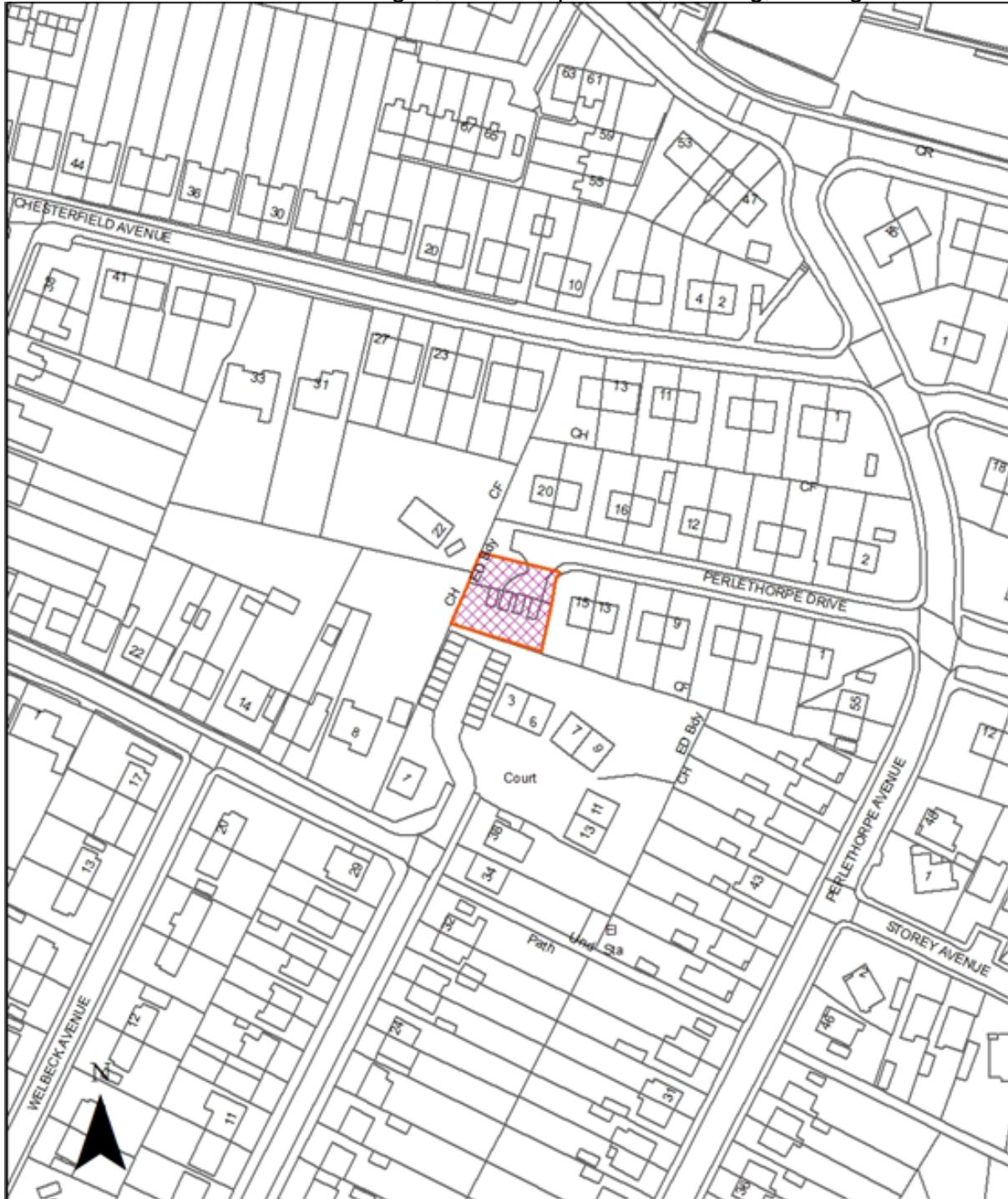




**Application Number:** 2015/1421

**Location:** Garages, Perlethorpe Drive, Gedling, 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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## Report to Planning Committee

**Application Number:** 2015/1421

**Location:** Garages, Perlethorpe Drive, Gedling, Nottinghamshire.

**Proposal:** To build a pair of semi detached residential properties on the site

**Applicant:** Gedling Borough Council

**Agent:**

**Case Officer:** Amy Cockayne

**This application has been brought to Committee as the applicant is Gedling Borough Council.**

### **Site Description**

Situated in the built-up area of Gedling, the application site was previously used for the setting of residential garages for nearby dwellings. These garages have now been demolished and the site is unused and inaccessible, being fenced off by Heras fencing. The site is located in a residential cul-de-sac and neighbours residential properties.

