

23/00673/FUL

Applicant Property Services

Location Alfresco Kiosk In Bridgford Park Bridgford Road West Bridgford
Nottinghamshire

Proposal Construction of single storey flat roofed extension.

Ward Trent Bridge

Full details of the proposal can be found [here](#)

THE SITE AND SURROUNDINGS

1. The building is single storey and sits on the south western edge of West Bridgford Park and within the Local Centre as identified by Policy 25 of the Local Plan Part 2. It is constructed of red brick with a hipped roof, with a more modern element added in approximately 2013 with a flat roof. The area proposed for development is enclosed by a mix of railings and fencing with an area of tarmac and grass beyond the railings. The building has a long-standing use as a café/kiosk with attached public toilets. To the south is a two storey former dwelling which has historically been used as office accommodation, to the west is West Bridgford library, to the north west Bridgford Hall which is Grade II listed and beyond this to the east and south east is Bridgford Park and associated play facilities.
2. The site, based on the Greater Nottingham Strategic Flood Risk Assessment modelling, falls within flood zone 2.

DETAILS OF THE PROPOSAL

3. Planning permission is sought to construct a modest extension on the north west elevation of the building. The extension would be 2.1m deep and 4.3m wide with a flat roof approximately 2.6m high. The extension would be constructed in brick to match the existing building and is proposed to house an accessible staff toilet.

SITE HISTORY

4. 12/01869/NMA - Single storey side extension to existing kiosk to provide café. Approved 2012.
5. 12/01162/FUL- Single storey side extension to existing kiosk to provide café. Approved 2012.
6. 10/01598/FUL - Alteration and extension of toilets, including extension to form kiosk. Approved 2010.

REPRESENTATIONS

7. Full details of all the representations can be found [here](#).

Ward Councillor(s)

8. No responses received.

Statutory and Other Consultees

9. The Borough Environmental Health Officer, confirms they have no comments to make.
10. The Borough Conservation Manager, confirms that the proposal would not obscure any key views of the hall, wouldn't erode the relationship that the hall retains to former ancillary outbuildings and structures. The proposal would as such preserve the significance of the listed buildings, a desirable objective described within section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990).
11. Nottinghamshire County Council as Local Highways Authority, confirm they have – no objection to the scheme.
12. Nottinghamshire County Council as Archaeology Advisors, confirm that they have no objection to the scheme.

Local Residents and the General Public

13. No responses received.

PLANNING POLICY

Relevant National Planning Policies and Guidance

The full text of the NPPF can be found [here](#) and the National Planning Practice Guidance [here](#).

14. The relevant policies from the NPPF are:
- Paragraph 11c)
 - Chapter 2 (Achieving sustainable development)
 - Chapter 4 (Decision-making)
 - Chapter 8 (Promoting healthy and safe communities)
 - Chapter 12 (Achieving well- designed places)
 - Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)
 - Chapter 16 (Conserving and enhancing the historic environment).
15. Sections 66 of the Planning (Listed Building and Conservation Areas) Act 1990 is also a material consideration. Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving

the building or its setting or any features of special architectural or historic interest which it possesses.

Relevant Local Planning Policies and Guidance

16. The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) can be found [here](#).

The relevant policies from the LPP1 are:

- Policy 1 (Presumption in Favour of Sustainable Development)
- Policy 2 (Climate Change)
- Policy 10 (Design and Enhancing Local Identity)
- Policy 11 (Historic Environment).

17. The Rushcliffe Local Plan Part 2: Land and Planning Policies (LPP2) can be found [here](#).

The relevant policies from the LPP2 are:

- Policy 1 (Development Requirements)
- Policy 17 (Managing Flood Risk)
- Policy 25 (Development within District Centres and Local Centres)
- Policy 28 (Conserving and Enhancing Heritage Assets).

APPRAISAL

18. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

19. The main issues in the consideration of the application are; the principle of development; design/impact upon the character and appearance of the area, heritage, impacts upon residential amenity, flood risk and highways.

Principle of Development

20. The building is an existing cafe with attached public toilets. Policy 25 (Development within District Centres) of the Local Plan Part 2 supports development provided it is designed at a scale and of a character which reflects the centre where it is located. The principle of extending an existing building within the centre of West Bridgford is therefore considered to be acceptable.

Design and Impact on the Character of the Area

21. The proposed extension is sought, given the café/kiosk currently has no toilet facility for staff and historically has had a reliance on using the existing public facilities. The proposed extension is modest in scale measuring approximately 6m². It is proposed to construct the extension in a red brick to match the existing building and it would be finished with a flat roof, material finishes to match shall be secured by condition. It is considered that given the

modest scale and proposed use of matching brick that the proposal represents a subservient addition to the building and would accord with local and national policy guidance.

Heritage Assets

22. The frontage of Bridgford Hall is approximately 45m to the north east. Given the scale of the extension and existing tree cover it is not considered that the extension would have any impact upon the setting of the Hall. The Conservation Officer agrees with this appraisal and the proposal would 'preserve' the special significance of the listed building, including contributions via its setting and arising from retained former outbuildings, this achieves the 'desirable' objective described within section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990).

Impact on any Residential Amenities

23. Given the modest scale of the extension and its location within the middle of Bridgford park, it would not materially impact upon the amenities of neighbouring land users. The extension proposes staff welfare facilities and would not result in any intensification of use and in light of the comments of the Environmental Health Team there are no associated amenity concerns.

Impact on Flood Risk

24. The proposal represents a 6m² extension to an existing facility. Whilst acknowledging that the site is situated within flood zones 2 as indicated by Greater Nottingham Strategic Flood Risk Assessment, the facility is classified as less vulnerable in accordance with the NPPF Technical Guidance. The scale of the development is not considered to exacerbate flooding elsewhere given the extension would be partially built on a section of hard standing. The floor level of the extension would match existing and the proposal would therefore accord with relevant local and national planning guidance and Environment Agency standing advice.

Highway Safety

25. Given the nature of the extension with the works not seeking to provide for any intensification of the use of the site the development is not considered to present any material highway implications. It is noted in this regard that the LHA do not object.

Conclusions

26. For the reasons set out above it is considered that the proposal accords with the general national and local planning policies considered above and accordingly it is recommended that Planning Permission is granted.
27. 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.

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:

- Proposed floor plans Dwg No. G/1202_05
- Proposed north elevation Dwg No. G/1202_6
- Proposed east elevation Dwg No. G/1202_09
- Proposed west elevation Dwg No. G/1202_11.

[For the avoidance of doubt and to comply with Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

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 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].