

**18/00301/FUL**

**Applicant** Ms Warby

**Location** 40 Alford Road West Bridgford Nottinghamshire NG2 6GJ

**Proposal** Single storey and two storey rear extension

**Ward** Abbey

## **THE SITE AND SURROUNDINGS**

1. The site accommodates a brick and tile detached inter war dwelling on the western side of Alford Road. The dwelling is set back from the highway with parking and a small garden to the front and a large garden to the rear. To the south there is a similar property which has a garage to the side and a conservatory to the rear.

## **DETAILS OF THE PROPOSAL**

2. The application has been revised and comprises single storey and two storey rear extensions. The proposed two storey portion of the extension would have a depth of 3.6 metres and a width of 3.6 metres with an eaves height matching the existing house and a lower ridge height than the main roof. The single storey portion of the extension would have footprint of 4.6 metres in depth by 6.6 metres in width. The accommodation would provide an open plan living/dining room on the ground floor and bedroom on the first floor.

## **SITE HISTORY**

3. There is no relevant history.

## **REPRESENTATIONS**

### **Ward Councillors**

4. One Ward Councillor (Cllr Buschman) has declared a non-pecuniary interest.

### **Local Residents and the General Public**

5. One neighbour objected to the scheme as originally submitted on the grounds that, in particular, the two storey extension would be seriously overbearing and affect light. Following receipt of a revised scheme the same neighbour retained their previous objection, stating they are strongly against any two storey extension and adding that all previous two storey extensions on the road have been above the garage and have not caused any issues.

## **PLANNING POLICY**

6. 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. Other material planning considerations include the National

Planning Policy Framework (NPPF), the Rushcliffe Borough Non-Statutory Replacement Local Plan 2006 and the Rushcliffe Residential Design Guide.

### **Relevant National Planning Policies and Guidance**

7. The National Planning Policy Framework carries a presumption in favour of sustainable development and states that for decision taking this means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole or specific policies in the Framework indicate development should be restricted.
8. In relation to residential amenity paragraph 9 of the NPPF states pursuing sustainable development involves seeking positive improvements in the quality of the built natural and historic environment as well as in people's quality of life, including but not limited to improving conditions in which people live, work, travel and take leisure. Paragraphs 56-68 of the NPPF relate to design and state that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle the innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness. Paragraph 64 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.

### **Relevant Local Planning Policies and Guidance**

9. None of the 5 saved policies of the Rushcliffe Borough Local Plan 1996 are applicable to this proposal.
10. Policy 1 of the Rushcliffe Local Plan Part 1: Core Strategy reinforces the positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Policy 10 states, inter alia, that all new development should be designed to make a positive contribution to the public realm and sense of place and reinforce valued local characteristics. Of particular relevance to this application are 2(b) whereby the proposal 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.
11. Whilst not part of the development plan the Borough Council has adopted the Rushcliffe Non-Statutory Replacement Local Plan for the purposes of development control and this is considered to be a material consideration in the determination of planning applications. Policy GP2 is concerned with issues of design and amenity and the effect of proposals on neighbouring properties.
12. Consideration should also be given to the supplementary guidance provided in the Rushcliffe Residential Development Guide.

## APPRAISAL

13. The main issues to consider in the application are the visual amenity of the proposal and residential amenity of neighbouring properties.
14. The proposal comprises single and two storey extensions to the rear of the property. The revised proposal has reduced the depth of the two storey element with a lean to connecting the larger ground floor to the first floor. The size and scale is in proportion with the original dwelling and the design and architectural details would match the existing. The extension would be to the rear and would not be easily visible other than from neighbouring gardens and dwellings. Adequate rear garden would remain.
15. It is considered the proposal would be sympathetic to the character and appearance of the host dwelling and the locality and complies with the above policies and guidance.
16. With regard to residential amenity of the property to the north, the extension would be set off the boundary. An adequate separation distance would remain to ensure there would be no undue overbearing or overshadowing impacts. No windows are proposed in the northern elevation at first floor level and although an additional bedroom window is proposed in the rear elevation this would result only in oblique views across the neighbouring garden and would not have a significant or unacceptable impact on amenity.
17. To the south the neighbouring dwelling is set in close proximity to the boundary and includes a conservatory to the rear. The proposed extension would be set off this boundary by 1.19 metres. An objection has been received from the occupier of the neighbouring property raising concerns of overbearing impact and loss of light. A site visit has taken place to assess the proposal from this property with particular attention paid to the impact on the conservatory. It was accepted the relationship between the neighbour's property and the application as originally proposed was not acceptable and as a result a reduction in depth of the two storey element was sought and received. The revised plan now proposes a depth at two storey of 3.6 metres rather than the originally proposed 4.6 metres and it is considered this would adequately reduce the impact on the neighbouring property. The side wall would be clearly visible from the conservatory and would have some impact, however, on balance, it is not considered the scheme would not be of sufficient harm to warrant refusal based on a limited rear depth and the separation distance.
18. To the west there is a long rear garden with neighbouring properties set a significant distance away and there would be no harm to these properties to the rear.
19. The development would result in an additional bedroom, however, existing off street parking provides a garage and hardstanding. Although there could be additional demand for off street parking the existing provision would remain to adequately serve the enlarged dwelling. No alterations to the existing vehicular access or parking are proposed and the development is not considered to impact on highway safety.

20. In conclusion, the proposal would be visually acceptable, would have a satisfactory relationship with neighbouring properties and would not be harmful to highway safety.
21. Negotiations have taken place during the consideration of the application and have resulted in the submission of revised plans which are now deemed to be acceptable and can be recommended for approval.

## **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 permission hereby granted relates to the following plans:

Location Plan

Existing and Proposed Plans and Elevations received 23rd April 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 development hereby approved shall be carried out using the materials for the walls and roof as specified in the application unless otherwise agreed in writing by the Borough Council.

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