### **Proposed Development**

The application seeks outline consent for 2no. semi-detached residential properties. As the application is outline, only an indicative site plan has been submitted showing the proposed layout of the dwellings.

### **Consultations**

Letters of notification were sent to the properties in close proximity to the site, and a site notice was put up near to the site. Three representations have been received, including one in support, comments included:

- The existing turning area would be lost/lack of vehicle turning space
- Potential for additional congestion on street for existing residents and the possibility of not being able to park for existing residents
- Large vans, lorries and car backing out onto Perlethorpe Avenue near the brow of the hill would be at great risk of collision.
- Site is an eyesore and have failed to sell house because of the state of the land – wait in anticipation of a more favourable view

Gedling Borough Council's Public Protection (Land Contamination and Air Quality) team were consulted and advised that due to the historic use of the site and the air quality in the locality, the following conditions be attached to any approval of the proposal:

- In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.

An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

- The applicants' attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how we might help decrease levels by incorporating mitigation measures into scheme design as standard. (See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>)

We would also ask therefore, that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point per dwelling; to allow future residents to charge electric/hybrid vehicles into the future. Reference can be made to guidance produced by IET 'Code of Practice for EV Charging Equipment Installation' for details of charging points and plugs specifications.

Nottinghamshire County Council Highways were consulted and have advised there are no concerns for the principle of development, subject to the following conditions:

- The width of the access shall be a minimum of 5.35m to serve both dwellings, hard surfaced with suitable drainage on the driveways
- The car parking required for each dwelling will need to comply with Gedling Borough Council's Parking Policy for new development
- The formal written approval of the LPA is required prior to commencement of any development with regard to parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage.

Nottinghamshire County Council's Forestry Officer has been consulted and has advised that there are neighbouring trees on the site; however the proposed works will not affect the retained trees.

### **Planning Considerations**

The following policies are relevant to the application:

National Planning Policy Framework:

- Part 1 – Building a strong, competitive economy
- Part 6 – Delivering a wide choice of quality homes
- Part 7 – Requiring good design
- Part 10 – Meeting the challenge of climate change...

Gedling Replacement Local Plan 2005 (as amended by Saved Policies 2008)

- ENV1 – Development Criteria
- H7 – Residential Development on Unidentified sites within the Urban Area and Defined Village Envelopes

Gedling Borough Aligned Core Strategy (GBACS)

- Policy 8 – Housing Size, Mix and Choice
- Policy 10 – Design and Enhancing Local Identity

The main planning considerations in the determination of the application are; principle of development, impact upon residential amenity of neighbouring dwellings, impact upon the highway and visual amenity.

The site is located within the urban area of Gedling where, in principle, there are no objections to residential development.

Impact upon Residential Amenity

Policy 10 of the ACS requires consideration to be given to the impact on the amenity of neighbouring properties and occupiers of development.

I note that the application is for outline permission with all matters reserved for subsequent approval; as such I am satisfied that subject to precise details, the proposed dwelling would have an acceptable relationship with existing neighbouring properties.

Impact upon the Highway

In terms of impact upon the highway network, Notts County Council Highways department have advised that there are no concerns with the principle of development, subject to further conditions being submitted as a 'reserved matters' in the event of an approval of this outline application i.e. access widths, off-street parking provision, turning facilities and surfacing.

