

Application Number: 2016/0110

Location: 24 Patricia Drive, Arnold, Nottinghamshire, NG5 8EH.



NOTE:

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Report to Planning Committee

Application Number: 2016/0110

Location: 24 Patricia Drive, Arnold, Nottinghamshire, NG5 8EH.

Proposal: Ground floor front extension to form a wet room

Applicant: Mr P And Mrs S Widdowson

Agent:

Case Officer: Amy Cockayne

This application is being brought to Committee due to the applicant being related to a member of staff at Gedling Borough Council.

Site Description

Located within the urban residential area of Arnold, the application property is a two-storey detached dwelling. The dwelling is set back approximately 5m from the boundary with the highway and has a driveway to the front which has provision for 1 vehicle to park off-street. The level of the property sits below the level of the adjacent highway by approximately 0.7m. The property has an existing two storey side extension.

Planning History

2003/2502 – Erect two storey side extension. Conditional Permission 07/01/2004

Proposed Development

The application seeks planning permission for a single storey porch style extension to the front of the dwelling to facilitate a new entrance and wet room. A resident of the property is registered disabled and ground floor facilities are required to support the amenity of the resident.

The proposed extension would project 3m to the existing principal elevation of the property and have a width of 2.6m. The roof would be dual pitched, with a maximum ridge height of 3.4m (2.4m to eaves). The front access to the house would be modified with a ramp to ensure level access.

Consultations

Neighbouring properties were notified and a site notice posted close to the site. No

representations were received.

Planning Considerations

The main planning considerations in the determination of this application are the visual impact of the proposal on the character and appearance of the property and the impact on neighbouring residential properties.

The following policies are relevant to the application:

National Planning Policy Framework:
Part 7 – Requiring good design

Gedling Borough Council Replacement Local Plan (Saved Policies 2008):
ENV1 – Development Criteria
H10 – Extensions

Gedling Borough Council Aligned Core Strategy 2014:
Policy 10 – Design and Enhancing Local Identity

There is not considered to be any Highways impact through the development as the proposal would not affect the existing off-street parking provision of the property. The existing parking space would not be modified through development.

The development would be set back from the boundary with the highway by approximately 2m. In terms of visual amenity, I am satisfied there would be no adverse effect on the street-scene or the character of the locality. There are not considered to be any concerns relating to visual amenity as the proposal would be in-keeping in terms of design and scale. Due to the position of the development to the front of the property, a condition is attached to the recommendation to ensure that materials are to match the materials used in the construction of the original dwelling.

Impact upon residential amenity of the surrounding properties has been carefully considered. There is not considered to be any unduly detrimental impact on the residential amenity of neighbouring properties in terms of overlooking, overshadowing or overbearing impact. I am satisfied that the design of the development would provide the resident at 24 Patricia Drive with the provision of practical facilities that would be of benefit to their future amenity within the property.

For the reasons set out above, the proposed development accords with Saved Policies ENV1 and H10 of the Gedling Borough Replacement Plan, Policy 10 of the Gedling Aligned Core Strategy as well as the NPPF. It is therefore recommended that planning permission is granted.

Recommendation:

Grant conditional planning consent

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be carried out in accordance with the following plans: Existing and Proposed Elevations, Existing and Proposed Ground Floor Layouts and Proposed Section and Site Plan, all received by the Local Planning Authority on 27th January 2016.
3. The materials to be used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwelling.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to define the terms of this permission.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities and has no adverse impact upon the highway network. The proposal therefore accords with Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014 and saved Policies ENV1 (Development Criteria) and H10 (Extensions) of the Gedling Borough Replacement Local Plan.

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 considered to be no problems for which the Local Planning Authority had to seek a solution in relation to this application.

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 at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less than 100 square metres.