

Application Number: 2016/0069
Location: Land Adjacent 219 Standhill Road, Carlton,
Nottinghamshire, NG4 1LF.



NOTE:

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Report to Planning Committee

Application Number:	2016/0069
Location:	Land Adjacent 219 Standhill Road, Carlton, Nottinghamshire, NG4 1LF.
Proposal:	Construction of two self-contained flats.
Applicant:	Mr D Storer
Agent:	Green 2K Design
Case Officer:	Amy Cockayne

This application is referred to the Planning Committee as the owner of the site is a Freeman of the Borough.

Site Description

Located within the urban area of Carlton, the application site is a corner plot at the junction of Morley Road and Standhill Road. There is an existing derelict single storey cabin structure on the site known as 217 Standhill Road.

The eastern and southern boundaries of the site are open to the highway. The northern and western boundaries are shared with adjoining dwellings; 35 Morley Road, a detached bungalow, and 219 Standhill Road, a semi-detached house. There is an existing primary school to the north-east of the site. The site is level in nature.

There is no relevant planning history to the site.

Proposed Development

This application seeks planning permission for the construction of 2no. 2 bed self-contained flats. The existing structure on site would be removed.

The submitted details show that the building would be a detached two-storey building with one flat to the ground floor and one flat to the first floor. There would be shared amenity space within the site. The footprint of the building would be approximately 60m².

There would be off-street parking provision for three vehicles, accessed via Morley Road. The proposed building would have a principal elevation fronting Standhill Road, being set back from the boundary with the highway by approximately 3.5m to the eastern boundary and a minimum of 3.8m to the southern boundary.

Revised plans have been submitted, showing a parking space accessed from Standhill Road removed from the scheme.

Consultations

Neighbours of the development site were notified via letter and a site notice was put up next to the site. Two representations were received in response, which can be summarised as follows;

- Overall, the proposed self-contained flats represent a suitable use of land
- The plan allows 4 parking spaces – condition should be attached for developer to ensure these spaces will be delivered
- Parking on street is restricted and congested given school opposite
- Developer needs to be sympathetic in the choice of materials

Nottinghamshire County Council Highways were consulted and had concerns with the access for the single parking space fronting Standhill Road. It was requested that this element of the scheme was removed from the design – revised plans were received 4th March 2016.

- Single parking space per flat is sufficient for a development of this scale.
- Three parking spaces is adequate.
- No objection (subject to the removal of the single parking space), subject to the following conditions; dropped vehicular footway is available for use, drives and parking areas surfaced with hard bound material, drives and parking areas constructed with provision to prevent the unregulated discharge of surface water

Severn Trent Water was also consulted and has confirmed there are no objections to the proposal subject to suggested informative to be attached to recommendation.

Public Protection (Scientific Officer) was consulted and has no comments to make for this application.

Planning Considerations

The main planning considerations in the determination of this application are the impact upon the character and appearance of the area, impact of the development on the amenities of neighbouring properties, and the impact upon highway safety.

At the national level, the NPPF is relevant. The following Policies are relevant to this application;

- Part 6 – Delivering a wide choice of high quality homes
- Part 7 – Requiring good design

At local level, the following policies are relevant;

Gedling Borough Council Replacement Local Plan (Saved Policies 2008)

- ENV1 – Development Criteria
- H7 – Residential Development on Unidentified Sites within the Urban Area

- and Defined Village Envelopes
- T10 - Highway Design and Parking Guidelines

Gedling Borough Council Aligned Core Strategy (adopted 2014)

- Policy 10 – Design and Enhancing Local Identity

Gedling's SPD 'Parking Provision for Residential Development' is also relevant. This specifies that off-street parking provision for 2 bed residential properties in built up areas should be for one vehicle per unit. I am satisfied that this requirement can be met for both proposed dwellings through the development, plus one extra space provided over this requirement for one of the proposed flats for potential use by another resident or visitor etc. The Highways Authority did raise an objection to the original scheme which proposed four parking spaces, due to the close proximity of the access of a single parking space from Standhill Road and this was subsequently removed from the scheme. The Highways Authority therefore raises no objections to the development, subject to certain conditions to allow for highway safety.

I am satisfied that the size of the site would be sufficient to accommodate the proposed development of the building and reasonable amenity space. I am satisfied that the proposal would not result in the over-development of the plot, and that the built form of neighbouring properties has been taken into consideration. The proposed building would be set back to match the principal elevation of the neighbouring properties on Standhill Road, to include a small garden area to front the highway. Conditions have been attached to the recommendation to ensure that appropriate materials are used in the construction of the building, and details of the unbuilt areas of the site and boundary treatments are to be agreed with the Council before development commences.

The site is situated within the established urban area in Carlton. The surrounding properties of the application site include detached and semi-detached dwellings of varying styles and plot sizes. I am therefore satisfied that the proposed development of a two storey detached building incorporating two separate dwellings at this location would not have an adverse effect upon the street-scene or the character of the locality.

The impact on the residential amenity of existing properties adjoining the application site, namely 35 Morley Road and 219 Standhill Road, has been carefully considered. In terms of overbearing impact, I am satisfied that the design and layout of the proposal in relation to the neighbouring property to the north, 219 Standhill Road is acceptable and would not cause undue harm to the amenity of residents. I consider that the proposed layout and orientation of the development would not result in any undue overshadowing or overlooking impact to the detriment of the residents of 219 Standhill Road.

Although there is a only a 6m separation distance from the rear elevation of the development to the boundary with 35 Morley Road, due to the positioning of 35 Morley Road within its plot I consider that there would be no undue overbearing or overshadowing impact or unduly detrimental overlooking impact from the rear first floor proposed windows of the development which facilitate a bedroom.

Given the above considerations, I am of the opinion that the development is acceptable and would have no unduly detrimental impact upon the streetscene, the amenity of neighbouring properties or highway safety. I am therefore satisfied that the proposed development accords with Saved Policies ENV1 and H7 of the Gedling Borough Replacement Plan as well as Policies contained within the NPPF and the Gedling Core Strategy. It is therefore recommended that planning permission is granted.

Recommendation:

To GRANT 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. This permission shall be read in accordance with the revised plans received by the Local Planning Authority on 4 March 2016, ref. 'Proposed Layouts, Elevations, Site Layout, Block and Location Plans' 1109 - 101 - Rev A. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. Before development commences, samples of all external materials to be used in the development shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.
4. Before development is commenced there shall be submitted to and approved by the Local Planning Authority details of the means of surfacing of the unbuilt on portions of the site, including details of a pedestrian access from Standhill Road. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.
5. Before development is commenced there shall be submitted to and approved by the Local Planning Authority details of the means of enclosure of the site. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.
6. The proposed car parking spaces shall be surfaced and marked out in permanent materials before the development hereby permitted is first brought into use, and the spaces shall not thereafter be used for any other purpose other than the parking of vehicles.
7. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

8. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
9. No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning areas is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
10. Before development commences, details of the bin storage area including location and design shall be submitted to the Local Planning Authority for approval. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.

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).
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6. In the interests of highway safety.
7. In the interests of highway safety.
8. To reduce the possibility of deleterious materials being deposited on the public highway.
9. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
10. For the interests of residential amenity.

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 H7 (Residential Development on Unidentified Sites in the Urban Area) of the Gedling Borough Replacement Local Plan.

Notes to Applicant

The proposal makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall then be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

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 Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Discussions have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. The application for planning permission is subsequently approved subject to conditions.

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 not payable on the development hereby approved as the development type proposed is zero rated in this location.