

When telephoning, please ask for: Martin Elliott
Direct dial 0115 914 8511
Email constitutionalservices@rushcliffe.gov.uk

Our reference:
Your reference:
Date: Wednesday, 5 September 2018



**Rushcliffe Community
Contact Centre**
Rectory Road
West Bridgford
Nottingham
NG2 6BU

To all Members of the Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Thursday, 13 September 2018 at 6.30 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Julian Crowle'.

Julian Crowle
Monitoring Officer

In person
Monday to Friday
8.30am - 5pm
First Saturday of
each month
9am - 1pm

By telephone
Monday to Friday
8.30am - 5pm

Telephone:
0115 981 9911

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customerservices@rushcliffe.gov.uk

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AGENDA

1. Apologies for Absence and Substitute Members
2. Declarations of Interest
 - a) Under the Code of Conduct
 - b) Under the Planning Code
3. Minutes of the Meeting held on 16 August 2018 (Pages 1 - 10)
4. Planning Applications (Pages 11 - 52)

The report of the Executive Manager - Communities.

Membership

Chairman: Councillor R Butler
Vice-Chairman: Councillor J Stockwood
Councillors: B Buschman, N Clarke, M Edwards, J Greenwood, R Jones,
Mrs M Males, S Mallender, Mrs J Smith and J Thurman

Postal address
Rushcliffe Borough
Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG



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The Openness of Local Government Bodies Regulations 2014 allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Rushcliffe Borough Council is committed to being open and transparent in its decision making. As such, the Council will undertake audio recording of meetings which are open to the public, except where it is resolved that the public be excluded, as the information being discussed is confidential or otherwise exempt.



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**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 16 AUGUST 2018**

Held at 6.30 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford

PRESENT:

Councillors R Butler (Chairman), J Stockwood (Vice-Chairman), B Buschman, N Clarke, M Edwards, R Hetherington (substitute for J Greenwood), R Jones, Mrs M Males, S Mallender, F Purdue-Horan (substitute for Mrs J Smith) and J Thurman

ALSO IN ATTENDANCE:

Councillors T Combellack, N Lawrence and R Upton
7 members of the public

OFFICERS IN ATTENDANCE:

J Bate	Conservation Officer
M Elliott	Constitutional Services Team Leader
A Pegram	Service Manager - Communities
S Sull	Borough Solicitor

APOLOGIES:

Councillors J Greenwood and Mrs J Smith

9 **Declarations of Interest**

10 **Minutes of the Meeting held on 12 July 2018**

The Minutes of the meeting held on 12 July 2018 were approved as a correct record and signed by the Chairman.

11 **Planning Applications**

The Committee considered the written report of the Executive Manager - Communities relating to the following applications, which had been circulated previously.

18/00856/FUL - Demolish existing house and ancillary buildings, erect 2x apartment blocks comprising 9x2 bed apartments, 1x1 bed apartment, plus 10 allocated parking spaces - 134A Trent Boulevard, West Bridgford, Nottinghamshire, NG2 5BW.

Updates

Representations from Planning officers advising of the submission of revised plans by the applicant and from a neighbouring resident objecting to the

application, received after the agenda had been finalised had been circulated before the meeting.

The Service Manager – Communities recommended two additional conditions relating to need for a further bat survey if work did not commence within 12 months of the date of the permission and a requirement for frosted glass screens on the western end of the balconies to the flats on the first and second floor of the frontage building, as shown on the plans.

In accordance with the Council's Public Speaking Protocol for Planning Committee Keith Clark of CBP Architects (agent for the applicant), and Councillor Sue Mallender (Ward Councillor), addressed the meeting. After addressing the meeting Councillor Sue Mallender withdrew from the committee for the consideration of the item.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall not proceed beyond foundation level until details of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

3. The development shall be carried out in accordance with the mitigation measures included in the Flood Risk Assessment March 2017 / 17-0036/BSP Consulting.

[To ensure protection against flooding and to comply with policy WET2 (Flooding) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

4. The development shall not be brought into use until the proposed access and parking/turning area, the bin store and bicycle storage facilities have been constructed with the access driveway fronted by a dropped kerb vehicular crossing with any redundant sections returned to footway. These facilities shall be retained for the lifetime of the development.

[To ensure adequate car parking facilities are provided in connection with the development; and to comply with policies GP2 (Design &

Amenity Criteria) and MOV9 (Car Parking Standards) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

5. The development shall not be brought into use until details of means of enclosure have been submitted to and approved in writing by the Borough Council and the approved means of enclosure have been completed. Thereafter, they shall be retained for the lifetime of the development unless the Borough Council gives written consent to a variation.

[In the interest of amenity and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

6. Before development is commenced, a Contaminated Land Report shall be submitted to and approved in writing by the Borough Council. Where the Report identifies potential contamination a remediation report and validation statement confirming the agreed remediation works have been completed, will also be required.

[To ensure that the site is free from contamination and to comply with policy GP2 (Design and Amenity) of the Rushcliffe Borough Non Statutory Replacement Local Plan. A Contaminated Land Report is required prior to development commencing because it may be necessary to carry out remediation measures which could not be carried out once development has commenced.]

7. Details of any proposed external lighting shall be first approved in writing by the Borough Council and the lighting shall be installed and maintained to accord with the approved details, for the lifetime of the development.

[To protect the amenities of neighbouring residential properties and to comply with policies GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

8. Prior to demolition of the existing buildings, a method statement detailing techniques for the control of noise, dust and vibration shall be submitted to and approved in writing by the Borough Council and the works shall be carried out in accordance with the approved details.

[To protect the amenities of neighbouring residential properties and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan. A method statement is required prior to demolition commencing to ensure that the demolition will be carried out in a safe way and without adverse effects on neighbours].

9. Prior to the development being brought into use/occupied, the open areas of the site shall be finished in hard surfacing and soft landscaping in accordance with details to be submitted to and approved by the Borough Council. The open areas of the site shall thereafter be maintained in accordance with the approved details for the lifetime of the development.

[In the interests of amenity and to comply with policy EN13 (Landscaping Schemes) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

10. The development shall be carried out in accordance with the submitted plans no. 16058-A-2001 rev P08, 16058-A-0002 rev P02, 16058-A-2002 rev P08, 16058-A-3010 rev P07, 16058-A-4001 rev P06 and 16058-A-4002 rev P05.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

11. The roof area above flats 7, 8, 9 and 10 shall not be used as a balcony, roof garden or similar amenity area.

[To protect the amenities of neighbouring residential properties and to comply with policies GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

12. In the event that the proposed development does not commence within 12 months of the date of this permission, a further bat survey shall be carried out and submitted to the Borough Council and any mitigation measures carried out in accordance with the report.

[To ensure the survey reflects the situation pertaining at the time and to comply with policy EN12 (Habitat Protection) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

13. Prior to occupation of the respective flats, the frosted glass screens shall be installed on the western end of the balconies at first and second floor level on the rear elevation of the building, shown on drawing number 16058-A-4002 - revision P04. The glass screens shall be rendered permanently obscured to Grade 5 level of privacy or equivalent. Thereafter, the frosted glass screens shall be retained and maintained for the life of the development.

[To protect the amenities of neighbouring residential properties and to comply with policies GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

Notes to Applicant

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to

contact the Environmental Health Officer on 0115 9148322.

The Borough Council is charging developers for the first time provision of wheeled refuse containers for household and recycling wastes. Only containers supplied by Rushcliffe Borough Council will be emptied, refuse containers will need to be provided prior to the occupation of any dwellings. Please contact the Borough Council (Tel: 0115 981 9911) and ask for the Recycling Officer to arrange for payment and delivery of the bins.

All workers / contractors should be made aware of the potential of protected / priority species being found on site and care should be taken during works to avoid harm (including during any tree works) , if protected species are found then all work should cease and an ecologist should be consulted immediately.

All work impacting on buildings used by nesting birds should avoid the active bird nesting season, if this is not possible a search of the impacted areas should be carried out by a suitably competent person for nests immediately prior to the commencement of works. If any nests are found work should not commence until a suitably qualified ecologist has been consulted.

The use of external lighting (during construction and post construction) should be appropriate to avoid adverse impacts on bat populations, see http://www.bats.org.uk/pages/bats_and_lighting.html for advice and a wildlife sensitive lighting scheme should be developed and implemented. No night work should be carried out.

Best practice should be followed during building work to ensure trenches dug during works activities that are left open overnight should be left with a sloping end or ramp to allow animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering.

It is recommended the installation of bat box and bird boxes be incorporated into the buildings.

Consideration should be given to energy efficiency, water sustainability, management of waste during and post construction and the use of recycled materials and sustainable building methods and sustainable transportation.

