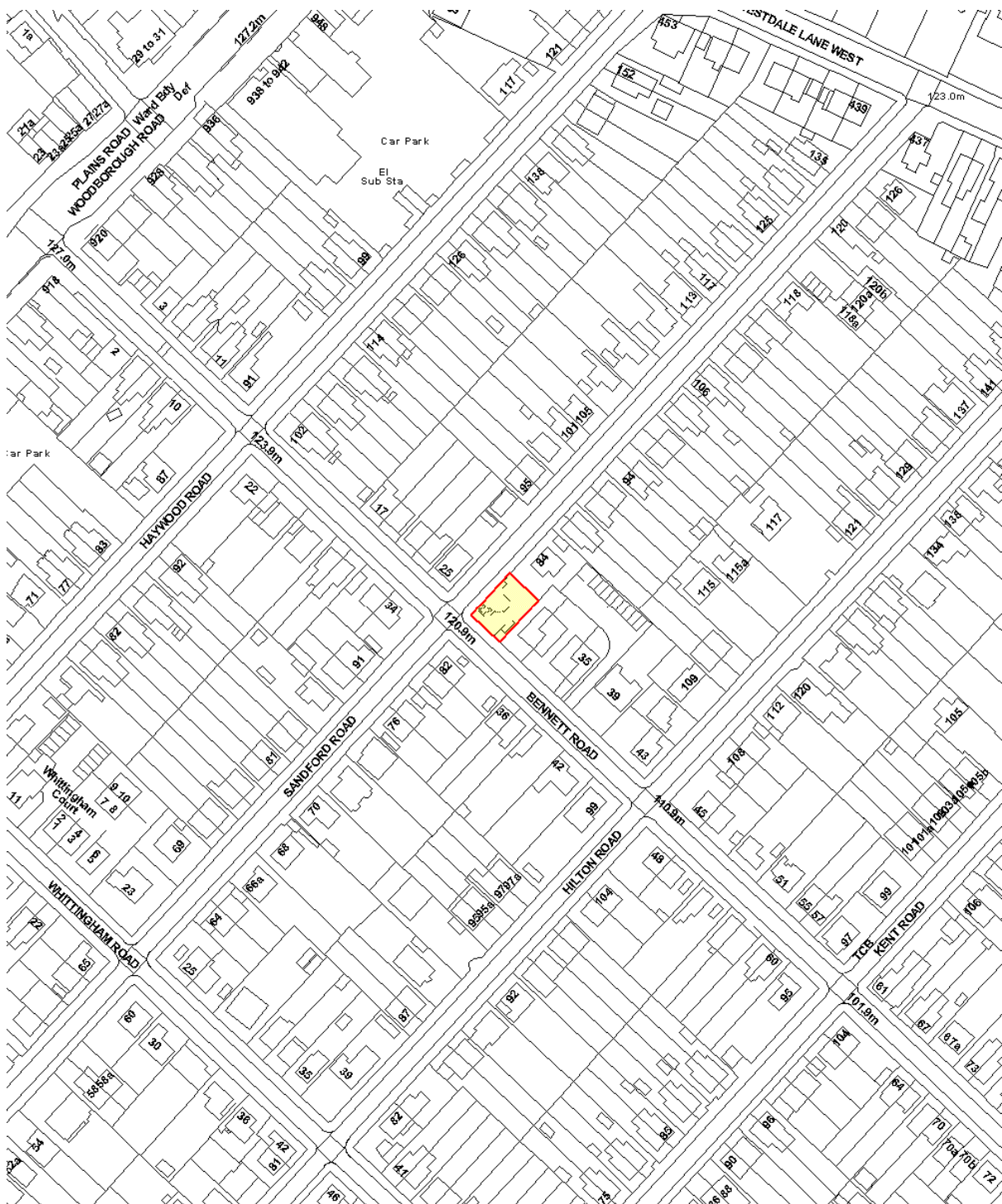


# Planning Report for 2013/0551

Location :

27 Bennett 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  
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**APPLICATION NO:** 2013/0551

**LOCATION:** 27 Bennett Road Mapperley Nottinghamshire NG3 6BP

**PROPOSAL:** Demolish existing conservatory and replace with UPVC on existing brick base

**APPLICANT:** Mr R Collis

**AGENT:**

This application comes before committee as the applicant is an elected member of the Borough Council.

Site Description

The application site relates to 27, Bennett Road, Mapperley a traditional two storey detached property on a corner plot with Sandford Road and within the established urban area of Mapperley. There is an existing mono-pitch conservatory located on the side elevation facing 29 Bennett Road. There is also a hard surfaced a driveway which leads to a detached garage at the front of the site.

Proposed Development

The proposal seeks planning permission for the replacement of the existing conservatory at the site with a new conservatory. The proposed conservatory would measure 2.3m in projection and 5.2m in length. The roof design would be mono-pitched with a maximum height of 3.6m and an eaves height 2m. The proposed conservatory would be predominately glazed with a small brick wall running along the bottom of each elevation.

Consultations

Neighbours – The application has been advertised on site. The consultation period expires on the 9<sup>th</sup> July 2013. Any written representations received shall be announced verbally at the meeting.

Planning Considerations

The main planning issues involved 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 wider street scene and whether the proposal would have an adverse impact on the amenities of neighbouring properties. I am satisfied that there are no material highway safety implications to consider within this application.

The main local planning policy for this application comes from Policy H10 (Extensions) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Policy H10 states:

'Within the urban area and defined village envelopes planning permission will be granted for extensions to dwellings provided:-

- a. The appearance of the proposal is in keeping with the scale and character of the dwelling to be extended and its wider setting and
- b. The proposal would not cause unacceptable harm to the amenities of nearby residents.'

I am mindful that the proposed conservatory is located in the same position and is of very similar dimensions to the existing conservatory at the site. I therefore consider that whilst the proposed conservatory would be visible from the adjacent streetscene, I am satisfied that the proposal would not result in any material impact on the character and appearance of the site or wider locality over the existing situation.

I am also satisfied, due to the nature of the development and the relationship with the closest neighbouring properties that the proposal would not result in any material impact on neighbouring residential amenity.

Given the above, I am satisfied that the proposal accords with the aims of Policy H10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008). I therefore recommend that planning permission be granted subject to the conditions listed below and providing that no additional representations are received. The Planning Committee will be verbally advised of any further representations received and whether they raise any further material planning considerations.

**Recommendation: Grant Conditional 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 development shall be carried out in accordance with the approved plans received by the Borough Council on the 16th May 2013.

### **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**

The proposed development results in no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider street scene. The proposal therefore accords with Policy H10 (Extensions) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

## **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).

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.