

18/00748/FUL

Applicant Mr Andrew Edwards

Location 72 Boxley Drive West Bridgford Nottinghamshire NG2 7GL

Proposal First floor extension, new roof, and loft conversion including rooflights to front.

Ward Lutterell

THE SITE AND SURROUNDINGS

1. The application relates to a two storey detached dwelling of brick, render and tile construction on the eastern side of Boxley Drive in West Bridgford. To the north the neighbouring property is a two storey dwelling of similar appearance to the application property and to the south the neighbouring dwelling is a bungalow with a gable to the front elevation. To the rear gardens serving properties on Greythorn Road abut the site.
2. The application property is set back from the highway with off-street parking for one car and a front garden. The southern end of the dwelling has a lower ridge height than the main part of the dwelling and this lower element is also set in from the rear elevation at first floor level, the ground floor extending level with the main house and has a flat roof.

DETAILS OF THE PROPOSAL

3. The application comprises a first floor extension, a new roof and a loft conversion, including roof lights to the front. The first floor extension would have a footprint of 2.6 metres by 2 metres, with the eaves height to match the existing and the ridge to match the proposed new ridge height. This would infill the south-east corner of the property and would provide an en-suite. A flat roof dormer window is proposed on the rear of the property to facilitate the loft conversion which would provide a master bedroom, dressing room/bedroom and en-suite. The existing ridge height would be raised by 0.5 metres compared to the existing main roof ridge, (1 metre when measured from the existing lower part of the roof ridge). Changes to the roof would also result in a steeper pitch.

SITE HISTORY

4. There is no relevant history.

REPRESENTATIONS

Ward Councillors

5. One Ward Councillor (Cllr Edwards) has declared a non-pecuniary interest.

Local Residents and the General Public

6. No comments have been received in response to the consultation letters sent to the owner/occupier of neighbouring properties.

PLANNING POLICY

7. 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) and the Rushcliffe Borough Non-Statutory Replacement Local Plan 2006.

Relevant National Planning Policies and Guidance

8. 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.
9. 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 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

10. None of the 5 saved policies of the Rushcliffe Borough Local Plan 1996 are applicable to this proposal.
11. 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.

12. Whilst not part of the development plan the Borough Council has adopted the Rushcliffe Borough 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.
13. Consideration should also be given to the supplementary guidance provided in the Rushcliffe Residential Development Guide.

APPRAISAL

14. The main issues to consider in the application are the impact of the proposal on the visual amenity of the area and the impacts on the amenities of neighbouring properties.
15. The proposal comprises a first floor rear extension, a new roof including a raising of the ridge height and a modest change to the pitch, the provision of a dormer window on the rear roofslope and a loft conversion.
16. The proposals would have a limited impact on the front elevation of the property. The ridge height would be 500mm higher than the existing main ridge and 1.0 metre above the lower ridge with the proposed ridge to run at a constant height through the whole width of the property, rather than incorporating a lower element as at present. Five rooflights would also be inserted into the front roof slope. The property would retain much of its current character and appearance. The dwelling would appear taller compared to the adjacent bungalow but given the limited increase in height of 1 metre at this point for only 2.6 metres of width, it is not considered the enlarged dwelling would appear overbearing or out of scale with this neighbouring property. Furthermore, the property sits on a road which rises to the south and due to the topography of the area and the mix of dwelling type and design, there is not a consistent ridge height/line. As such, the resultant dwelling would not appear at odds with other buildings in the area or look out of place in the street scene.
17. The proposal would result in a larger gable on the southern elevation which includes the higher ridge and first floor extension. However, this elevation is adjacent to the neighbouring bungalow and is not unduly prominent from the public realm. The proposed dormer window is very large and dominates the rear roof slope. However, it is located to the rear and would be set in from the side gables and the eaves. As such, on balance, it is not considered this would be visually harmful. The proposed first floor extension would infill the south-east corner of the dwelling and would have a minimal visual impact.
18. Overall, the proposal is considered to be visually acceptable, sympathetic in size and design to the existing dwelling and street scene and complies with the above policies and guidance in terms of visual amenity.
19. The proposal would have an acceptable relationship with neighbouring properties. The enlarged dwelling is adjacent to the neighbouring two storey property to the north. Although the dormer window would introduce bedroom windows at the second floor level there is already a bedroom window at the first floor level and, therefore, there would not be a significant impact in terms

of overlooking or loss of privacy. The enlarged roof would have a slightly greater impact but again not to a level where the amenity of the occupiers of the neighbouring dwelling would be unduly harmed.

20. To the east the neighbouring dwellings are separated by the back to back rear gardens and there would be no undue impact. To the south the first floor extension would be adjacent to the neighbouring bungalow. The bungalow has a blank wall at this point and the extension would not project beyond the rear wall of this property. Although there would be a greater number of habitable windows looking over the rear garden of the bungalow at an oblique angle, this would be similar to the existing relationship.
21. Overall, the proposal is acceptable in terms of residential amenity and complies with the above policies and guidance.
22. No negotiations have taken place during the consideration of the application and the application is 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:

579 003 A Proposed Floor Plans, Elevations, Site and Block Plans

[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]