Councillor Sue Mallender rejoined the committee at this point.

18/01010/FUL - Construction of two single storey dwellings and demolition of two storey cottages post occupation (resubmission) - Stanton On The Wolds Golf Club, Golf Course Road, Stanton On The Wolds, Nottinghamshire.

Updates

A representation received from Councillor Andy Edyvean (Ward Councillor) in support of the application, received after the agenda had been finalised had been circulated before the meeting.

DECISION

REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS.

1. The proposal involves new buildings in the Green Belt and, therefore, constitutes inappropriate development, which is harmful by definition, and the Borough Council is not satisfied that the development falls within one of the exceptions listed within paragraph 145 of the National Planning Policy Framework. Furthermore, the proposed dwellings would, by virtue of their proposed location, divorced from the existing domestic curtilage and built development associated with the golf club and extending further into the open countryside, result in a greater and more harmful impact on the openness of the Green Belt. The Borough Council does not consider it has been adequately demonstrated that all other options to retain the existing buildings or replace them in the existing location have been adequately demonstrated or that very special circumstances have been demonstrated to outweigh the harm to the Green Belt. The proposal is therefore contrary to Policies HOU6 and EN14 of the Rushcliffe Borough Non-Statutory Replacement Local Plan, and the National Planning Policy Framework paragraph 144 which states: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt."
2. The proposed development site is located adjacent to a designated Local Wildlife Site and a large number of trees and ground vegetation. It has not been demonstrated to the satisfaction of the local planning authority that the proposal would not cause harm to features of biodiversity, protected species or their habitats and that appropriate mitigation can be provided. The proposal is therefore contrary to paragraph 170 of the NPPF which states that planning decisions should contribute to and enhance the local environment by minimising impacts on and providing net gains for biodiversity and paragraph 175 which requires that local planning authorities refuse planning permission for developments that do not mitigate the impacts of significant harm to biodiversity. The proposal would also be contrary to Policy 17 of the Rushcliffe Local Plan Part 1: Core Strategy which states that designated sites of biological importance for nature conservation will be protected and that development will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.
3. The proposed design of the two new dwellings would not respond sensitively or appropriately to the character and setting of the site, it would, therefore, be contrary to Policy HOU6 of the Rushcliffe Borough Non-Statutory Replacement Local Plan and to Paragraph 130 of the NPPF which states:

"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, taking into account any local design standards or style guides in plans or supplementary planning documents"

18/00163/FUL - Erection of a temporary rural workers dwelling and agricultural building - Land North West of Lammam Farm, Kneeton Road East Bridgford, Nottinghamshire.

Updates

Representations from Councillor Nigel Lawrence (Ward Councillor) and East Bridgford Parish Council objecting to the application, received after the agenda has been finalised had been circulated before the meeting.

In accordance with the Council's Public Speaking Protocol for Planning Committee Councillor Nigel Lawrence (Ward Councillor), addressed the meeting.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. This permission shall be for a limited period expiring on the date three years from the date of this permission, on or before which date the occupation of the temporary dwelling shall cease and the building shall be removed from the land, and the land shall be restored to its former condition in accordance with a scheme and timescale to be agreed in writing with the Borough Council.

[The development is of a nature whereby future development of this type should be closely controlled and to comply with policy HOU4 (New Dwellings in the Countryside) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

2. The permission hereby granted relates to the following plans:

Location Plan
Plan SC/BCH/03 - Block Plan
Plan SC/BCH/04 - Plans and elevations - rural workers dwelling
Plan SC/BCH/04 - Plans and elevations - agricultural building

[For the avoidance of doubt and to comply with Policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

3. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or a widow or widower or spouse of such a person, and to any resident dependents.

[Permission is only granted on the basis of the dwelling being required for an agricultural worker and to comply with policy HOU4 (New Dwellings in the Countryside) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

4. The development hereby permitted shall not be brought into use until details of any security lighting/floodlighting, including a lux plot of the estimated luminance, have been submitted to and approved in writing by the Borough Council, and the lighting shall only be installed in accordance with the approved details.

[To protect the amenities of the area and to comply with policy GP2 (Design and amenity criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

5. The agricultural enterprise shall not be brought into use until details of the storage and disposal of waste have been submitted to and approved in writing by the Borough Council, and waste shall be stored and disposed of in accordance with the approved details.

[To protect the amenities of the area and to comply with policy GP2 (Design and amenity criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

18/01327/FUL - Single storey rear extension including demolition of existing sun lounge, single storey front extension to garage, replace flat roof dormer with pitched roof bridging gap between dormer and garage, render to front elevation, and Juliet balcony to rear (revised scheme) - The Dovecote, Main Street, Hickling, Nottinghamshire, LE14 3AJ.

Updates

Representations received from the applicant providing supporting comments to the application and from Hickling Parish Council and Councillor Tina Combella (Ward Councillor) withdrawing their objections to the application, received after the agenda had been finalised had been circulated before the meeting.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development hereby permitted shall be carried out in accordance with the 1:500 block plan received on 01/06/2018, and plan ref. S.H. 02 C, with the exception of the brickwork which shall be Swarland Autumn Brown Sandface, and the roof tiles which shall be Marley Rivendale.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

2. All screen fencing/walling and means of enclosure to be erected on the site shall be in accordance with the details approved under application ref. 18/01052/DISCON.

[In the interest of amenity and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

18/01011/RELDDEM - Demolition of existing gateway and section of boundary wall - Southview Bottom Green Upper Broughton Nottinghamshire LE14 3BA.

Updates

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee Councillor Tina Combellack (Ward Councillor), addressed the meeting.

DECISION

GRANT PLANNING PERMISSION FOR RELEVANT DEMOLITION OF AN UNLISTED BUILDING IN A CONSERVATION AREA FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. This planning permission relates solely to the details as shown on the submitted plan GA275/03C and only undertaken as part of the implementation of planning permission ref 18/00819/FUL.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

12 Planning Appeals

The report of the Executive Manager - Communities was submitted and noted.

The meeting closed at 8.50 pm.

CHAIRMAN

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Planning Committee

13 September 2018

Planning Applications

Report of the Executive Manager - Communities

PLEASE NOTE:

