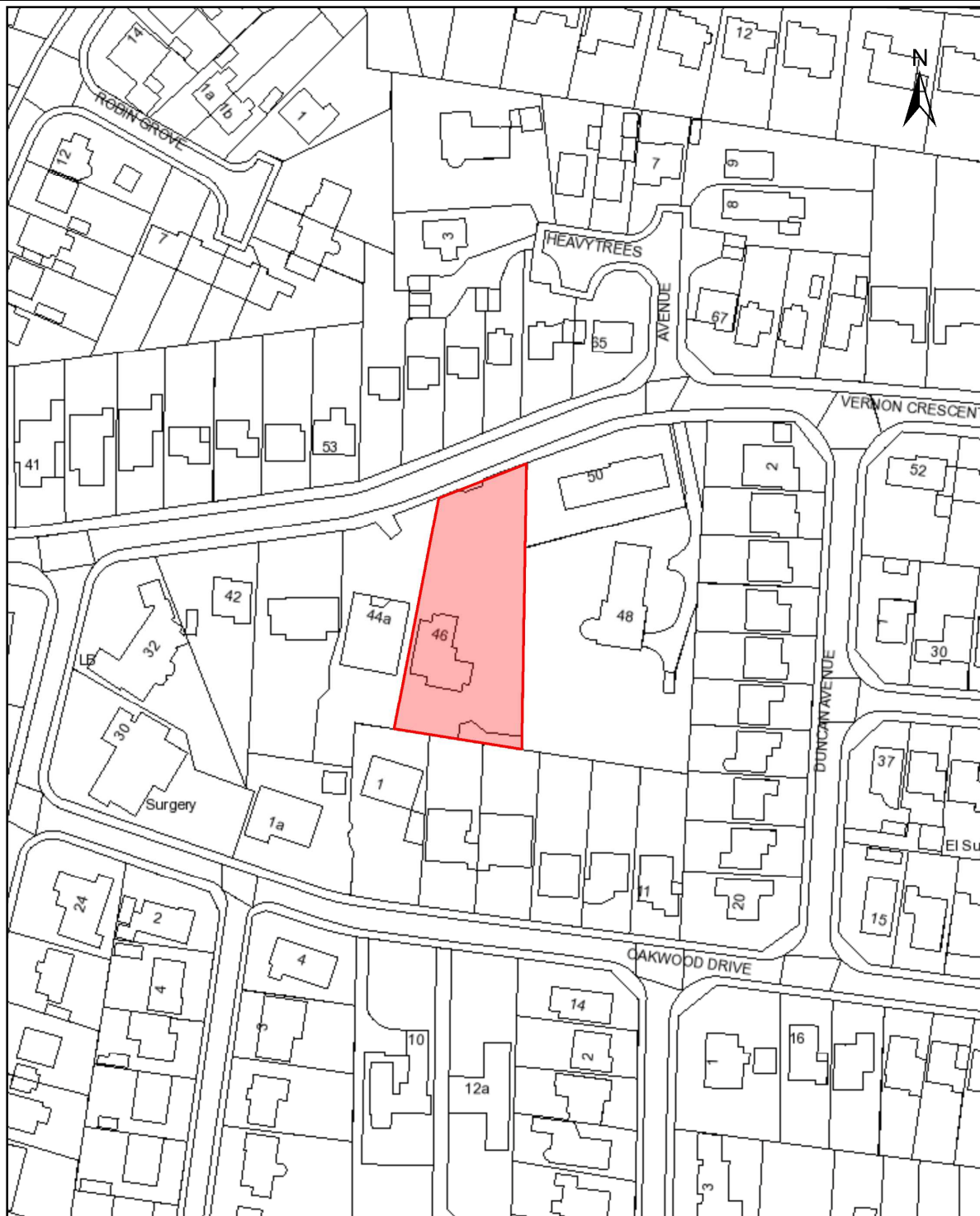


Planning Report for 2013/0666

Location : 46 Vernon Crescent Ravenshead 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: 2013/0666

LOCATION: 46 Vernon Crescent Ravenshead Nottinghamshire NG15 9BQ

PROPOSAL: Alteration to roof and extensions and loft conversion

APPLICANT: Mr J Sardone

AGENT:

This application is brought to Committee as the plans have been drawn by an employee of the Borough Council.

Site Description

This application relates to a detached L shaped bungalow set within a large plot situated on the southern side of Vernon Crescent within a residential area of Ravenshead. The dwelling is set well back from the highway and has an existing conservatory to the rear and a flat roof garage projection to the front abutting the side boundary with the front garden of the adjoining dwelling at no. 44A Vernon Crescent. There is an area of hardstanding to the front of the garage which extends into the front garden by some 3m.

To the rear the site is bounded by 1.8m high close boarded fencing and mature trees and hedging.

