

25/00650/FUL

Applicant Mr Rob Hudson

Location 16 Hallfields, Edwalton, Nottinghamshire

Proposal Construct 2 No. side extensions, loft conversion with partial increase in roof height and roof windows, raised patio area to rear, and internal remodelling.

Ward Edwalton

THE SITE AND SURROUNDINGS

1. The application property is an existing bungalow located on the north side of Hallfields. The property is one of a pair of similar detached dwellings set back from the main road by a long private drive. Land levels lower from front-rear of the plot, with a step down to the rear garden.
2. The application property is set within a residential location, and surrounded by residential properties and gardens to all sides with garaging to the south west.
3. The dwelling is adjacent to the Edwalton Conservation Area and the access drive is partly within the Conservation Area.

DETAILS OF THE PROPOSAL

4. The current planning application seeks approval for two infill side extensions and for a loft conversion which would include increasing the height of the lower sections of roof to match the higher section of roof on the existing property. Roof lights are also proposed to provide light and ventilation into the new first floor rooms. It is also proposed to construct a rear patio from the rear of the property which would be raised from the garden level. The plans and details of the proposal can be found [here](#).
5. During the course of the application amended plans have been received to remove two side dormers which formed part of the proposal of the original application. A re-consultation has been carried out following this.
6. Further amended plans were received following this to increase the height of the roof lights on each side. Given this was a minor alteration and likely considered a betterment to the previous plans no further re-consultation was carried out.

SITE HISTORY

7. There is no relevant planning history on the application site.

REPRESENTATIONS

Ward Councillors

8. Ward Councillor (Cllr H Parekh) objects to the proposal, with the reasons for objection summarised as follows:
- Inadequate access and highway safety.
 - Overdevelopment and inappropriate scale.
 - Impact on residential amenity due to increased traffic, noise and traffic, loss of privacy and light, and increased disturbance along driveway.
 - Loss of accessible housing for older people.
 - Poor access for emergency and service vehicles.
 - Precedent and cumulative impact.
9. Ward Councillor (Cllr G Wheeler) has not commented on the proposal.

Local Residents and the General Public

10. In response to the original consultation 9 representations were received, 8 of which raised objections to the application, and one of which supported the application. The reasons for objection can be summarised as follows:
- a. Highway safety concerns due to greater volume of traffic which the private drive is not suitable to accommodate.
 - b. Insufficient parking for multiple vehicles.
 - c. Constrained nature of driveway could hinder access for emergency vehicles.
 - d. Legal issues over intensification of use over private drive.
 - e. Inappropriate scale and overdevelopment of the site, and impact on the local character of this.
 - f. Site is adjacent to Conservation Area and greater care should be taken to ensure new development is sympathetic in scale and design.
 - g. The dormers are particularly out of keeping with the character of the area.
 - h. Loss of residential amenity caused by increased noise, disruption, safety hazards, loss of privacy, and overshadowing.
 - i. Loss of bungalow and therefore appropriate housing for elderly residents.
 - j. Granting permission would set unacceptable precedent.
 - k. Impact on drainage system and consequences of this.
11. As a result of the neighbour re-consultation on the amended plans, a further 8 representations were received from the neighbouring property. Of the 8 comments received, 6 advised that their previous comments remained. There were two further objections, with reasons that largely followed those summarised in paragraph 10 of this report. Additional reasons for objection can be summarised as follows:
- a. Issues raised previously have not been addressed.
 - b. Physical impact of extensions on neighbouring properties including cracking.
 - c. Living space appears small for the number of bedrooms.
 - d. Is there a need for additional five bedroom homes in the area.
12. A further re-consultation was carried out after the description of development was amended to include reference to the two side extensions, which had been included in the original submission but had not been included as part of the

first re-consultation. Four further objections were received with all responses re-iterating earlier reasons for objection which have been reported in paragraphs 10 and 11 of this report.

PLANNING POLICY

13. The decision on any application should be taken in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy and The Rushcliffe Local Plan Part 2: Land and Planning Policies (LPP2). Other material considerations include the National Planning Policy Framework (NPPF) the National Planning Practice Guidance (NPPG) and the Rushcliffe Design Code (2025) (RDC).