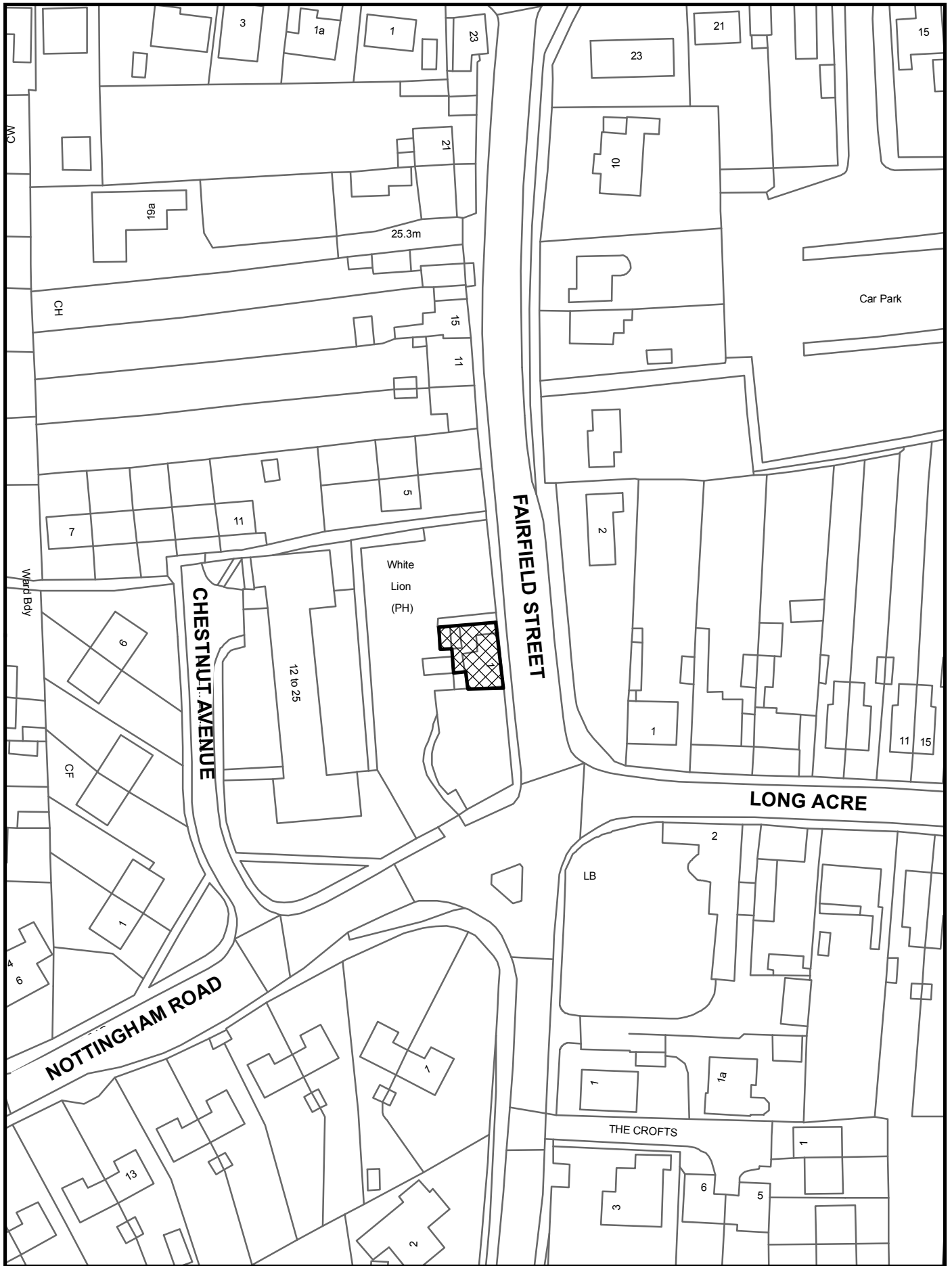
1. Slides relating to the application will be shown where appropriate.
2. Plans illustrating the report are for identification only.
3. Background Papers - the application file for each application is available for public inspection at the Rushcliffe Customer Contact Centre in accordance with the Local Government Act 1972 and relevant planning legislation/Regulations. Copies of the submitted application details are available on the website <http://planningon-line.rushcliffe.gov.uk/online-applications/>. This report is available as part of the Planning Committee Agenda which can be viewed five working days before the meeting at <https://democracy.rushcliffe.gov.uk/ieListMeetings.aspx?Committeeld=140> Once a decision has been taken on a planning application the decision notice is also displayed on the website.
4. Reports to the Planning Committee take into account diversity and Crime and Disorder issues. Where such implications are material they are referred to in the reports, where they are balanced with other material planning considerations.
5. With regard to S17 of the Crime and Disorder Act 1998 the Police have advised they wish to be consulted on the following types of applications: major developments; those attracting significant numbers of the public e.g. public houses, takeaways etc.; ATM machines, new neighbourhood facilities including churches; major alterations to public buildings; significant areas of open space/landscaping or linear paths; form diversification to industrial uses in isolated locations.
6. Where the Planning Committee have power to determine an application but the decision proposed would be contrary to the recommendation of the Executive Manager - Communities, the application may be referred to the Council for decision.
7. The following notes appear on decision notices for full planning permissions:
"When carrying out building works you are advised to use door types and locks conforming to British Standards, together with windows that are performance tested (i.e. to BS 7950 for ground floor and easily accessible windows in homes). You are also advised to consider installing a burglar alarm, as this is the most effective way of protecting against burglary."

If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at <http://www.rushcliffe.gov.uk/planningandbuilding/buildingcontrol>

Application	Address	Page
18/01376/FUL	1 Fairfield Street, Bingham, Nottinghamshire Two storey rear extension and internal alterations to provide additional office B1(a) accommodation with alternative A2/B1(a) use of all units.	15 - 25
Ward	Bingham East	
Recommendation	Planning permission be granted subject to conditions	
18/01035/FUL	5 Roulstone Crescent, East Leake, Nottinghamshire Conversion of bungalow to four bedroom house including replacement of roof, increasing eaves and ridge height with dormer windows to front and rear; rear extension and replacement detached garage (resubmission)	27 - 35
Ward	Leake	
Recommendation	Planning permission be granted subject to conditions	
18/01458/VAR	22 Landcroft Lane, Sutton Bonnington, Nottinghamshire. Vary condition 2 of planning permission 17/02133/FUL to increase number of caravans from 2 to 3.	37 - 45
Ward	Sutton Bonnington	
Recommendation	Planning permission be granted subject to conditions	

Application	Address	Page
<u>18/01419/FUL</u>	31 Asher Lane, Ruddington, Nottinghamshire	47 - 52
	Single storey side and rear extensions	
Ward	Ruddington	
Recommendation	Planning permission be granted subject to conditions	

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Application Number: 18/01376/FUL
1 Fairfield Street, Bingham

scale 1:1000

page 15

Rushcliffe Borough Council - 100019419

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18/01376/FUL

Applicant Mrs H Wells

Location 1 Fairfield Street Bingham Nottinghamshire

Proposal Two storey rear extension and internal alterations to provide additional office B1(a) accommodation with alternative A2/B1(a) use of all units.

Ward Bingham East

THE SITE AND SURROUNDINGS

1. The existing property has a lawful use as a class 'A2' financial and professional services unit (ref: 10/01101/COU) with a planning restriction on the hours of operation to between 08.30 and 17.30 Monday to Friday and 09.00 – 12.00 on Saturdays, with no operation on Sundays.
2. The property is attached to the White Lion Public House which sits on the corner of the main crossroads in the centre of Bingham. The property itself lies just to the north of the crossroads and is of two storey scale with a red brick build, with white render to the front elevation and clay pantiles to the roof. It is noted that there is a historic two storey flat roofed extension to the rear, adjacent the south side of the unit adjoining the White Lion. The property has a small yard to the rear which is largely unmaintained and overgrown, fenced from the adjacent areas with a 1.8m high slatted fence. The site does not have its own parking but it was noted that there are allocated spaces within the adjacent pub car park.
3. The car park serving the public house lies to the west (rear) with the car park entrance to the immediate north of the property allowing public views across the rear of the property when approaching the site from the north. The site itself is situated just outside the Bingham Conservation Area with residential properties to the north, east and west, across the roads/car parks respectively.

DETAILS OF THE PROPOSAL

4. The development under consideration is revised from the original proposal with alterations made to the development including removal of the A1 uses, creation of a small bin store and addition of a more high quality boundary with planting and seating to the north, and most visible boundary of the site. The description of development has been altered accordingly.
5. The proposed extension would be a two storey feature to the west (rear) of the property, extending beyond the existing north (side) elevation of the original premises where set back in the site, up to the northern boundary. The northern element of the extension would have a gabled roof form with eaves at 4.175m, just below the original property, and a ridge set some 0.25m lower than the original property at 5.95m. The more square infill to the centre of the site would have monopitched roofs to each side with eaves to match the

feature it adjoins (either original house or northern gabled extension respectively) with a flat top including one roof light.

6. The development would include ground and first floor windows to the north, south and west elevations, whilst some minor alterations are proposed to the fenestration on the east (front) elevation of the original building, including the removal of one small central window and the replacement of the southern side ground floor units door and main window to be more in keeping with the north side layout and proportions.
7. The works propose to create 6 better proportioned units on the site with both A2 and B1 office uses. The works would also involve the creation of a small bin store and a new 0.9m tall boundary wall and planter to the north side of the site. A replacement 1.8m hit and miss fence is proposed to the west.

SITE HISTORY

8. Application 10/01101/COU - Change of use to A2 (Financial and Professional Services) – PERMITTED. This permission has been implemented and represents the current ongoing use of the site. Prior to this the site had permission in 2008 (ref: 08/00458/FUL) for a use class A5 hot food takeaway that was never implemented, with uses before this of an A1 retail nature of development.

REPRESENTATIONS

Ward Councillor(s)

9. One Ward Councillor (Cllr Hull) has declared a non-pecuniary interest in the application.

Town/Parish Council

10. Bingham Town Council discussed the application at its meeting of the 10 July 2018 and had no objection to the plans.

Statutory and Other Consultees

11. Nottinghamshire County Council as Highways Authority raised no objection to the proposal. They noted the block plans indicated parking was available in the adjacent car park, although outside the red line. They also noted that on street parking in the locality was controlled by a traffic regulation order.
12. The Borough Council's Waste and Recycling Officer provided comments following the addition of the bin store. The officer commented the bin store would seem to provide space for one general waste bin and one recycling bin. The officer noted that this would be appropriate for one unit but that if 2 units/companies or more occupy the building then there would not seem enough provision.
13. The officer then clarified further that each floor has a kitchen with the offices likely to generate recyclable wastes. The Officer commented that if the offices agree to share facilities then he could see no reason why this should cause issues in terms of refuse provision.