The neighbouring property to the west (no. 44A Vernon Crescent) is a single storey flat roof dwelling which extends to both side boundaries of its plot. To the front elevation close to the side boundary with the application site it has folding doors serving a sitting room/kitchen/dining room. This room is also served by 2 no high level windows and obscure glazed French doors to the side elevation approximately 2m from the boundary and two large lightwells set within the roof.

To the east the site is adjoined by no.s 48 and 50 Vernon Crescent, two residential properties which are well screened from the site by mature trees soft landscaping.

Immediately to the rear, no. 1 and 3 Oakwood Drive are two storey and single storey dwellings which again are well screened from the application site by mature boundary treatments.

Proposed Development

Full planning permission is sought for:-

- the replacement of the existing garage with a double garage linked to the main dwelling. This has maximum dimensions of 7.1m in length and 6m in width. It has a pitched roof with an eaves height of 2.4m and ridge height of 5.2m. Roof lights are proposed to the side roof slope of the garage and a dormer is proposed to the other side roof slope facing no. 44A Vernon

Crescent. This has a pitched roof and measures 1.8m in height, 1.8m in width and has a maximum projection of 2.2m. It is also proposed to extend the existing hardstanding to the front of the garage doors.

The proposed link has maximum dimensions of 4m in length and 1.4m in width.

It has a pitched roof with an eaves height of 2.5m and a ridge height of 3.6m.

- the alteration of the hipped roof to the front of the dwelling to form a gable by extending the existing ridge of the main dwelling. French doors and a Juliette balcony are proposed to the new gable facing the highway.
- the insertion of dormer windows to the side roof slopes of the property. Revised plans have been deposited which show the dormers to sit below the ridge of the roof.

The dormer facing no. 44A Vernon Crescent is positioned some 7.3m from the front gable wall of the dwelling and measures 1.7m width, 1.8m in height and has a maximum projection of 2.5m. It serves an ensuite bathroom within the roof and has an obscure glazed top hung opening window. The opening part of the window is positioned 1.7m above the floor level of this bathroom.

To the other side of the roof slope the proposed dormer serves a bedroom and overlooks the side garden of the application site. This has a pitched roof and has maximum dimensions of 1.8m width, 1.9m height and 2.4m projection.
2no.

roof lights are also proposed to this roof slope.

- the erection of dormer in the rear roof slope to serve a bedroom. This has a pitched roof and measures 1.9m in width, 2.05m in height and has a maximum projection of 2.5m.

Amended plans have been received on the 12th August 2013 showing a small increase in size of the dormer window serving the study above the garage which remains obscure glazed and non opening.

Correspondence has been received which confirms that the main ridge height of the dwelling remains unaltered as a result of the proposal.

Consultations

Ravenshead Parish Council – No comments received at the time of writing the report.

Nottinghamshire County Council (Highways Authority) – No highway concerns are raised.

Nottinghamshire County Council (Forestry Manager) – Having visited the site it is confirmed that the proposed extension does not fall within the root protection zone of the Oak tree standing in the garden of the adjoining property. The root protection zone has, however, been affected by the installation of the driveway that serves the

property on which it resides. It is considered that any extensive additional detrimental effect would be caused by the proposal. However it is suggested that should permission be granted excavation work to extend into the garden area should be carried out by hand and any roots found be severed cleanly and appropriate geotextile root barriers be deployed.

Adjoining neighbours have been notified of the proposal and a site notice posted. The statutory consultation period for representations is until midnight 14th August 2013 and any consultation responses will be reported verbally at Committee.

Planning Considerations

In my opinion, the main planning considerations in the determination of this application are the visual impact of the proposal on the character of the area and the streetscene, the impact on the residential amenity of neighbouring properties and whether the proposal raises any highway safety issues.

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.

Section 7 of the NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings...decisions should aim to ensure developments, amongst other things, respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

At the local level the following policies of the Gedling Borough 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. In addition appropriate parking provision should be made and in considering extensions which result in an increase in bedrooms, account should be taken of the residential parking standards set out in the Borough Council's Supplementary Planning Document (SPD) 'Parking Provision for Residential Developments' (2012).

Gedling Borough Council at its meeting on 13th February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents which it considers to be sound and ready for independent examination. Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies

contained in the Aligned Core Strategy Submission Documents than to previous stages, as it is at an advanced stage of preparation. The level of weight given to each policy will be dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given). It is considered that the following Policy 10: Design and Enhancing Local of this document is also relevant in this instance. This requires interalia that development should be assessed against materials and architectural style and detailing and impact upon nearby residents or occupiers.

Design and Appearance

I note that amended plans have been received which show the side dormers to sit slightly below the ridge of the roof. I consider that these, together with the rear dormer, are acceptable in terms of their design, scale and appearance and that they sit well within the context of the existing dwelling.

With regards to the proposed alteration of the roof of the dwelling from hipped to gable, I am satisfied this will be visually acceptable and result in no undue harm to the character of the existing property or streetscene, given the distance of the property from the highway and existing boundary treatments.