Relevant National Policies and Legislation

14. 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.
15. 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.
16. Achieving sustainable development means that the planning system has three overarching objectives, an economic objective, a social objective and an environmental objective, which are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives.
17. As such, the following sections in the NPPF with regard to achieving sustainable development are considered most relevant to this planning application:
 - Section 2 - Achieving Sustainable Development
 - Section 12 - Achieving Well Designed Places
 - Section 16 – Conserving and Enhancing the Historic Environment

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

Relevant Local Plan Policies and Guidance

18. The following policies of the Rushcliffe Local Plan Part 1: Core Strategy are considered to be relevant to the current proposal:
 - Policy 1 - Presumption in Favour of Sustainable Development
 - Policy 10 - Design and Enhancing Local Identity

- Policy 11 – Historic Environment
19. The following policies of the Rushcliffe Local Plan Part 2: Land and Planning Policies (LPP2) are considered to be relevant to the current proposal:
 - Policy 1 - Development Requirements
 - Policy 28 – Conserving and Enhancing Heritage Assets
 20. The Rushcliffe Design Code (2025) sets out rules and guidance for extension design and assessment of amenity impacts.
 21. The policies in the Core Strategy, Local Plan Part 2 and the Rushcliffe Design Guide are available in full along with any supporting text on the Council's website [here](#).
 22. Edwalton Conservation Area Appraisal and Management Plan is also a material consideration.
 23. Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990) also requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

APPRAISAL

24. 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.
25. The main considerations of this proposal are:
 - Principle of development
 - Design and impact on streetscene and Conservation Area
 - Impact on neighbouring residential amenity
 - Parking and Highways safety

Principle of development

26. The overarching Policy 1 in the LPP1 reinforces that a positive and proactive approach to decision making should be had which reflects the presumption in favour of sustainable development contained in the NPPF.
27. In this instance the proposed development comprises extensions and alterations at an existing dwelling within the main settlement area of Edwalton. As such it is considered to be a sustainable development and therefore is acceptable in principle subject to other material considerations being acceptable.

Design and impact on streetscene and Conservation Area

28. Policy 10 of LPP1 and Policy 1 of LPP2 require matters such as the scale, height, massing, design and layout of a proposed development to be carefully considered to ensure that a) it respects the appearance of the existing building and b) remains subservient to it. In addition, the policies require new developments not to harm the character of the wider area either.
29. The proposed side extensions would effectively infill the south east and south west corners of the dwelling. The extensions would not project beyond the existing side, front or rear extensions of the dwelling, squaring the elevations off in line with the existing building lines.
30. The additions are considered to be reasonably limited in terms of their size and scale, and would not result in disproportionate additions that would be harmful to the character of the existing dwelling or the surrounding area.
31. The proposed roof alterations would include increasing the height of the front and rear sections of roof, to bring them in line with the highest part of the existing roof which has a ridge height of circa 6.035m. This would represent an increase in height for these sections of roof of circa 1.265m.
32. The proposal to increase the height of the front and rear sections of roof would result in a more uniformed appearance for the property, which given the overall maximum roof height would not be increased, would not result in disproportionate additions. The existing front gable which is stepped down from the main roof would be retained, breaking up the front elevation and respecting the character of existing dwelling.
33. Three roof lights are proposed to both the east and the west roof slope. These additions are not considered to be harmful to the character of the existing dwelling or the surrounding area. The proposed first floor openings to the front and rear elevations are also considered to be in keeping with the character of the existing dwelling.
34. The proposed raised patio would project approximately 4m from the rear elevation of the dwelling, with privacy screens circa 1.8m high to each side. The land steps down from the rear of the property to the garden and in such circumstances raised patios that drop down are common features. Relative to the size of the dwelling and the plot it sits within, the rear platform is considered to be proportionate and not harmful to the character of the surrounding area.
35. The application property is outside of, but adjacent to the Edwalton Conservation Area, which is to the west of the site. The private access drive is partly within the boundary. However, no development is taking place within the Conservation Area boundary. Taking into account the scale of development proposed it is considered that it would not result in unacceptable harm to the character and appearance of the Edwalton Conservation Area nor the Key Unlisted Buildings located to the South West of the access drive.
36. The Rushcliffe Design Code (Sept 2025) also advises that side extensions can have a significant impact on character and continuity of a street. Any proposed extension should respect the street pattern and elevation. Overshadowing, loss of privacy, loss of light and any overbearing impact on the existing building and neighbouring buildings are the key issues when determining applications

for extensions. Over development of a site can result in long term damage to an area.

37. Particularly relevant are Design Codes C5.1, C5.2 and C5.10:

C5.1 Side extensions must not result in development within 1 metre of a common boundary with a neighbouring house or where terracing would result.

C5.2 Where there is a consistent rhythm to the street scene, in terms of setbacks, heights and separation distances, this must not be interrupted.

C5.10 Raised platforms in rear gardens must be installed with privacy screens where required.

38. The proposed side extensions would not result in development within 1m of a common boundary with a neighbouring property and as such the proposal would comply with Design Code C5.1.
39. In terms of code C5.2, the proposal would not result in an overall increase in the maximum height of the dwelling. The stepped front elevation would be respected as the lower front gable would be retained. The setback from the highway and separation distances to neighbouring properties would not be affected. Overall, it is considered that the proposal would comply with Design Code C5.2.
40. The proposed development would have a raised patio projecting directly from the rear of the dwelling, and this would have circa 1.8m high privacy screens to each side as per code C5.10.
41. Overall, it is considered that the proposal would be of a design and appearance that would accord with the aims of Policy 10 of the Rushcliffe Local Plan Part 1, and Policy 1 of the Rushcliffe Local Plan Part 2, when taking into account all material planning considerations.

