
H10 – Extensions

Gedling Borough Council Aligned Core Strategy 2014:  
Policy 10 – Design and Enhancing Local Identity

There is not considered to be any Highways impact through the development as the proposal would not affect the off-street parking provision of the property in accordance with Gedling SPD 'Parking Provision for Residential Development'.

In accordance with Local Plan saved policies, 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.

I am satisfied that the proposed rear extension would have no significant detrimental effect to the street scene of Patterdale Road. It is also considered that the single storey extension aspect of the proposal is in-keeping with the character and scale of the existing dwelling.

A condition has been attached to the recommendation to ensure that the materials used in the development are to match the materials used in the original dwelling.

In regards to residential amenity of neighbouring properties, the following matters have been carefully considered:

47 Patterdale Road: This property is a detached two storey dwelling to the south-west of the application site. The proposed extension would project a further 2m from the existing rear wall of the dwelling at this side of the property. There are not considered to be any concerns in relation to overlooking or shadowing. In terms of massing, due to the proposed low eaves height and the minimal depth of the single storey aspect on the west elevation of the development I am satisfied there would be no issue of overbearing development over the shared boundary.

51 Patterdale Road: This property is a detached two storey dwelling to the north-east of the application site. The proposed extension would project 4.5m from the existing rear wall of 49 Patterdale Road. Due to the layout of the properties, I am satisfied that there would be no overbearing or overshadowing effect from the proposal to the undue detrimental impact of the occupants of this neighbouring dwelling. There are no windows proposed to the east elevation of the new extension, it is therefore considered there would be no impact through overlooking.

56 Arno Vale Road: This detached bungalow property to the rear of the application site is set at a much lower level than 49 Patterdale Road. Currently, the view over the boundary treatment from the application site to this property is to the roof only. There is therefore not considered to be any loss to residential amenity of this neighbouring property through overlooking or overbearing development in relation to any aspect of the proposal.

In relation to the proposed raised deck, I am satisfied that the proposed design and layout of the development would overcome any overlooking impact of the development and would not cause any undue detrimental impact to the neighbouring properties.

For the reasons set out above, I am satisfied the proposed development accords with Saved Policies ENV1 of the Gedling Borough Replacement Plan as well as the NPPF. It is therefore recommended that planning permission is granted.

### **Recommendation: Grant conditional planning consent**

#### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be read in accordance with the following plans:  
Proposed Single Storey Rear Extension dwg no. 15-1096 received on 8th July

2015. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

3. The materials to be used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwelling.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to define the terms of this permission.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council 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 and amenities. The proposal therefore accords with Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014 and saved Policies ENV1 (Development Criteria) and H10 (Extensions) of the Gedling Borough Replacement Local Plan.

### **Notes to Applicant**

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](http://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](http://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.

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by meeting the applicant to discuss the proposal; requesting clarification and additional information in response to issues raised; and providing updates on the application's progress.

