

22/01585/FUL

Applicant Mr Daniel Smith

Location 137 Shelford Road Radcliffe On Trent Nottinghamshire NG12 1AZ

Proposal Remodel of existing dwelling; construction of front and rear extensions and upward extension to create first floor accommodation. Addition of external wall insulation, render and timber/timber effect cladding to all elevations

Ward Radcliffe On Trent

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

THE SITE AND SURROUNDINGS

1. The application site is a 5 bed dormer bungalow of traditional construction with white rendered walls and a dark tiled roof. The property is elevated from Shelford Road with a block-paved driveway at the front. To the rear is a generous garden area which is screened by hedging and trees. This part of Shelford Road is comprised of ribbon and back-land development, with properties of varying designs and styles on the eastern edge of Radcliffe on Trent.
2. On the eastern boundary of the site is the drive which provides access to 137A a 1 ½ storey dwelling situated to the rear of No. 137 and the garage for No. 141. Consent has also been granted for development to the rear of No. 141 for a further three dwellings, which are yet to be implemented. To the west between the application site and No. 135 is a further access drive to 135A, situated to the north west of the application site.
3. On the opposite side of the road is a modern, extended 2 storey dwelling and beyond this the new build development accessed from Hallam Drive in the process of being constructed by William Davis, which contains a variety of single and two storey properties.

DETAILS OF THE PROPOSAL

4. Planning permission is sought to 'remodel' the existing dormer bungalow to create a contemporary 4 bed dwelling.
5. Following concerns raised by officers the initially proposed flat roof design has been amended, to that now being considered which retains a largely pitched roof design.
6. The proposal involves the construction of two storey front and rear extensions, front and rear dormer windows and amending the form of the roof including raising the overall height from 6.2m to 7.4m at the highest point.

External insulation would be applied to the existing shell of the dwelling which would then be rendered and elements finished in vertical and horizontal timber/mock timber weather boarding.

SITE HISTORY

7. None

REPRESENTATIONS

Ward Councillors

8. One Ward Councillor (Cllr Upton) – objected to the originally submitted scheme on the following grounds:-
 - a. Initial objection based on the scale and design of the development and its relationship with neighbouring properties not being appropriate.
 - b. The proposal will dominate the streetscene and not be in keeping. He does not object to the actual design itself but considers that it would be out of keeping with this location.
 - c. In addition, the proposed balconies could result in the potential for overlooking
 - d. The proposal would remove a bungalow which the Radcliffe on Trent Neighbourhood Plan seeks to retain, particular given the ageing population

On receipt of the revised plans Cllr Upton confirmed that he had no objection on the grounds that the amended roof design provides interest and softens what was felt to be an initial brutalist design

9. One Ward Councillor (Cllr Brennan) – objected to the originally submitted scheme and raised concerns relating to overlooking and loss of privacy. On receipt of the revised plans a response of no objection was received and comments were received that the revised design is much improved
10. One Ward Councillor (Cllr Clarke) – Objected to the originally submitted scheme on the following grounds:-
 - a. No. 137 is one of 9 bungalows generally similar in appearance.
 - b. The loss of a bungalow should be resisted, particularly given the ageing population
 - c. The proposal is considered to be detrimental to the streetscene
 - d. The two storey design will impact on neighbours by way of overlooking, where overlooking currently doesn't exist

No formal written comments have been received on the revised plans.

Town/Parish Council

11. Radcliffe on Trent PC – Objected on the originally submitted scheme and considered the development is out of keeping. They repeated their objection on the revised plans and also added that neighbourhood plan policy 12 stresses the importance of bungalows in the housing mix and the proposal would result in the loss of a bungalow

Local Residents and the General Public

12. 6 letters of objection received from 4 properties; 3 to the initial consultation and 3 to the revised plans.