Impact of proposed development on amenity of adjoining occupiers

42. Core Strategy Policy 10 requires that development should be assessed in terms of its impact on the amenity of nearby residents. This is reinforced under Policy 1 of the Land and Planning Policies document, which states that development should not be granted where there is a significant adverse effect upon the amenity of adjoining properties.
43. Given the proposed side extensions would not project beyond the front or rear building lines of the existing dwelling, and would not project further to the boundary on either side than the existing dwelling, it is considered that these additions would not result in an unacceptable overbearing or overshadowing impact for the residents of any neighbouring properties.
44. The proposed increase in height to the front and rear sections of the roof would make the property more visually prominent to the neighbouring properties to the north west, on Vicarage Green, and to the north east on Edwald Road.
45. The nearest properties on Vicarage Green are Nos. 11 and 13, both of which are approximately 24m from the application property thanks to long rear

gardens providing separation. The application property is set-in approximately 1.1m from the adjoining boundary with these properties and the roof design is such that it would slope away from the neighbouring properties. Taking these distances into account, along with what is considered to be a reasonably limited increase in height of sections of the existing roof it is considered that the proposal would not result in an unacceptable overbearing or overshadowing impact on the residents of the neighbouring properties on Vicarage Green.

46. The application property has a rear garden that is circa 16m long, and there is a separation distance to the rear of the neighbouring properties on Edwald Road of approximately 26m. This separation distance is considered to be sufficient to ensure the proposal would not result in an unacceptable overbearing or overshadowing impact for the residents on Edwald Road.
47. The proposal would not result in the dwelling projecting further beyond the rear of No. 18 to the south east. The works to the dwelling in terms of the side extensions and increases in roof height would largely be in line with the side elevation of the neighbouring property and are considered to be of such a scale that the development would not result in an unacceptable overbearing or overshadowing impact on the residents of the neighbouring property.
48. The proposal would introduce living accommodation to the first floor, with roof lights proposed to the side roof slopes and new windows to the front and rear. The proposed roof lights would all be positioned higher than 1.7m above the floor level of the first floor rooms, limiting potential for overlooking, and are therefore considered to be acceptable. The proposed first floor window to the rear would offer some expanded views over rear gardens of neighbouring properties. However, such views would be in line with those typically experienced in built up residential locations such as this and would not be considered to equate to an unacceptable level of overlooking for neighbouring residents.
49. The proposed rear patio would not raise concerns in respect of overbearing or overshadowing impacts. It would have screening to each side at a height of circa 1.8m to prevent unacceptable overlooking to either side. It is therefore considered that this aspect of the proposal would not result in an unacceptable loss of amenity for the residents of any neighbouring properties subject to a condition securing the privacy screens.
50. Overall, it is considered that the proposal would not result in an unacceptable loss of amenity for the residents of any neighbouring properties and would accord with the aims of Policy 10 of the Rushcliffe Local Plan Part 1, and Policy 1 of the Rushcliffe Local Plan Part 2, in this regard.

Highways and Parking Impacts

51. The existing dwelling has 3 bedrooms and the proposal would result in the creation of a five bedroomed dwelling. As per the Nottinghamshire County Council Highway Design Guide, a dwelling with four or more bedrooms should provide 3 off road parking spaces. The existing dwelling has 1 off road parking space, which is of a size which would comply with the Highway Design Guide. The space to the side of the dwelling is not wide enough to be classed as a parking space. Therefore, there is an existing shortfall of one space, and this

would increase to a shortfall of two spaces should planning permission be granted.

52. However, the proposal would not necessarily result in an increase in the number of cars at the property, and the site is in close proximity to public transport links and local services and amenities. Existing off road driveway/parking would be retained and there is on street parking available in the surrounding area. Given the nature of the proposal and the surrounding area it is considered that any increase in on road parking as a result of the proposal would be limited and would not result in an unacceptable impact on highway safety.
53. There is space to the front of the existing dwelling which currently forms a landscaped garden, which if hardscaped could offer additional parking. However, taking into account the above assessment, it is considered that this is not necessary and there would potentially be negative impacts on the character of the area as a result of enforcing such works take place.
54. Therefore, whilst the proposal would not provide 3 off road parking spaces in accordance with the highway design guide, the level of parking to be provided is considered to be justified and acceptable in this instance and a refusal of permission on these grounds would not be justified.
55. Concerns have been raised in respect of the private drive leading to the dwelling and the highways impact of more traffic using this access as a result of the larger dwelling proposed. Whilst these concerns are noted, the property would remain in residential use and the existing access arrangements have been in place for a considerable period of time. Whilst a larger dwelling in this location could result in more traffic utilising the private drive, any such increase is considered to be relatively limited and would not raise highway safety concerns, or concerns in respect of increased activity and impact on the amenity of neighbouring residents.

