

Planning Report for 2013/0618

Location :

7 Aylesham Avenue Arnold Nottingham



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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APPLICATION NO: 2013/0618

LOCATION: 7 Aylesham Avenue Arnold Nottingham NG5 6PX

PROPOSAL: Single storey front and two storey side extension

APPLICANT: Mr & Mrs Mark Pentlow

AGENT: Paul Johnson

This item is brought to Committee as the applicant is an employee of Gedling Borough Council.

Site Description

The application site, no.7 Aylesham Avenue, relates to a detached 2 storey property on the southeast side of highway, within the urban residential area of Arnold. The property is set back from the highway with an area of vehicle hardstanding leading to an attached flat roof garage adjacent to the east side boundary of the site. The immediate streetscene is defined by similar detached 2 storey dwellings. The closest residential neighbours to the application site are no's 5 and 9 Aylesham Avenue to the east and west respectively.

Proposed Development

Planning permission is sought for the construction of a single-storey front extension and a two-storey side extension.

The side extension would be sited in the location of the existing attached flat roof garage. The two storey extension would project from the side elevation of the existing property by 2.79 metres with a depth of 7.93 metres. The extension would have a pitched roof with ridge and eaves heights of 7.1 metres and 4.9 metres respectively.

The development would incorporate single-storey elements to the front and rear elevations. The single-storey rear extension would project from the rear of the dwelling by 0.57 metres incorporating a mono pitched roof with a ridge height of 2.85 metres. The front extension would project from the front elevation by 1.24 metres incorporating a mono pitched roof with a ridge height of 3.2 metres.

Consultations

Neighbouring Properties were notified and a Site Notice posted. The statutory consultation period for representations is until midnight 12th July 2013 and any consultation responses will be reported verbally at Committee.

Nottinghamshire County Council (Highway Authority) – Referred the application to Standing Advice.

Planning Considerations

The main planning considerations in the determination of this application are whether the proposed development would have a material impact on the character and appearance of the site and the wider streetscene and whether the proposal would have an adverse impact on the amenities of neighbouring properties. The impact on highway safety will also need to be formally assessed.

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.

At the local level the following saved policies of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) are relevant:

- ENV1 – Development Criteria
- H10 – Extensions

Under the Local Plan development should be of a high standard of design and extensions to dwellings 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. Appropriate parking provision should be made.

In my opinion the proposed extensions are of a size and design in keeping with the existing dwelling and its wider setting and would have no undue impact on the character of the area.

I note that the blank elevation wall of the neighbouring property faces the application site. I am satisfied, given the relationship between the application site and neighbouring property that the proposed development would have no undue overshadowing, overbearing or overlooking impact on neighbouring amenity.

I note that the proposed extension would result in an additional bedroom serving the property and therefore a total of 4 bedrooms. The proposal also makes provision for an integral garage. On street parking is also available. The Borough Council's Parking Provision for Residential Properties Supplementary Planning Document (SPD) states that extensions to dwellings that result in an increase in the number of bedrooms should take into account the parking requirement set out in the SPD and that planning permission should not be granted for extensions that result in a loss of parking provision below this requirement. I note that the SPD requires 2 no. off street parking spaces for dwellings with 4 or more bedrooms in the urban area. I note that the proposal would still allow for 2 no. vehicles to be parked off street and the parking provision provided would meet the minimum requirements of the SPD.

I note that when referring the Highway Authority Standing Advice there is a requirement for 5.5 metres of hardstanding to the front of an 'up and over' garage door to allow for a vehicle to safely park away from the adjoining highway. I note that proposed development accommodates 5.5 metres of existing hardstanding to the front of the proposed development and as such conforms to the advice contained within the Highway Authority Standing Advice.

Given the above considerations I am satisfied that the proposed development would have no undue impact on the character of the area, on the amenity of neighbouring residential properties or on highway safety. In my opinion the proposed development accords with the aims of Policies ENV1 and H10 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and recommend that planning permission be granted.

Recommendation: GRANT PLANNING PERMISSION subject to no further representation being received that raise material planning considerations and 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 hereby permitted shall be completed in accordance with the submitted plans received on the 10th June 2013, drawing no's 213:18:1 and 213:18:2.

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

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.