

18/01419/FUL

Applicant Mr Jim Wilson

Location 31 Asher Lane Ruddington Nottinghamshire NG11 6HS

Proposal Single storey side and rear extensions.

Ward Ruddington

THE SITE AND SURROUNDINGS

1. The application relates to a two storey semi-detached dwelling situated within a row of similar properties on the south side of Asher Lane, within a residential area to the south of the village centre. The dwelling is faced in brick with pebbledash render to the first floor and a slate pitched roof. There is a circa 8 metre deep front garden and a circa 22 metre deep rear garden. A driveway runs along the side of the property leading to a detached rear garage. There is a detached outbuilding to the rear of the property, the structure is shared with the adjoining neighbour with the boundary running through the centre of the building.

DETAILS OF THE PROPOSAL

2. The application seeks planning permission for a single storey side and rear extension that would wrap around the rear corner of the dwelling. The side extension element would project 2.6 metres from the side of the dwelling, set back 2 metres relative to the dwelling frontage. The extension would measure a total of 8.2 metres in depth, linking into the rear extension element which would project 3 metres beyond the rear of the dwelling. The rear projecting element of the extension would measure a total of 8.25 metres in width with a side wall situated on the common boundary with 29 Asher Lane. The rear extension would link into the existing outbuilding which would be retained. Both the side and rear extension would have a monopitch roof measuring 2.3 metres to the eaves and 3.5 metres to the ridge. The extension would be faced in brickwork to match the dwelling with a concrete tile roof to match the colour of the existing.

SITE HISTORY

3. No planning history.

REPRESENTATIONS

Ward Councillor(s)

4. One Ward Councillor (Cllr Greenwood) has declared a non-pecuniary interest as the applicant is an immediate neighbour.
5. One Ward Councillor (Cllr Lungley) objects to the proposal, commenting that it would create overshadowing and that it would be an over-intensive development.

Town/Parish Council

6. Ruddington Parish Council has no objections to this application.

Statutory and Other Consultees

7. No consultee responses.

Local Residents and the General Public

8. One neighbour objects to the proposal. They consider that the rear extension would overshadow their kitchen as the primary source of light into a room that is already impeded by existing buildings. The extension would be 28 inches from this window. The extension would impact upon sunlight from the south east. Concerns regarding flooding as the roof would add to existing drainage issues during heavy rain.

PLANNING POLICY

9. 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.
10. Other material planning considerations include the updated 2018 National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), and the Rushcliffe Borough Non Statutory Replacement Local Plan (NSRLP) (2006). The publication version Local Plan Part 2: Land and Planning Policies is also a material consideration although these policies carry limited weight as they are yet to be subject to an independent examination.
11. Any decision should therefore be taken in accordance with the Rushcliffe Core Strategy, the Neighbourhood Plan, the NPPF and NPPG and policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan where they are consistent with or amplify the aims and objectives of the Core Strategy and Framework, together with other material planning considerations.

Relevant National Planning Policies and Guidance

12. The proposal falls to be considered under the National Planning Policy Framework (NPPF) and should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF. The proposal falls to be considered under section 12 of the NPPF (Achieving well- designed places) and it should be ensured that the development satisfies the criteria outlined under paragraph 127 of the NPPF. Development should function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development. In line with paragraph 130 of the NPPF, 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

13. Policy 1 of The Rushcliffe Local Plan Part 1: Core Strategy reinforces a positive and proactive approach to planning decision making that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The proposal falls to be considered under Core Strategy Policy 10 (Design and Enhancing Local Identity). Development should make a positive contribution to the public realm and sense of place, and should have regard to the local context and reinforce local characteristics. The development shall be assessed in terms of the criteria listed under section 2 of Policy 10, and of particular relevance to this application are 2(b) whereby development shall 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.
14. Whilst not a statutory document, the policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan should be given weight as a material consideration in decision making. The proposal falls to be considered under the criteria of Policy GP2 (Design and Amenity Criteria) of the Rushcliffe Non-Statutory Replacement Local Plan, specifically GP2d, whereby development should not have an overbearing impact on neighbouring properties, nor lead to a loss of amenity. The scale, density, height, massing, design and layout of the proposal all need to be carefully considered, and should not lead to an over-intensive form of development.

APPRAISAL

15. The proposed extension would bridge a 2.5 metre gap between the rear of the dwelling and the rear outbuilding. There is currently a 1.6 metre high wall running along the common boundary. The roof of the extension would be approximately 1.1 metres higher than this boundary wall at the point at which it would link to the outbuilding, increasing to a maximum height of around 2.2 metres above the boundary wall at the point at which the extension would adjoin the rear of the dwelling.
16. In terms of residential amenity, the adjoining neighbour at 29 Asher Lane has a rear kitchen window situated approximately half a metre from the common boundary. This window faces towards a rear outbuildings which straddle and currently obscures direct views onto the rear garden. The proposed extension would result in the loss of oblique views to the south but it would not change the main outlook which is already impeded by this outbuilding. It is not considered that the extension would result in a significantly greater overshadowing and loss of light to the rear kitchen window of 29 Asher Lane than arises from the existing outbuilding.
17. The proposed extension would be fairly modest in depth and the retained outbuilding would screen the last half a metre of the extension from the adjoining neighbour at 29 Asher Lane. It is not considered that there would be an unacceptable overbearing impact on this neighbour or their main private outdoor amenity space.
18. The proposed side extension would be set off the boundary with 33 Asher Lane by 0.9 metres at the front corner, increasing to 4 metres at the rear.

This neighbouring property is set off the boundary with a driveway to the side. It is not considered that the proposal would result in an overbearing or overshadowing impact on this neighbour.

19. The side extension element would be set back 2 metres relative to the dwelling frontage and it would, therefore, appear clearly subservient. The facing materials would be of a similar appearance to the existing dwelling. It is not considered that the extensions would detract from the character of the dwelling and the street scene. In considering the surrounding built form, it is noted that there is a similar wrap-around side and rear extension at 13 Asher Lane.
20. The proposal would not impact upon neighbouring privacy. There would be a set of glazed bi-fold doors in the rear elevation situated 19 metres from the rear boundary. The proposed side and rear roof lights would be high level and would not, therefore, result in overlooking.
21. The proposed extensions would retain sufficient rear garden space as not to result in an over-intensive development of the site. The side extension element would occupy the driveway to the side of the dwelling, however, a 12 metre deep drive would be retained providing sufficient off-road parking space for two vehicles.
22. 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, resulting in a recommendation to grant planning permission.

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: Site Plan, Drawing 1- Floor and Roof Plans, and Drawing 2- Elevations, received on 19 June 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 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 GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].