I also consider that the extension and pitched roof proposed to the garage and the proposed link are of acceptable design, scale and appearance and that they sit well within the context of the dwelling and its wider setting. Although the proposed garage would project further forward than the existing garage I do not consider that this would have any detrimental impact upon the dwelling nor the streetscene again given distances to the highway and existing front boundary treatments.

Taking this into account I am of the opinion that the proposed development is of acceptable design and appearance. In my opinion it would not result in a dwelling which would be incongruous or out of character with other properties within the surrounding area given the size of the plot and that there a variety of styles and types of housing.

Impact upon residential amenity

I am mindful that the existing flat roof garage is sited immediately abutting the side boundary with no. 44A Vernon Crescent and that the proposed extension would project forward of, and be higher, than the existing structure given the proposed pitched roof. I note that no. 44A Vernon Crescent has folding doors to its front elevation serving a kitchen/diner/living room sited within approximately 1m of this side boundary.

However, I am mindful that these are not the only windows serving this room. It is also served by 2no. high level windows and obscure glazed French doors to the side elevation facing the application site and 2 no. large light wells in the ceiling. Given that the proposed garage is single storey in height and that the roof is sloping away from this boundary I am of the opinion that it would not result in any overbearing or overshadowing impact to justify refusal on these grounds in this instance.

With regards to overlooking and loss of privacy, I note that a dormer window is proposed to the roof slope of the garage facing the front garden of no. 44A Vernon

Crescent to serve a study. Given that the window is to be obscure glazed and non opening I therefore do not consider that this would raise any undue overlooking issues.

Similarly I do not consider that the proposed rooflights serving the bedroom and the side dormers serving the bedroom and bathroom would raise any undue impacts in terms of overlooking. Amended plans have been deposited which show the side dormer facing no. 44A Vernon Crescent to be obscure glazed and top opening only and the opening part of the window would be 1.7m above floor level of the ensuite.

I am mindful that the proposed alteration from a hipped roof to gable to the front elevation would extend the ridge of the dwelling at a higher level than as existing. However, given that this would not extend beyond the front building line of the adjoining dwelling, that the extended roof would be sloping away from this side boundary and bearing in mind the orientation of the plots I do not consider that this would result in any overshadowing or overbearing impact upon this neighbouring property. I am also of the view that the proposed Juliette balcony would afford views towards the highway some 28m to the north. Given the distances to the nearest properties to the north and the existing front boundary treatments I do not consider that this would raise any overlooking or loss of privacy issues.

The proposed rear dormer is positioned in the existing rear roof slope of the dwelling. Given its distance to the rear boundary of the site and the neighbouring property to the rear at no. 1 Oakwood Drive, I am of the view that this dormer would not result in any undue overlooking impact to justify refusal.

Taking this into account I am satisfied that, on balance, the proposed development would not result in any undue impact upon the amenity of neighbouring properties to justify refusal on these grounds.

Highway Issues

I note that the Highway Authority have raised no objections to the proposal and I am satisfied that appropriate off street parking is retained on site to accord with the Borough Council SPD on residential parking.

Other Matters

I note that a large oak tree, which is not protected by a Tree Preservation Order, is situated within the garden of no. 44A Vernon Crescent close to the side boundary of the site in proximity to the proposed extended garage. The Forestry Manager has visited the site and has advised that the proposed development would not cause any additional impact upon the tree than the current driveway at no. 44A Vernon Crescent. I am mindful that it is recommended that a condition be added should permission be granted that any excavation work to extend into the garden area should be carried out by hand and any roots found be severed cleanly and appropriate geotextile root barriers be deployed. I consider that it would be reasonable to attach such a condition in this instance.

Conclusion

Taking the above considerations into account I am of the view that, on balance, the proposal accords with the above policies.

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 approved shall be carried out in accordance with the approved revised plans deposited on the 2nd August 2013 and revised glazing detail of the dormer to the garage deposited on the 12th August 2013.
3. The materials to be used in the external elevations of the proposed development shall be of a similar appearance to those used in the construction of the exterior of the dwelling house.
4. The proposed extension shall be rendered to match the existing dwelling within 56 days of the extension first being brought into use.
5. The dormer to the garage roof slope shall be obscure glazed and non opening at all times and shall remain as such for the lifetime of the development.
6. The dormer to the side roof slope serving the ensuite bathroom shall be obscure glazed and top hung opening at all times.
7. Excavation works to extend into the garden area should be carried out by hand and any roots found be severed cleanly and appropriate geotextile root barriers be deployed.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development, in accordance with the aims of policy H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

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7. To safeguard trees.

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no undue impact on neighbouring residential amenity or the locality in general. The proposal is of a size and design in keeping with the existing dwelling and its wider setting. The development therefore complies with the National Planning Policy Framework (2012) and Policy H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

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.

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).