The following points were raised on the originally submitted scheme

- a. The balconies will result in loss of amenity through overlooking
- b. At the moment the property only has one small window in the roof overlooking our property, the proposal would result in 3 new windows, 2 with balconies.
- c. The design is not in-keeping with other properties
- d. Existing properties all have pitched roofs and traditional style doors and windows
- e. The proposal would result in the loss of a bungalow

Re-consultation was undertaken following the submission of the revised scheme and the following comments were received:-

- a. The revisions to the design are appreciated however, it is considered that the house is elevated and could overbear on the street.
- b. The building would be out of character with others on Shelford Road, what's there is perfectly adequate
- c. The proposal would still result in the loss of a bungalow
- d. If approved the scheme should be softened through tree and hedge planting
- e. The Juliet balconies don't appear to add any design and should be removed to improve relations with neighbouring properties

PLANNING POLICY

13. The Development Plan for Rushcliffe consists of the adopted Rushcliffe Local Plan Part 1: Core Strategy (December 2014) (LPP1) and the Rushcliffe Local Plan Part 2: Land and Planning Policies - adopted October 2019 (LPP2). Other material considerations include the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and the Rushcliffe Residential Design Guide 2009 and the Radcliffe on Trent Neighbourhood Plan (2017)

14. Section 38(6) of the Planning and Compulsory Purchase Act, 2004, requires that regard is to be had to the development plan in the determination of an application under the planning acts. Determination must be made in accordance with the adopted development plan unless material considerations indicate otherwise

Relevant National Planning Policies and Guidance

15. The National Planning Policy Framework (NPPF) includes a presumption in favour of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. There are three dimensions to sustainable development, economic, social, and environmental.

16. The relevant sections of the NPPF are:

Section 2 – Achieving Sustainable Development
Section 12 – Achieving Well Designed Places

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

Relevant Local Planning Policies and Guidance

17. Policies in the Local Plan Part 1: Core Strategy can be found [here](#)
18. Under the Local Plan Part 1 the following policies are considered relevant:
 - Policy 1 (Presumption in Favour of Sustainable Development)
 - Policy 10 (Design and Enhancing Local Identity)
19. Policies in the Local Plan Part 2: Land and Planning Policies, can be found [here](#).
20. Under the Local Plan Part 2 the following policies are considered relevant
 - Policy 1 (Development Requirements)
21. The Radcliffe on Trent Neighbourhood plan (2017) can be found [here](#)
 - Policy 12 (Housing mix and density)
 - Policy 14 (Design and layout)
 - Policy 15 (Local Architectural styles)

APPRAISAL

22. 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.

23. The main issues in the consideration of the application are; the principle of development; design/impact upon the character and appearance of the street scene and impacts upon residential amenity.

Principle of Development

24. The site is considered to be within the main built-up area of Radcliffe on Trent and represents householder extensions. There is no objection in principle to the proposed alterations and extensions of the existing residential building, subject to the design being of a high standard, the proposal respecting the established character of the area, and the proposal not having an adverse effect on the amenity, in accordance with the policies of the National Planning Policy Framework (2021), The Rushcliffe Local Plan Part 1 and Part 2 and policies in the Neighbourhood Plan.

Impact on the Character of the Area

25. Policy 1 of the Local Plan Part 2 states that '*extensions will be granted where the scale, density, massing, height, design, layout and materials are sympathetic to the character and appearance of neighbouring buildings and the surrounding area.*' Para 130 of the NPPF states that '*planning decisions should ensure developments are visually attractive as a result of good architecture.*' and goes on to say '*the development should be sympathetic to the local character, including the surrounding built environment, while not preventing or discouraging appropriate innovation.*'
26. Policy 15 (Local Architectural Styles) of the Radcliffe Neighbourhood Plan seeks to ensure that roofs are pitched, principal elevations have bay/bow windows and asymmetrical design is encouraged on detached properties. The use of natural building materials is encouraged as is render subject to it being light coloured, to match the local vernacular.
27. The applicant is seeking to extend and modernise the existing property to provide additional accommodation for his family. Officers have (as illustrated by the applicant's design statement) sought to work with the applicant to seek to achieve a form of development which is considered to maintain the applicants desire for a contemporary development but grounded within the street scene. The comments raised by neighbouring properties and initially by 2 of the 3 ward members have been noted and the design of the dwelling evolved to seek to provide a more appropriate form of development. It is considered that the property would sit comfortably with the scale and form of neighbouring built The property has a dual pitched roof running front to back, and 1 ½ storey and single storey asymmetrical roof elements, with a projecting contemporary interpretation of a bay window and covered entrance area. The use of pitched roof slopes, large window openings and traditional materials; roof tiles, render and timber boarding are considered to ensure that the property whilst being different to neighbouring built form, would retain key similarities and would therefore successfully assimilate itself into the street scene.