14. The Borough Council's Conservation and Design Officer raises no objections but makes a number of comments. The Officer notes that the boundary of the Bingham Conservation Area runs along the rear boundary of the shallow plot of the property on the opposite side of Fairfield Street. As such the site is in reasonable proximity to the Bingham Conservation Area but is well outside of its boundary. The Officer also raises queries over bin storage and possible plant in the form of air conditioning units.
15. The Officer comments that the pitched roof range would be situated north of the gable end of the main frontage range, leaving a section of its own gable end visible in true elevation from Fairfield Street. It was not considered that this arrangement would represent a poor design arrangement, however some elements of the fenestration become slightly contrived where raised to 1.7m above floor.
16. Beyond that observation the Officer was of the view that the design and appearance of the proposal in itself would be well designed and would not represent an intrusive or unattractive feature in approaches to the nearby conservation area and would not harm the setting of the conservation area. The Officer did, however, suggest a materials condition to ensure brickwork and roof tiles do represent a reasonable match with the existing exposed brick on the north facing gable.

Local Residents and the General Public

17. No representations were received.

PLANNING POLICY

18. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy and the five saved policies of the Rushcliffe Borough Local Plan 1996. None of the five saved policies are applicable to this proposal. The publication version Local Plan Part 2: Land and Planning Policies (LPP2) is also a material consideration, although the policies within this emerging document currently carry very limited weight as they are yet to be subject of an examination. Other material considerations include the National Planning Policy Framework (NPPF) (Revised 2018), the National Planning Practice Guidance (NPPG) and the Rushcliffe Borough Non Statutory Replacement Local Plan (NSRLP) (2006).
19. Any decision should therefore be taken in accordance with the Core Strategy, the NPPF and NPPG, policies contained within the NSRLP where they are consistent with or amplify the aims and objectives of the Framework, together with other material planning considerations including the emerging LPP2.

Relevant National Planning Policies and Guidance

20. The NPPF includes a presumption in favour of sustainable development. Local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. In assessing and determining development proposals, local planning authorities should apply the

presumption in favour of sustainable development. Decision-makers at every level should seek to approve applications for sustainable development where possible.

21. Section 6 - 'Building a Strong and Competitive Economy' states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.
22. Section 9 - 'Promoting Sustainable Transport' states that it should be ensured that safe and suitable access to the site can be secured for all users, going on to identify in paragraph 109 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
23. Section 12 - 'Achieving Well Design Spaces' states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 states that planning policies and decisions should ensure that developments, inter alia:
 - a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

Relevant Local Planning Policies and Guidance

24. The following Policies of the Rushcliffe Local Plan Part 1 - Core Strategy are particularly pertinent to the consideration of this application:
 - Policy 1 – Presumption in Favour of Sustainable Development
 - Policy 5 – Employment Provision and Economic Development
 - Policy 10 – Design and Enhancing Local Identity
25. Policy 1 states that the Borough Council will take a positive and proactive approach to planning decision making that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

26. Policy 5 states that proposals for development, which generate employment in sectors including retail, health and civic/science-based institutions will be considered favourably where they are considered to comply with other sustainable development objectives. It is important to recognise that jobs created outside of the traditional employment uses of offices, manufacturing and warehousing will assist in sustaining a strong and flexible economy.
27. Policy 10 states that all new development must have regard to the local context including valued landscape/townscape characteristics, and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings. Policy 11 then sets out how proposals will be supported where the historic environment is conserved and/or enhanced in line with their interest and significance.
28. The following Policies within the Non-Statutory Local Plan are relevant to this application:
- GP1 - Delivering Sustainable Development
 - GP2 - Design and Amenity Criteria
29. Policy GP1 sets out the principles of sustainable development whilst policy GP2 states that planning permission for new development, changes of use, conversions or extensions will be granted provided that the scale, density, height, massing, design, layout and materials of proposals are sympathetic to the character and appearance of neighbouring buildings and the surrounding area; that they do not lead to an over-intensive form of development; and that they are not overbearing in relation to neighbouring properties, and do not lead to undue overshadowing or loss of privacy.
30. The following Policy from the emerging Rushcliffe Local Plan Part 2 – Land and Planning Policies is particularly pertinent to the consideration of this application:
- Policy 25 – Development within District Centres and Local Centres
31. Policy 25 states that main town centre uses (retail, office, entertainment, cultural and leisure) will be permitted within the District Centres and Local Centres, as defined within the policies map, provided they are designed at a scale and character which reflects the role, function and distinctive qualities of the centre. Any development that would harm the vitality and viability of a defined centre will not be permitted.

APPRAISAL

32. The most pertinent material planning considerations in the determination of this application are whether the development would have any impact on the amenity of neighbours or the wider area and whether the development would have any impact on the character and appearance of the area. Parking, storage and location must also be considered in the balance, as well as wider sustainability objectives and benefits of the scheme.
33. As identified in the LPP2 policies map the site lies outside the primary and secondary retail frontages of Bingham, but still within the identified district centre. This location is, therefore, considered to be a sustainable one in

which economic growth of an appropriate form should be supported in principle, with good transport and servicing links. The principle of the expansion of the unit is, therefore, considered acceptable.

34. The proposed uses within the building would be A2 – financial and professional services and B1(a) offices. Both uses can be considered as less intrusive employment and retail operations, given the bounds of the identified use classes. The closest neighbour to the site is the adjacent public house which is considered to represent a much more active use, whilst residential properties lie to the north, east and west across the pub carpark and Fairfield Street. These properties lie at least 20m from the site, and given the proposed uses, the development would not be considered to raise any amenity concerns through the increased intensity of use on the site.
35. The existing use is limited to operating between the hours of 08.30 and 17.30 Monday to Friday and 09.00 to 12.00 on Saturdays with no working Sundays or bank holidays. There is no request to extend the approved hours of operation and as such it is considered sensible to restrict the proposed use to similar hours in the interests of the amenity of surrounding residents.
36. There are a number of external plant units labelled on the submitted drawings as ‘if required’. In the absence of any further information it is considered sensible to condition the submission of any details prior to any external plant being installed on site. Furthermore the proposed A2 and B1(a) uses would not likely generate any notable delivery requirements whilst waste would be collected as existing for which no concerns have been raised in terms of impact on neighbouring amenities. As such it is not considered necessary to condition such controls.
37. The scale, massing and layout of the development would not raise any direct amenity concerns in the form of overlooking, overshadowing or overbearing issues given the distance to surrounding residential sites and two storey scale as proposed.
38. In regards to design, the development would be notable in size and visible on approaches from the north and when in the car park to the west. The northern flank of the design would be more traditional in form with a red brick and clay tile finish and gabled design, with the development seeking to be subservient to the original roadside frontage with the lower eaves and ridge heights and set back beyond the rear of the original building.
39. The central block with its screened flat roof would have more limited visibility, with the section visible to the north to be finished with glazing and black tinted glass to provide a more modern ‘link’ style addition where it connects the original building with the more traditional gabled northern extension. This approach is considered reasonable and appropriate to the location. The section visible to the west from the car park would retain a traditional brick finish but would not be considered to represent a poor design or finish given the size and layout of the site.
40. A new high quality boundary wall with seat and raised planter is proposed to the northern side of the plot where access to the rear elements of the building would be provided. This would be a positive addition to the area. Furthermore the alterations to the shop frontage would seem sensitive to the building and

appropriate. Reference to a further 1.5m boundary fence as noted by the conservation and design officer has been removed, whilst the section of 1.8m hit and miss fence to the west would be as existing and not raise any concerns.

41. The Conservation and Design Officer has confirmed the site is located outside of the conservation area and that the development would not harm the setting of the Bingham Conservation Area. Amendments to the design since receipt of the officer's comments have altered the north facing windows to a more traditional size and layout, improving the design and finish of the scheme.
42. The architect has further clarified the building would not include additional architectural embellishments, given the simple form and finish of the original building. This would seem a reasonable approach to the matter with the architect seeking a high quality external brick finish. As such I would agree with the Conservation and Design Officer's comments regarding the submission of details for materials to ensure the quality of the scheme. Subject to the above it is concluded that the development would represent a positive design that would be sympathetic to its surroundings and subservient to the host property.
43. In regards to highways and parking, it is noted that there is no existing provision within the site, but that the units appear to have allocated parking in the adjacent car park which is likely subject to a separate legal agreement with the landowner. The site is located in a sustainable location in the centre of Bingham which benefits from good bus and train links. Furthermore the comments of NCC Highways are noted in that the local roads are controlled by a traffic regulation order so on street parking would be limited. As such they raise no objection. In light of these comments, and when considering the sustainability of the location, it is not considered that any objection or refusal on highway safety grounds could be sustained.
44. The limited bin storage is noted. Given this, the comments of the Waste and Recycling Officer were sought. The applicant has confirmed that prospective tenants would all utilise the shared storage area and that is how the existing site operates. On the basis of the information and comments provided, it is considered that the proposed bin storage would be appropriate, and that further storage could be provided to the rear of the site in the maintenance access if required.
45. The proposed alterations to the signage are noted. These may require separate advertisement consent and an appropriate note to applicant to advise of this is considered appropriate.
46. In conclusion it is considered that the proposed extensions and alterations would be sympathetic to the character and appearance of the existing property, the neighbouring properties and the surrounding area, and would not lead to undue harm to the residential amenity of the adjacent neighbours. Sufficient servicing space would also be retained and no significant highways issues have been raised. Therefore, the proposal would be in accordance with the development plan for Rushcliffe with no material considerations arising to outweigh the presumption in favour of sustainable development.

