

18/01543/FUL

Applicant Mr Liam Duggan

Location 14 The Rushes, Gotham, Nottinghamshire

Proposal Demolition of garage, two storey side extension, and single storey front and rear extensions.

Ward Gotham

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Further objection

RECEIVED FROM: Neighbour

SUMMARY OF MAIN POINTS:

- The committee report doesn't establish the nature of the rooms served by the two windows in my house.
- There have been noise issues from the builders contrary to what the committee report states.
- Applicant has accused neighbour of trespass

PLANNING OFFICERS COMMENTS:

The nature of the rooms in the side serve a bathroom and a staircase. These rooms are not principal rooms so they are not afforded protection as outlined in the main report. The comment with regards to there being no noise or issues from the builders was submitted by another neighbour and summarised in the representations, which was separate to the summary of the objection letter. The issue of trespassing or allowing permission onto a neighbours land is a civil matter not covered within the planning process.

2. **NATURE OF REPRESENTATION** Planning Officer Update
SUMMARY OF MAIN POINTS

The site is located within the Green Belt.

Saved Policy ENV15 (Green Belt) of the Rushcliffe Borough Local Plan 1996 defines the full and detailed extent of the Green Belt within

Rushcliffe.

Policy 4 (Nottingham-Derby Green Belt) of the Local Plan Part 1: Rushcliffe Core Strategy 2014 confirms the principle of the Nottingham Derby Green Belt within Rushcliffe will be retained and it will only be altered where it is demonstrated that exceptional circumstances exist.

Paragraph 143 of the National Planning Policy Framework (Protecting Green Belt Land) sets out that development in the Green Belt should be regarded as inappropriate which is, by definition, harmful and should not be approved except in very special circumstances. Local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to inappropriate development are set out in paragraphs 145 and 146 of the NPPF and include extensions, provided that they are not 'disproportionate'.

Policies EN14 (Protecting the Green Belt) and EN19 (Impact on the Green Belt and Open Countryside) of the Rushcliffe Borough Non-Statutory Replacement Local Plan should be given weight as a material consideration in decision making. Policy EN14 states that within the green belt permission will only be granted for (amongst other things) alteration and limited extension or replacement of existing dwellings. Policy EN19 requires proposals to have no significant adverse impact upon the open nature of the Green Belt.

Neither the NPPF nor the Council's Local Planning Policy prescribes what would amount to a disproportionate addition to a dwelling; however, it is common practice at Rushcliffe to accept an increase of around 50% in terms of floor space and/or volume to the original dwelling, subject to the individual property, specifics of the site and planning history. The property sits in an average sized plot within the village of Gotham. The proposed extensions would, in part, replace an existing single storey garage to the side and a single storey extension to the rear. The proposed two storey side extension and single storey front and rear extensions, by reason for their relatively modest size and scale, would not result in disproportionate additions to the original dwelling. The proposal is not therefore considered to be inappropriate development in the Green Belt.

The essential characteristics of the Green Belt are its openness and its permanence. The property is not an isolated house in the Green Belt, but is within the settlement of Gotham, which is proposed to be inset from the Green Belt under Part 2 of the Local Plan. The proposed development would be wholly contained within the residential curtilage of the property and remove more unsympathetic additions. The proposal would therefore safeguard the countryside from encroachment and protect the openness of the Green Belt.

No change to the recommendation is necessary.

