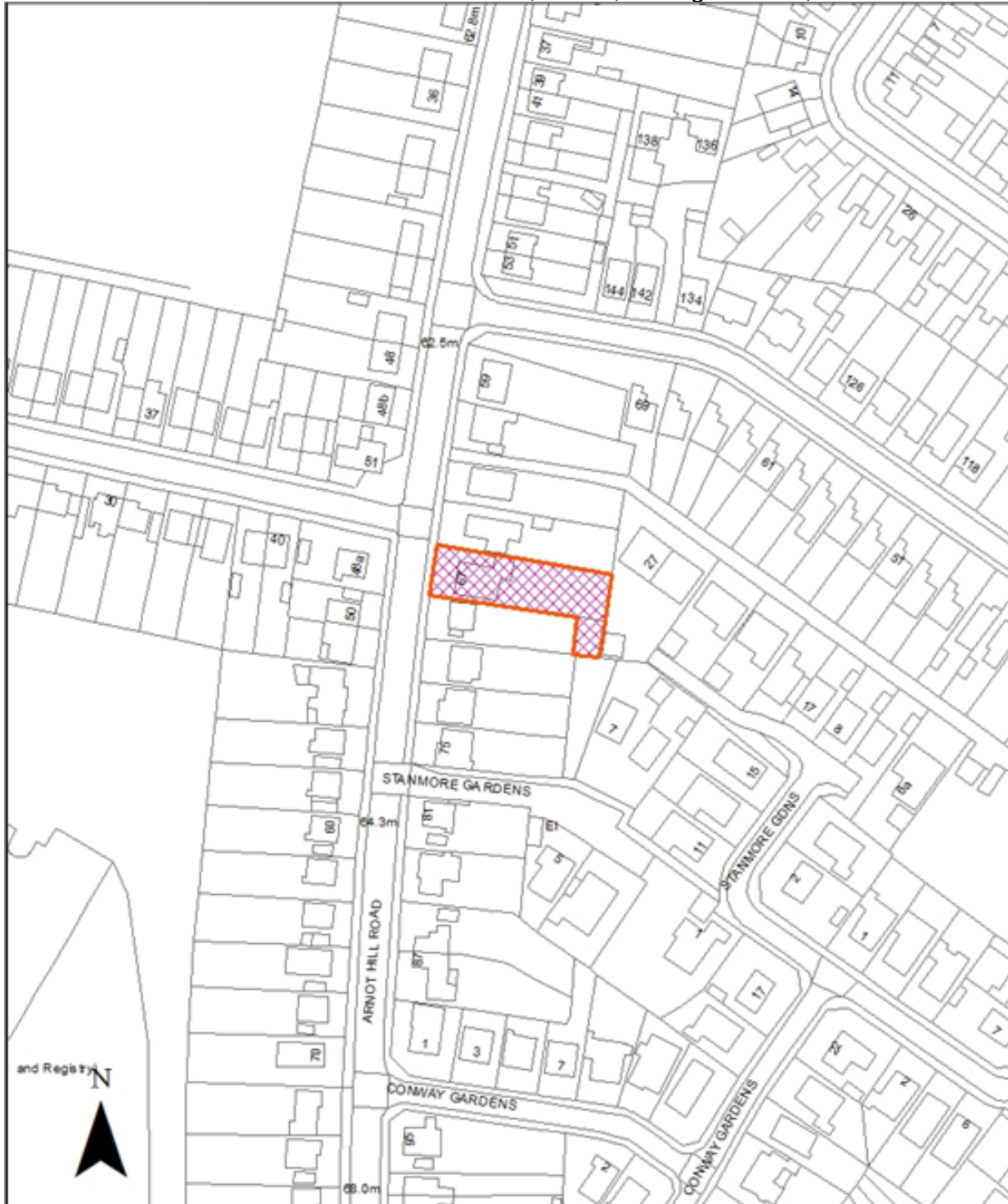




**Application Number:** 2015/1125

**Location:** 67 Arnot Hill Road, Arnold, Nottinghamshire, NG5 6LN.



**NOTE:**

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## **Report to Planning Committee**

<b>Application Number:</b>	2015/1125
<b>Location:</b>	67 Arnot Hill Road, Arnold, Nottinghamshire, NG5 6LN.
<b>Proposal:</b>	Alterations to existing garage and rear extension.
<b>Applicant:</b>	Mr Steven Widdowson
<b>Agent:</b>	
<b>Case Officer:</b>	Chris Hammersley

The application is being reported to the planning committee as the applicant is related to a member of staff at Gedling Borough Council.