47. This application was subject to pre-application discussions. Further negotiations and revisions through the course of the application have sought to address impacts identified by officers which has resulted in a recommendation to grant planning permission.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Proposed Plans and Elevations - 17-43-P03 - Rev.E
Block Plan - 17-43-P02 - Rev.A

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

3. The development hereby permitted shall not progress beyond foundation level until details of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

4. Prior to the installation of any externally mounted plant or equipment (e.g. air conditioning, extraction, heating units, etc.) or any internally mounted equipment which vents externally, the noise levels along with details of the intended positioning of the features in relation to the development, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details. If this information is inconclusive or not complete then the applicant will be required to undertake a full noise assessment in accordance with BS 4142:2014: Methods for rating and assessing industrial and commercial sound. This report will need to make it clear that the plant/equipment is capable of operating without causing a noise impact on neighbouring properties.

[To protect the amenities of neighbouring residential properties and to comply with policies GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

5. The premises shall only be used for the use hereby permitted between the hours of:

08.30 - 17.30 Monday to Friday;

09.00 to 12.00 Saturdays;

No working on Sundays or Bank Holidays.

[To protect the amenities of neighbouring residential properties and to comply with policies GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

NOTES TO APPLICANT

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

The owner of the neighbouring property claims that there is a legal right of access to your ground in order to maintain that property. You may wish to seek legal advice as to whether that is the case. This grant of planning permission does not override or supersede any such right.

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

This Authority is charging for the discharge of conditions in accordance with revised fee regulations which came into force on 6 April 2008. Application forms to discharge conditions can be found on the Rushcliffe Borough Council website.

The alterations to the advertisements as indicated on the proposed plans have not been subject to consideration under this planning application. Such alterations may require separate advertisement consent.

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Application Number: 18/01035/FUL
5 Roulstone Crescent, East Leake

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18/01035/FUL

Applicant Mr Chris O'Grady

Location 5 Roulstone Crescent East Leake Nottinghamshire LE12 6JL

Proposal Conversion of bungalow to four bedroom house including replacement of roof, increasing eaves and ridge height with dormer windows to front and rear; rear extension and replacement detached garage (resubmission)

Ward Leake

THE SITE AND SURROUNDINGS

1. The application site relates to a detached 1970's bungalow within the built up area of East Leake. The building is constructed in pale buff brick with grey interlocking concrete roof tiles. The existing bungalow is sited between a two storey detached hipped roof property to the north and a bungalow to the south, which has been partially converted into a 1.5 storey property. The properties immediately opposite consist of a row of two storey detached houses with hipped roofs. The rear garden backs on to the rear gardens of properties that front Gotham Road to the west. The surrounding area is defined by a mix of single storey bungalows and two storey detached houses all constructed in typical 1970s style with a mix of pale buff brick, sections of render and hanging tile with shallow pitched roofs.

DETAILS OF THE PROPOSAL

2. The application seeks planning permission for the conversion and extension of an existing bungalow to form a four bedroom property with dormer windows to the front elevation to provide first floor accommodation. The application also includes the removal and replacement of an existing detached garage with a more substantial structure. The application is a resubmission of a previously withdrawn scheme.
3. The height of the eaves is proposed to increase by 1.1m to 3.4m and the height of the ridge by 2.2m to 7.3m. The proposal would introduce three dormer windows to the front elevation roof slope, and one obscure glazed dormer window to the rear elevation roof slope, set between two roof lights. The proposed extensions include a 2m deep extension spanning the rear elevation. The proposed replacement garage is to have a pitched roof to a height of 2.1m to the eaves and 3.68m to the ridge.

SITE HISTORY

4. Application 18/00328/FUL - Convert bungalow into two storey dwelling with front and rear extensions, loft conversion, and garage to side. This application was withdrawn following concerns raised by neighbours, Ward Members and Officers.

REPRESENTATIONS

Ward Councillor(s)

5. The Ward Councillor (Cllr Males) objects to the application stating that it is too large for the site, not in keeping with the other dwellings in the area and is an over intensive form of development.

Town/Parish Council

6. East Leake Parish Council objects to the application on grounds that it is over intensive and not in keeping with the rest of the houses on the road. There is also concern that it will result in the loss of a needed bungalow to the housing stock and that it will increase pressure for on street parking on a narrow road.

Statutory and Other Consultees

7. No statutory consultees are required to be consulted for this application. No comments have therefore been received.

Local Residents and the General Public

8. Three written representations objecting to the proposals have been received from three neighbouring residential properties raising the following concerns:
 - a. Loss of light.
 - b. Increased overlooking.
 - c. The design is considered to be out of keeping with the rest of the street.
 - d. Increased on street parking pressures.
 - e. Over intensive form of development.
 - f. Loss of needed bungalow to housing stock.

PLANNING POLICY

9. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy and the 5 saved policies of the Rushcliffe Borough Local Plan 1996. The East Leake Neighbourhood plan also forms part of the development plan for the purposes of considering applications in East Leake. Other material planning considerations include the National Planning Policy Framework (NPPF), the Rushcliffe Borough Non-Statutory Replacement Local Plan (2006) and the Rushcliffe Borough Residential Design Guide (2009).

Relevant National Planning Policies and Guidance

10. The relevant national policy considerations for this proposal are those contained within the National Planning Policy Framework (NPPF) and the

proposal should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF. The proposal should be considered under section 12 of the NPPF in terms of promoting good design, particularly the criteria outlined in paragraph 127 of the NPPF. Development should function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development. In line with NPPF paragraph 130, 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.

Relevant Local Planning Policies and Guidance

11. Policy 1 of the Core Strategy sets out the need for a positive and proactive approach to planning decision making that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The proposal should be considered under Core Strategy Policy 10 (Design and Enhancing Local Identity). Development should make a positive contribution to the public realm and sense of place, and should have regard to the local context and reinforce local characteristics. Development should be assessed in terms of the criteria listed under section 2 of Policy 10, and of particular relevance to this application are; 2(b) whereby development should be assessed in terms of its impacts on neighbouring amenity; 2(f) in terms of its massing, scale and proportion; and 2(g) in terms of assessing the proposed materials, architectural style and detailing.
12. None of the five saved policies from the 1996 Local Plan apply to this application.
13. Whilst not a statutory document, the policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan should be given weight as a material consideration in decision making. The proposal falls to be considered under the criteria of Policy GP2 (Design and Amenity Criteria) of the Rushcliffe Non-Statutory Replacement Local Plan. Of particular relevance is GP2(d) whereby development should not have an overbearing impact on neighbouring properties, nor lead to a loss of amenity. The scale, density, height, massing, design and layout of the proposal all need to be carefully considered, and should not lead to an over-intensive form of development.
14. The Residential Design Guide (2009) is a material consideration in determining applications. This implies that the style and design of any extension should respect that of the original dwelling and should not dominate over it. Extensions should be designed so that they are not readily perceived as merely 'add-ons' to the original building and therefore scale, proportion, and roof form are key considerations.
15. The East Leake Neighbourhood Plan (ELNP) was adopted on 19th November 2015 which focuses on new housing developments (mix and location) in respect of residential development. There are no specific policies within the ELNP that are relevant in the determination of this application.

APPRAISAL

16. The site is located within the built up area of the village and proposes extensions and alterations to an existing residential property. There is no

objection raised to the principle of development. The key considerations are, therefore, the design, scale and appearance and the impact on the character of the area and the amenity of neighbouring residential properties.