In regard to the objections received from local residents, I am satisfied that the principle of development at this location would have no undue impact in terms of safety for other users of the highway network. I consider the site is of adequate size to provide off-street parking provision for each property in accordance with Gedling's SPD: Parking Provision for Residential Development, subject to specific details being provided under reserved matters. As the site is currently enclosed by security fencing, no manoeuvring within this area can take place. Although specific details or turning arrangements have not been submitted with this application, the turning head within the highway would be maintained for the use of all road users/residents.

### Visual Impact

I consider that the site is of adequate size to accommodate the proposed development of 2no. semi-detached dwellings. I am satisfied that the proposed development would reflect the existing built form of the neighbouring properties on Perlethorpe Drive.

A suitably designed dwelling could be achieved that would reflect the character of the neighbouring dwellings in the locality under reserved matters, and I am therefore of the opinion that the dwelling would be visually acceptable.

I therefore consider the proposed dwelling would accord with Policy 10 of the ACS and Saved Policies H7 and ENV1 of the Gedling Replacement Local Plan.

### Trees

A tree survey has been submitted with the application. Notts County Council's Forestry Officer has confirmed that there are no concerns with the proposed development affecting existing trees around the site.

### Land Contamination

Due to the historic use of the site as garage plots, Gedling's Public Protection team have advised that conditions are attached to any approval of the application to ensure a satisfactory development.

### Conclusion

For the reasons set out above, the proposed development accords with Saved Policies ENV1 and H7 of the Gedling Borough Replacement Plan, Policies 8 and 10 of the Gedling Aligned Core Strategy, as well as the NPPF. It is therefore recommended that planning permission is granted.

### **Recommendation:**

**Grant planning permission, subject to the following conditions:-**

#### **Conditions**

1. An application for approval of all the reserved matters (access, design, layout, scale, landscaping) shall be made to Gedling Borough Council before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed plans, sections and elevations of the proposed dwellings.

4. The proposed dwellings shall not be brought into use until the details approved as part of the plans and particulars to be submitted for the application for the approval of reserved matters referred to in condition 1, 2 and 3 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the materials proposed to be used in the external elevations of the proposed dwelling. The development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected before the dwelling is first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a site layout plan and details of the means of surfacing of the unbuilt on portions of the site. The approved means of surfacing shall be implemented before the dwelling is first occupied.
8. The development shall have a minimum access width of 5.25m for the provision of both dwellings, along with 1 off street car parking space for each 2 bedroom dwelling or 2 off street car parking spaces for 3 bedroom dwellings.
9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted. The development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of any proposed alterations to the existing ground levels of the site and details of the height of proposed floor levels of the proposed dwelling relative to the existing levels.
11. The dwelling shall not be occupied until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for minimum of 5.5m behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such bound material for the life of the development.
12. The formal written approval of the Local Planning Authority is required prior to the commencement of any development with regard to parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage (hereinafter referred to as reserved matters.) All details submitted to the Local

Planning Authority for approval shall comply with the County Council's current 6Cs Highways Design and shall be implemented as approved and maintained in perpetuity for the lifetime of the development.

13. No works permitted under Class A, B, C, D or E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
14. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

## **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004
3. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
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8. To ensure a satisfactory development in accordance with the aims of Policy T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014) and the SPD "Parking Provision for Residential Developments (2012).
9. To ensure the details of the development are satisfactory, in accordance with

the aims of Policy 10 of the Aligned Core Strategy (September 2014)

10. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
11. To reduce the possibility of deleterious material being deposited on the public highway (loose stoned etc.).
12. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
13. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014)
14. To ensure any potential land contamination issues are dealt with accordingly to ensure a satisfactory development.

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development will result in no undue impact on the amenities of neighbours, the character and appearance of the area or on highway safety. The application is therefore in accordance with Policies 8 and 10 of the Aligned Core Strategy (September 2014) and Policies ENV1 and H7 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014, as well as the Policies contained within the NPPF.

### **Notes to Applicant**

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters 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).

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 applicants attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how we might help decrease levels by incorporating mitigation measures into scheme design as standard. (See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>) We would also ask therefore, that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point per dwelling; to allow future residents to charge electric/hybrid vehicles into the future. Reference can be made to guidance produced by IET 'Code of Practice for EV Charging Equipment Installation' for details of charging points and plugs specifications.