### **Site Description**

67 Arnot Hill Road, Arnold is a detached bungalow, circa.1960s, located in a residential area.

The property forms part of a row of properties on the east side of and fronting Arnot Hill Road. The house is set back from the side boundary with and flanks no 65 & 69.

The house is brick built, with a hip roof. It is set back from the road with a spacious rear garden.

All these properties include rear ground floor extensions.

### **Proposed Development**

Full planning permission is sought for replacement single-storey rear extension with flat roof and alterations to the existing garage, together with two raised roof lights.

In terms of design the single-storey extension would project further outward from the face of the original rear wall of the bungalow. It replaces the existing smaller sized single-storey extension with flat roof.

The replacement extension is a habitable room with a further small reduction (1.15m) to the depth of the existing garage. The proposal would consume the entire footprint of the existing rear extension to be removed (2.6m depth & 8m in width).

The irregular shaped proposal would extend beyond the rear wall of the original bungalow by 4m on the one side and 5m in depth on the opposite side, and 9.8m in

width.

It would extend across the entire width of the main body of the house and partly across the existing garage. However, it is well set back from the side boundaries.

The construction materials will match the existing dwelling.

### **Consultations**

No neighbour objections received.

### **Planning Considerations**

In my opinion the main considerations in the determination of this application is whether the proposal has any undue impact upon the living conditions of the neighbours and the character and appearance of the area.

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: -

- 7. Requiring good design (paragraphs 56 – 68).

At local level, Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) and it now forms part of the Development Plan with certain policies saved contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the GBACS. The GBACS is subject to a legal challenge under section 113 of the Planning and Compulsory Purchase Act 2004 to quash certain parts. The challenge to the GBACS is a material consideration and must be taken account of. The decision maker should decide what weight is to be given to the GBACS. Given that the GBACS reflects the guidance of the NPPF significant weight has been given to it in this instance.

- Policy 10 - Design and Enhancing Local Identity.

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.

### **Main issues.**

The main issue is the effect on the living conditions of the occupiers of no's 65 & 69 Arnot Hill Road.

I am satisfied that the scale, mass and design of the proposed extension is acceptable.

### **Living conditions.**

The host property's existing rear elevation is level with the neighbour on the one side (no.65) and is level with the other neighbour's conservatory on the opposite side. I am satisfied that the extension would have no significant effect on the living conditions of neighbouring properties.

The host property is set back in relation to the neighbours on either side.

In my opinion the proposed rear extension would not harm the adjoining neighbours with regard to overlooking, outlook and daylight.

The size and location of the rear extension would not be visually intrusive in view from the neighbouring bungalows rear windows on either side (no.65 & 69) only a short distance away. The 'overlooking' would be further reduced by the 2m high hedgerow along the side boundaries.

The proposal would not be visually intrusive in direct view from the windows in the neighbouring side walls. The proposal does not include the installation of windows in the side elevation. This means that the neighbours side windows are unaffected by the proposal in terms of visual amenity.

The 'outlook' and 'light' received at the rear of the neighbouring properties on either side would not be compromised due to the single-storey height of the proposal and the side boundary fence which mitigates the view from the neighbours.

### **Character and appearance of the surrounding area.**

The proposed rear single-storey extension would not be visible from public vantage points.

In my view, the proposed single-storey rear extension would not detract from the appearance of the building.

In my opinion the proposal would not unacceptably cause harm to the character and appearance of the surrounding area.

## **Conclusion.**

In my opinion the proposed extension is set back from the boundary and would not result in loss of light, overlooking and outlook, or harm the general amenity of the neighbouring properties, or detract from the appearance of the building.

The proposal would also accord with paragraph 64 of the NPPF which seeks to ensure that new development is of good design.

## **Recommendation:**

### **To GRANT PLANNING PERMISSION.**

#### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development must be built in accordance with approved plans: Dwg No's SW/2015/PL/1 and SW/2015/02 received on 10 September 2015.
3. The materials to be used in the external surfaces of the extension hereby permitted shall match those used in the existing building.

#### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. In the interests of visual amenity, in accordance with the aims of policy 10 of the Aligned Core Strategy.

#### **Reasons for Decision**

In the opinion of the Borough Council the proposed development is visually acceptable and results in no significant impact on neighbouring properties, or the character and appearance of the surrounding area. The proposal therefore accords with policy 10 of the Aligned Core Strategy (2014) and the National Planning Policy Framework.

#### **Notes to Applicant**

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. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

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](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).