17. Objections have been received on grounds that the proposal would result in the loss of a bungalow to the housing stock. There are no specific local or national planning policies that restrict the principle of conversion of bungalows to form two storey properties in response to concerns over housing need. Should the proposal to convert a bungalow comply with other aspects of the development plan, in terms of design and amenity considerations, it is not considered that a reason to refuse the application on grounds of principle could be reasonably substantiated.
18. Concerns have been raised by a Ward Councillor, the Parish Council and residents that the design of the building would be out of keeping with the surrounding properties. The surrounding area is defined by a mix of bungalows and two storey properties which are of typical post-war suburban style constructed in buff pale brick, with the use of sections of render and tile hanging and shallow pitched roofs. It is not considered that the character of the area or the street scene is of any particular defining character or quality to which the proposal would cause harm or loss to this character or appear wholly out of character.
19. The height and scale of the building would be increased; however, the submitted plans indicate that the ridge height would be no greater than the two storey property to the north. The building line would also be maintained as the proposal would not extend beyond the existing front wall. Objections have been raised on grounds that the extension would amount to an over intensive form of development. Taking into account the additional 2m extension to the footprint at the rear of the property, the size of the extended dwelling is commensurate to the size of the plot with the rear garden retaining a central depth of 10.5m, increasing to 12m on the northern boundary. The total size of the garden space (rear and side) amounts to 132 square meters which is greater than the proportions recommended within the Rushcliffe Residential Design Guide. It is therefore considered that an objection to the proposal on grounds of over development could not be reasonably justified.
20. Objections have been received from surrounding residential properties on grounds of harm to amenity through increased overlooking and overshadowing. The proposal would introduce rooms within the first floor roof space with dormer windows to the front elevation overlooking the street. The rear elevation would contain one dormer window to serve a bathroom which is to be obscure glazed, and two small roof lights to serve the secondary bedrooms. With regards to the first floor dormer windows to the front elevation, it is not considered that any additional unacceptable overlooking towards the public facing elevations of adjacent properties would occur. There is a 23m distance between the front elevation of the application property and the front elevation of the property directly opposite at no. 10 Roulestone Crescent. Furthermore, the first floor windows would serve bedrooms rather than living rooms and, therefore, the prospect of overlooking is likely to be limited, and would not amount to unacceptable harm to the amenity of other residential properties within the street. There are no windows proposed to either side elevation. In the interests of retaining control over any future development in order to protect the amenity of properties to

the rear, it is proposed to remove permitted development rights for alterations to the roof in order to prevent the insertion of dormer windows in the rear elevation following completion of the proposed development.

21. In considering the impact on the properties to the rear along Gotham Road, in terms of overlooking, the first floor openings have been designed to ensure that the prospect and perception of overlooking is minimised through the use of only one dormer window to serve the bathroom, which is to be obscure glazed, and the use of small roof lights to serve the rear bedrooms, which the angle and height would not allow for uninterrupted views or unacceptable overlooking or loss of privacy to the rear.
22. In terms of overshadowing, overbearing and loss of light, the building is positioned between nos. 3 and 5 Roulesone Crescent. Owing to the trajectory of the sun east to west, it is not considered that the additional height and mass of the building proposed would cause unacceptable overshadowing to the garden area of the property to the north, particularly as the rear elevation as proposed would not extend beyond the rear wall of no. 7 Roulestone Crescent and therefore the rear garden area of the neighbouring property remaining relatively open to the southern boundary. It is not considered that the height of the building proposed would appear overbearing to any of the neighbouring properties as sufficient space around the dwelling would be retained, and the massing of the first floor extension being limited to that of a 1.5 storey dwelling.
23. Negotiations through the course of the application have secured a revision to the roof form of the replacement garage so that the gable end is front facing so that the roof slope falls to the southern boundary, and as such the height is less overbearing. It is not considered due to its position north of the boundary shared with no. 2 Roulestone Crescent, that any overshadowing or loss of light would occur.
24. Objections have been received on grounds that the increased size of the dwelling would result in additional on street parking pressures on a road which is relatively narrow in width. The existing property provides off street parking for at least two cars to the side of the property (2.8m in width). The application includes the surfacing of an additional area of the front garden to provide an additional parking space. The proposal would therefore provide parking for at least three cars, with additional space provided within the detached garage. It is, therefore, considered that the amount of off street parking proposed is commensurate to the size of the property so as to minimise the potential for further on street parking.
25. In conclusion, it is considered that the proposal would not represent an incongruous or discordant feature within the street scene as the scale and form relates well to other properties within the locality and, therefore, would respect the otherwise non-distinctive character and appearance of the area.
26. Whilst it is acknowledged that the proposal represents a notable increase in the size of the existing property, it is considered that the proposed size of the building is proportionate to the size of the plot and the surrounding group of buildings.

27. It is not considered that the proposed increase in scale and mass of the building would unduly impact on the residential amenity of neighbouring properties to an extent that would be sufficient to substantiate a robust reason to refuse the application and accordingly does not conflict with Policy 10 of the Core Strategy, GP2 of the Non-Statutory Replacement Local Plan and the Rushcliffe Residential Design Guide Supplementary Planning Document.
28. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and to respond to concerns raised in letters of representation submitted in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and the recommendation to grant planning permission.

RECOMMENDATION

It is **RECOMMENDED** that planning permission be granted subject to the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].
2. The development hereby permitted shall be carried out in accordance with the plans ref. 17003-05C and 17003-09A received on 3rd July 2018 and 17003-06B, 17003-07B, 17003-08 and 17003-01 all received on 3rd May 2018.

[For the avoidance of doubt and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]
3. The external materials and finishes shall be as specified within the submitted application and as shown on the approved drawings to match the existing external elevations.

[For the avoidance of doubt and to ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]
4. The first floor dormer window in the west elevation to serve the bathroom of the proposed development shall be permanently obscured to Group 5 level of privacy or equivalent. Thereafter, the window shall be retained to this specification.

[To ensure a satisfactory development in the interests of amenity and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no additional windows, doors or openings of any kind shall be formed in the east elevation(s) at upper floor levels of the approved development without the prior written approval of the Borough Council.

[To safeguard the reasonable residential amenities of adjoining properties and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

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Application Number: 18/01458/FUL
22 Landcroft Lane, Sutton Bonington

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18/01458/VAR

Applicant Mr Felix Connors

Location 22 Landcroft Lane, Sutton Bonington, Nottinghamshire

Proposal Vary condition 2 of planning permission 17/02133/FUL to increase number of caravans from 2 to 3

Ward Sutton Bonington

THE SITE AND SURROUNDINGS

1. The application relates to a single family traveller site situated approximately half a mile to the east of the Sutton Bonington University Campus and approximately a mile from the main settlement of Sutton Bonington. The site is situated on the south side of Landcroft Lane, with a long ribbon of predominantly detached properties running along the opposite (north) side of this road. The site formerly comprised of a paddock before being settled by the traveller family.
2. The site consists of an area of hardstanding accommodating a static mobile home positioned to the west side of the site and a touring caravan to the southern edge of the site. The current area of hardstanding was approved under application 17/02133/FUL. There is a paddock immediately to the rear of the site. There is a residential property to the east at 24 Landcroft Lane and a vacant plot to the west at 20 Landcroft Lane with outline planning permission for the erection of a dwelling (16/00330/OUT). There is dense tree screening to either side boundary with a high hedgerow along the front boundary.

DETAILS OF THE PROPOSAL

3. Condition 2 of approved application 17/02133/FUL states, *"No more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than 1 shall be a static caravan or mobile home) shall be stationed at any time within the curtilage of 22 Landcroft Lane, comprising of the areas edged red and blue on the Ordnance Survey location Map submitted with the application"*.
4. The current application seeks to vary this condition to increase the number of caravans on the site from 2 to 3.

SITE HISTORY

5. An application for two caravans and associated hardstanding, fence, shed and utility building for a gypsy/traveller family was refused in 2008 (planning ref: 07/01956/COU). A subsequent appeal against the refusal of permission was allowed (appeal ref: APP/P03040/A/08/2070387). Condition 1 of this appeal stipulated that no more than two caravans shall be stationed on the site at any one time, of which no more than 1 should be a static caravan.

6. Following enforcement investigations into an alleged enlargement of the site and the siting of an additional caravan, a retrospective planning application was submitted (ref: 12/00624/FUL) seeking permission for use of land for the siting of an additional caravan (3 total) for single gypsy family, with associated hardcore. Permission was refused in July 2012 and an enforcement notice was served in the same month in respect of the unauthorised development. The area of hardstanding referred to in the enforcement notice was larger than the area for which planning permission was sought.
7. The refusal of planning permission and enforcement notice referred to in paragraph 6 were the subject of appeals to the Planning Inspectorate, which were dealt with as a conjoined appeal. The enforcement case related to a southern extension to the area of hardcore approved under 07/01956/COU by between approximately 10.6 and 17.3 metres as measured along the west and east boundaries respectively. This element of the appeal (Appeal A) was dismissed and the enforcement notice was upheld, the Inspector taking the view that the development represented an unduly large extension of the site.
8. The planning application sought retrospective permission to retain a smaller area of hardstanding to the south of the site, equating to an area of between approximately 7 and 14.5 metres in depth along the west and east boundaries of the site respectively. This element (Appeal B) was allowed at appeal on a temporary and personal basis, for a period of three years or until the applicant ceased to occupy the land, whichever was the shorter. Condition 6 of this permission stated that no more than 1 caravan shall be sited within the application site (as outlined in red). The remaining section of hardcore, measuring between 3.6 and 2.8 metres in depth, was removed following the dismissal of the appeal against the enforcement notice.
9. An application was submitted in June 2017 to vary conditions 1 and 2 of the permission allowed at appeal to make the permission permanent rather than for a temporary 3 year period. However, this application was submitted after the 3 year temporary permission (allowed at appeal) had lapsed and was, therefore, invalid.
10. A subsequent full planning application was submitted in 2017 to retain the area of hardstanding allowed on appeal on a permanent basis. The application was approved under planning reference 17/02133/FUL. This permission limited the number of caravans within the whole site to two of which no more than one shall be a static caravan.