28. Whilst the applicant is seeking to introduce more first floor accommodation than currently present, it is not considered that the modest increase in mass, would result in a dwelling out of character with surrounding built form and it would not be overbearing on the street. Dwellings on the western side of this section of Shelford Road are typically single storey with rooms in the roof space provided by dormer style windows. Those on the eastern side are a mix of styles but predominantly two storey as illustrated by Redmile House immediately opposite the site which is two storey in height with strong gabled and asymmetrical roof slopes finished in a mix of brick and render. The principal roof slope of the remodelled dwelling would be just over 500mm higher than existing, with the asymmetrical element a further 400mm higher. It is considered that the form of the property would provide interest in the street scene and the use of pitched, asymmetrical roof slopes and predominantly natural materials would ensure that it would not appear out of keeping with existing built form. The precise finish of proposed materials are recommended to be secured via condition.
29. The comments received regarding the loss of a bungalow are noted; the existing property is not a modest single storey dwelling, it is a 5 bed house, predominantly over ground floor level but with first floor accommodation. The Parish Council comments in relation to policy 12 (housing mix and density) are again noted. Policy 12 provides guidance on housing mix, on new build development in excess of 10 dwellings. This scheme is for the remodelling of an existing residential property and is not directly relevant. It is therefore not considered that redevelopment of the site should be resisted in the interests of seeking to retain a predominantly single storey property, as clearly it is already of a scale that would not be attractive to someone seeking to downsize.
30. The proposed remodelled dwelling would seek to re-use the existing property, whilst modernising and extending, which is beneficial in terms of carbon saving, rather than seeking to demolish and replace. It is considered that the dwelling would sit comfortably within the street and positively contribute towards the character of the area, by providing a well-designed contemporary addition to the street scene. The proposal is therefore considered to accord with local and national policy guidance.

Impact on Amenity

31. Consideration has been given to ensuring that the proposal does not detrimentally impact upon the amenity of neighbouring dwellings. The dwelling is situated between No's 135 and 141 Shelford Road. To the rear are 135A and 137A. The window to window separation distance to 135A is approximately 19.5m, on an oblique angle. The window to window separation to No. 137A is in excess of 40m. Whilst the comments regarding the Juliet windows are noted, the scale of the windows is considered to positively contribute towards breaking up the mass of the extensions. Furthermore, given the degree of separation to the properties at the rear of the site there is not considered to be any significant overlooking, overbearing or loss of light. There are no windows in the elevation of Redmile House facing the road and this property is situated on the southern side of Shelford Road and as such the proposed remodelling is not considered to detract from the amenity of this

property. The proposal is considered to accord with local and national policy guidance.

Other Matters

32. The comments regarding the provision of additional landscaping are noted; given the proposal relates to extensions to an existing residential dwelling and the frontage is already enclosed by a boundary hedge and tree it is not considered necessary to require further the provision of further landscaping.

Summary

33. It is acknowledged that the design of the property would be different to those in the vicinity. However as discussed in detail above the alterations to the property are considered to be well designed and would reflect key characteristics of existing built form; pitched roof slopes and matching materials, with the overall mass increase just over 1m compared to existing. The proposal is not considered to result in a form of development that would detract from the character of the area nor neighbouring amenity and the recommendation is therefore to grant planning permission.
34. The proposal has been revised during the course of its determination in response to issues and concerns raised by the local community and officers. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and the recommendation that the proposal be granted planning permission subject to conditions. Officers are satisfied that the proposal would be in accordance with the Development Plan Policies and accordingly recommend that the proposal be granted, subject to the conditions as set out below.

RECOMMENDATION

It is **RECOMMENDED** that planning permission be granted 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 be carried out in accordance with the following approved plan: 1173 (08) 101 Rev C.

[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 development hereby permitted must not proceed above the damp proof course level until details of the type, texture and colour of the materials to be used in the construction of the exterior of the development have been submitted to and approved in writing by the Local Planning Authority. The development must only be constructed in accordance with the approved

materials

[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].

Note:-

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.

NOTES TO APPLICANT

The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring property. A Solicitor or Chartered Surveyor may be able to give advice as to whether the proposed work falls within the scope of this Act and the necessary measures to be taken.

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.

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy. Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

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