Biodiversity net gain

56. Under Regulation 5 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which, inter alia, is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Other Matters

57. Objections have been raised in respect of the loss of a bungalow and therefore the loss of accessible housing for older people. The proposed dwelling would retain ground floor accommodation and therefore would remain suitable for older people. Whilst it is acknowledged that the property would be larger than typical bungalows should the proposed works take place, this in itself would not be a justified reason for refusal.

58. An objection has been received in relation to whether there is a need for a 5 bedroomed property. There is no requirement to demonstrate need as part of this proposal.
59. Concerns have been raised that granting permission would set an unacceptable precedent in the area. The application property is one of a pair of similar style dwellings in a backland location and it is therefore not considered that granting permission would set a precedent in respect of multiple other properties in the area. Furthermore, all applications are considered on their own merit and in respect of their individual surroundings. It is therefore not seen that the proposal would set any precedent for development in the surrounding area.
60. Concerns have been raised in respect of the amount of internal living space compared to the number of bedrooms, reference is also made to compliance with the Technical housing standards – nationally described space standard. The Technical housing standards only apply to new dwellings, whereas this proposal is for extensions to an existing dwelling. Whilst the provision of living space relative to bedrooms may appear somewhat limited this is a personal choice for the applicant and does not raise amenity concerns for future occupiers. Furthermore, alterations to the internal living space could henceforth be made without the need for planning permission.
61. A public objection raises concerns in respect of impact on drainage systems, whilst concerns have also been raised in respect of structural impacts on neighbouring properties. These matters would all be covered by Building Regulations.
62. Potential legal issues regarding intensification of the use of the private drive have been raised. This would be a private matter for the owner of the drive and anyone with rights of way over it and is not a material planning consideration.

Conclusion

63. The proposed development is not considered to result in any significant overlooking, overshadowing or overbearing impacts due to the height and distance to neighbours, scale and form of development and the nature of the works that form part of this application.
64. Given all the matters as considered above and having assessed the development proposed against the policies set out in National Guidance, the development plan for Rushcliffe and the Rushcliffe Design Code, the proposal is considered to be acceptable. Therefore, it is recommended that planning permission be granted.
65. Discussions have taken place during the assessment of the application and amendments have been made to the proposal, and further information has been provided to address relevant planning policy and the identified impacts, thereby resulting in a more acceptable scheme and a recommendation to grant planning permission, subject to conditions.

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:

25/0101 002 Site Location Plan, received 1 April 2025

25/0101 001 Block Plan, received 22 October 2025

25/0101 200 External Works Plan As Proposed, received 22 April 2025

25/0101 201 Ground Floor As Proposed, received 22 April 2025

25/0101 202 First Floor As Proposed Revised, received 28 October 2025

15/0101 203 Roof Plan, received 28 October 2025

25/0101 403 Elevations As Proposed Rev A, received 22 October 2025

25/0101 502 Section through bathrooms, received 22 October 2025

25/0101 503 Section through bedroom, received 22 October 2025

[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 extension hereby permitted shall be constructed in suitable facing and roofing materials to match the elevations of the existing property.

[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].

4. Prior to the first use of the raised patio hereby approved the privacy screens as identified on drawing no. 25/0101 403 must be installed, and then retained as such for the lifetime of the development.

[To ensure the proposal would not result in unacceptable overlooking for the residents of the properties on Vicarage Green and 18 Hallfields, and to comply with Policy 1 and Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

Notes -

Amendments have been made to the proposal during the consideration of the application to address adverse impacts identified by officers thereby resulting in a more acceptable scheme and the grant of planning permission.

Biodiversity Gain Condition

The development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain under Regulation 5 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (householder exemption), and as such does not require approval of a biodiversity gain plan before development is begun.

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

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the 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.

It is possible that the roofspace, and/or behind the soffit, fascia boards, etc. may be used by bats. You are reminded that bats, their roosts and access to roosts are protected and it is an offence under the Countryside and Wildlife Act 1981 to interfere with them. If evidence of bats is found, you should stop work and contact Natural England on 0300 060 3900 or by email at enquiries@naturalengland.org.uk.

Swifts are now on the Amber List of Conservation Concern. One reason for this is that their nest sites are being destroyed. The provision of new nest sites is urgently required and if you feel you can help by providing a nest box or similar in your development, the following website gives advice on how this can be done :

<http://swift-conservation.org/Nestboxes%26Attraction.htm>