REPRESENTATIONS

Ward Councillor(s)

11. The Ward Councillor (Cllr Brown) objects to the proposal, commenting that it would result in over-development and that the applicant has still not complied with the conditions of the previous application i.e. the hedging between the hard standing and paddock area.

Town/Parish Council

12. Sutton Bonington Parish Council object, commenting “*Over intensive development of the site.*”

Statutory and Other Consultees

13. Nottinghamshire County Council as Highway Authority do not wish to raise an objection on the basis that the additional traffic generated by the proposed development would have a minimal impact on flows/safety along Landcroft Lane.
14. The Environmental Health Officer have no environmental health comments/objections.

Local Residents and the General Public

15. Two letters of objection have been received from local residents and the general public with the comments summarised as follows:
 - a. The further expansion of the site is contrary to the views of the Inspectorate on the last appeal.
 - b. The intention for the site appears to be commercial rather than residential.
 - c. Concerns regarding commercial waste.
 - d. The increase in commercial traffic would be unacceptable.
 - e. The encroachment into the meadow could create a precedent.
 - f. Play equipment is sited on the meadow and could encroach further.
 - g. Pre-existing planning conditions appear to be ignored.
 - h. Not in keeping with the area.
 - i. Object to the form of development and disregard to planning consent and to neighbours, concerns over compliance with conditions.
16. One resident made comments indicating they were neither objecting to or supporting the application, with the comments summarised as follows:
 - a. Concern regarding the non-compliance with previous conditions and those quoted in revised application.
 - b. Accept that a mobile could be easily accommodated without being overly intrusive, however without the establishment of the hedge line between the hard standing and field there are concerns that further incursion into the open countryside may occur.

- c. Permission should be given on a temporary basis until such time all the planning conditions have been complied with, this should be time limited to allow the conditions to be monitored and revoked if not complied with

PLANNING POLICY

17. The Development Plan for Rushcliffe consists of the 5 saved policies of the Rushcliffe Borough Local Plan (1996), the Rushcliffe Local Plan Part 1: Core Strategy.
18. Other material considerations include the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and the Rushcliffe Borough Non-Statutory Replacement Local Plan (2006).
19. Any decision should therefore be taken in accordance with the Rushcliffe Core Strategy, the Neighbourhood Plan, the NPPF and NPPG and policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan where they are consistent with or amplify the aims and objectives of the Core Strategy and Framework, together with other material planning considerations.

Relevant National Planning Policies and Guidance

20. The proposal falls to be considered under the National Planning Policy Framework (NPPF) and should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF. The proposal falls to be considered under section 12 of the NPPF (Achieving well-designed places) and it should be ensured that the development satisfies the criteria outlined under paragraph 127 of the NPPF. Development should function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development. In line with paragraph 130 of the NPPF, 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.
21. The document Planning Policy for Traveller Sites (2015) outlines the Governments planning policy relating to accommodating Gypsy and Traveller needs. Policy A requires Local Planning Authorities to use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions. Policy C states that in rural settings, Local Planning Authorities should ensure that the scale of such sites does not dominate the nearest settled community.

Relevant Local Planning Policies and Guidance

22. Policy 1 of The Rushcliffe Local Plan Part 1: Core Strategy sets out that a positive and proactive approach to planning decision making should be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The proposal falls to be considered under Core Strategy Policy 10 (Design and Enhancing Local Identity). Development should make a positive contribution to the public realm and sense of place, and should have regard to the local context and reinforce local characteristics. The proposal falls to be considered under Core

Strategy Policy 9 (Gypsies, Travellers and Travelling Show People). Outside of existing settlements or Sustainable Urban Extensions, the policy states that planning permission shall be granted where certain criteria are met including (but not limited to) where the proposal does not conflict with issues such as flood risk, contamination, landscape character, protection of the natural, built and historic environment or agricultural land quality.

23. Whilst not a statutory document, the policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan should be given weight as a material consideration in decision making. The proposal falls to be considered under the criteria of Policy GP2 (Design and Amenity Criteria) of the Rushcliffe Non-Statutory Replacement Local Plan, specifically GP2d, whereby development should not have an overbearing impact on neighbouring properties, nor lead to a loss of amenity. The scale, density, height, massing, design and layout of the proposal all need to be carefully considered, and should not lead to an over-intensive form of development.
24. Policy HOU12 (Gypsies and Travellers) sets out that planning permission will be granted for both permanent and transit traveller sites where, inter alia, the proposal would have good access to services and facilities; there would be good access to suitable roads without detriment to highway safety or traffic; and providing that the proposal would not detract from the amenity of nearby residential development. The proposal falls to be considered under Policy EN19 (Impact on the Green Belt and Open Countryside) and EN20 (Protection of Open Countryside), particularly ensuring that there would be no significant adverse impact upon the open nature of the open countryside, or upon important buildings, landscape features or views.

APPRAISAL

25. The application seeks to vary condition 2 of the previous permission to allow siting of an additional tourer caravan on the site. The main consideration is the impact of the proposal on the character of the open countryside and the amenities of the surrounding area.
26. 22 Landcroft Lane and the extent of the authorised site benefit from permanent use as a traveller site through previously approved applications. The principle of the land use and the extent of the existing area of hardstanding are not, therefore, under consideration. It remains that the site is used for residential purposes and the caravans, other domestic structures and vehicles are all used in connection with a single family unit.
27. The site is situated within a sporadic cluster of properties along Landcroft Lane rather than an isolated rural location. In the previous application it was considered that the approved area of hardstanding would be tantamount to a minor rounding of the site relative to the adjacent neighbours. There would be no extension of this hardstanding as a result of the current variation of conditions application. The proposed additional caravan would not result in an extension of the built up area or any further incursion into the open countryside.

28. In considering the impact upon the open countryside, there is currently a touring caravan stationed to the southern edge of the site, situated on the extended area of hardstanding approved under application 17/02133/FUL. This is the most visually prominent part of the site from the adjacent open countryside to the south. The layout plans show that the additional caravan would be stationed well within the site to the east of the existing static caravan, thereby limiting its prominence from the open countryside to the south. However, there is no condition or limitation on where the touring caravan(s) can be stationed within the site, only the total number that are permitted to be on site.
29. The site benefits from a high conifer screening along the side boundary with 24 Landcroft Lane which acts to completely screen the site from this neighbour. There is also a high hedgerow along the front boundary and a row of conifers along part of the side boundary with 20 Landcroft Lane, all of which act to screen the site from the street scene and the surrounding area.
30. In considering the cumulative impact of a second touring caravan in addition to the authorised static and touring caravan, it is not considered that the development would result in an 'urbanising effect' or an over-intensive use of the site. The needs of the family who occupy the site were set out in the previous application and it is not considered that the siting of an additional touring caravan would be disproportionate to their needs. The occupation of the site is limited to Mr Felix Connors and his resident dependents through condition 5 of the host application.
31. The concerns regarding the potential for commercial activities are noted. Condition 7 of the previous application prohibits the carrying out of commercial activities on the land including the storage of materials, thereby preventing the use of the proposed additional caravan for commercial purposes. Any breach of this condition would be subject to separate enforcement action.
32. The additional touring caravan is for the needs of the existing family and, therefore, the development would not result in materially greater volumes of traffic. The Highway Authority does not object to the proposal on the basis that the traffic generated by the proposed development would have a minimal impact upon traffic flows and highway safety on Landcroft Lane.
33. In considering Policy C of Planning Policy for Traveller Sites (2015), it is not considered that the scale of the proposal would dominate the adjacent settled community. The touring caravan would be for the sole needs of the Connors family. It is not considered that the development would be harmful to the character and appearance of the area or the open countryside.
34. The application was not the subject of pre-application discussions. The scheme, however, is considered acceptable and no discussions or negotiations with the applicant or agent were considered necessary, resulting in a recommendation to grant planning permission.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to the following condition(s)

1. No more than three caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than 1 shall be a static caravan or mobile home) shall be stationed at any time within the curtilage of 22 Landcroft Lane, comprising of the areas edged red and blue on the Ordnance Survey location Map submitted with the application.

[It is not considered that the site possesses sufficient amenities or is otherwise suitable to accommodate an additional independent unit of accommodation and also to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

2. The extent of the site permitted shall be maintained in accordance with the Site Layout Plan received on 12 June 2018.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

3. The extended site area shall only be used for purposes ancillary to the existing traveller site at 22 Landcroft Lane.

[To protect the amenities of the area and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

4. The occupation of the site hereby permitted shall be carried on only by Mr Felix Connors and his resident dependents.

[It is not considered that the site possesses sufficient amenities or is otherwise suitable to accommodate an additional independent unit of accommodation and also to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

5. Within three months of the date of this decision, a detailed landscaping scheme for the rear boundary of the site shall be submitted for the approval of the Borough Council. The approved scheme shall be carried out in the first tree planting season following the approval of the landscaping scheme by the Borough Council. Any trees or plants which within a period of 5 years from the date of the decision die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Borough Council gives written consent to any variation.

[In the interests of the visual amenities of the surrounding area and to comply with policy EN13 (Landscaping Schemes) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

6. No commercial activities shall take place on the land, including the storage of materials.

[To protect the amenities of the area and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

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Application Number: 18/01419/FUL
31 Asher Lane, Ruddington

scale 1:1000

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18/01419/FUL

Applicant Mr Jim Wilson

Location 31 Asher Lane Ruddington Nottinghamshire NG11 6HS

Proposal Single storey side and rear extensions.

Ward Ruddington

THE SITE AND SURROUNDINGS

1. The application relates to a two storey semi-detached dwelling situated within a row of similar properties on the south side of Asher Lane, within a residential area to the south of the village centre. The dwelling is faced in brick with pebbledash render to the first floor and a slate pitched roof. There is a circa 8 metre deep front garden and a circa 22 metre deep rear garden. A driveway runs along the side of the property leading to a detached rear garage. There is a detached outbuilding to the rear of the property, the structure is shared with the adjoining neighbour with the boundary running through the centre of the building.

DETAILS OF THE PROPOSAL

2. The application seeks planning permission for a single storey side and rear extension that would wrap around the rear corner of the dwelling. The side extension element would project 2.6 metres from the side of the dwelling, set back 2 metres relative to the dwelling frontage. The extension would measure a total of 8.2 metres in depth, linking into the rear extension element which would project 3 metres beyond the rear of the dwelling. The rear projecting element of the extension would measure a total of 8.25 metres in width with a side wall situated on the common boundary with 29 Asher Lane. The rear extension would link into the existing outbuilding which would be retained. Both the side and rear extension would have a monopitch roof measuring 2.3 metres to the eaves and 3.5 metres to the ridge. The extension would be faced in brickwork to match the dwelling with a concrete tile roof to match the colour of the existing.

SITE HISTORY

3. No planning history.

REPRESENTATIONS

Ward Councillor(s)

4. One Ward Councillor (Cllr Greenwood) has declared a non-pecuniary interest as the applicant is an immediate neighbour.
5. One Ward Councillor (Cllr Lungley) objects to the proposal, commenting that it would create overshadowing and that it would be an over-intensive development.

Town/Parish Council

6. Ruddington Parish Council has no objections to this application.

Statutory and Other Consultees

7. No consultee responses.

Local Residents and the General Public

8. One neighbour objects to the proposal. They consider that the rear extension would overshadow their kitchen as the primary source of light into a room that is already impeded by existing buildings. The extension would be 28 inches from this window. The extension would impact upon sunlight from the south east. Concerns regarding flooding as the roof would add to existing drainage issues during heavy rain.

PLANNING POLICY

9. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy and the 5 saved policies of the Rushcliffe Borough Local Plan 1996.
10. Other material planning considerations include the updated 2018 National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), and the Rushcliffe Borough Non Statutory Replacement Local Plan (NSRLP) (2006). The publication version Local Plan Part 2: Land and Planning Policies is also a material consideration although these policies carry limited weight as they are yet to be subject to an independent examination.
11. Any decision should therefore be taken in accordance with the Rushcliffe Core Strategy, the Neighbourhood Plan, the NPPF and NPPG and policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan where they are consistent with or amplify the aims and objectives of the Core Strategy and Framework, together with other material planning considerations.

Relevant National Planning Policies and Guidance

12. The proposal falls to be considered under the National Planning Policy Framework (NPPF) and should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF. The proposal falls to be considered under section 12 of the NPPF (Achieving well- designed places) and it should be ensured that the development satisfies the criteria outlined under paragraph 127 of the NPPF. Development should function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development. In line with paragraph 130 of the NPPF, 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

Relevant Local Planning Policies and Guidance

13. Policy 1 of The Rushcliffe Local Plan Part 1: Core Strategy reinforces a positive and proactive approach to planning decision making that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The proposal falls to be considered under Core Strategy Policy 10 (Design and Enhancing Local Identity). Development should make a positive contribution to the public realm and sense of place, and should have regard to the local context and reinforce local characteristics. The development shall be assessed in terms of the criteria listed under section 2 of Policy 10, and of particular relevance to this application are 2(b) whereby development shall be assessed in terms of its impacts on neighbouring amenity; 2(f) in terms of its massing, scale and proportion; and 2(g) in terms of assessing the proposed materials, architectural style and detailing.
14. Whilst not a statutory document, the policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan should be given weight as a material consideration in decision making. The proposal falls to be considered under the criteria of Policy GP2 (Design and Amenity Criteria) of the Rushcliffe Non-Statutory Replacement Local Plan, specifically GP2d, whereby development should not have an overbearing impact on neighbouring properties, nor lead to a loss of amenity. The scale, density, height, massing, design and layout of the proposal all need to be carefully considered, and should not lead to an over-intensive form of development.

APPRAISAL

15. The proposed extension would bridge a 2.5 metre gap between the rear of the dwelling and the rear outbuilding. There is currently a 1.6 metre high wall running along the common boundary. The roof of the extension would be approximately 1.1 metres higher than this boundary wall at the point at which it would link to the outbuilding, increasing to a maximum height of around 2.2 metres above the boundary wall at the point at which the extension would adjoin the rear of the dwelling.
16. In terms of residential amenity, the adjoining neighbour at 29 Asher Lane has a rear kitchen window situated approximately half a metre from the common boundary. This window faces towards a rear outbuildings which straddle and currently obscures direct views onto the rear garden. The proposed extension would result in the loss of oblique views to the south but it would not change the main outlook which is already impeded by this outbuilding. It is not considered that the extension would result in a significantly greater overshadowing and loss of light to the rear kitchen window of 29 Asher Lane than arises from the existing outbuilding.
17. The proposed extension would be fairly modest in depth and the retained outbuilding would screen the last half a metre of the extension from the adjoining neighbour at 29 Asher Lane. It is not considered that there would be an unacceptable overbearing impact on this neighbour or their main private outdoor amenity space.
18. The proposed side extension would be set off the boundary with 33 Asher Lane by 0.9 metres at the front corner, increasing to 4 metres at the rear.

This neighbouring property is set off the boundary with a driveway to the side. It is not considered that the proposal would result in an overbearing or overshadowing impact on this neighbour.

19. The side extension element would be set back 2 metres relative to the dwelling frontage and it would, therefore, appear clearly subservient. The facing materials would be of a similar appearance to the existing dwelling. It is not considered that the extensions would detract from the character of the dwelling and the street scene. In considering the surrounding built form, it is noted that there is a similar wrap-around side and rear extension at 13 Asher Lane.
20. The proposal would not impact upon neighbouring privacy. There would be a set of glazed bi-fold doors in the rear elevation situated 19 metres from the rear boundary. The proposed side and rear roof lights would be high level and would not, therefore, result in overlooking.
21. The proposed extensions would retain sufficient rear garden space as not to result in an over-intensive development of the site. The side extension element would occupy the driveway to the side of the dwelling, however, a 12 metre deep drive would be retained providing sufficient off-road parking space for two vehicles.
22. The application was not the subject of pre-application discussions. The scheme, however, is considered acceptable and no discussions or negotiations with the applicant or agent were considered necessary, resulting in a recommendation to grant planning permission.

RECOMMENDATION

It is **RECOMMENDED** that planning permission be granted subject to the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Drawing 1- Floor and Roof Plans, and Drawing 2- Elevations, received on 19 June 2018.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

3. The materials specified in the application shall be used for the external walls and roof of the development hereby approved and no additional or alternative materials shall be used.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].