

18/02261/FUL

Applicant Mr And Mrs Dodd

Location 42 Whinlatter Drive West Bridgford Nottinghamshire NG2 6QS

Proposal First floor front and side extension.

Ward Gamston South

THE SITE AND SURROUNDINGS

1. 42 Whinlatter Drive is a detached property constructed from red brick with concrete interlocking tiles to the roof. The property is located at the end of a cul-de-sac on a private driveway also serving 2 further properties. The house itself is located within a large residential area that consists of detached properties set back from the road with open green frontages.
2. The application site is orientated with the front elevation of the property facing north towards public open space and the Grantham Canal. The property has a projecting front gable and varying roof heights. The integral garage and porch have a flat roof.

DETAILS OF THE PROPOSAL

3. The proposal seeks planning permission for a first floor front extension over the existing garage. It would be set back from the main gable at the front of the dwelling by 0.8m being flush with the remaining set back front elevation. It would have the same eaves and ridge height as the main front gable, 4.7m and 6.5m respectively, 1.4m lower than the main ridge line of the dwelling.

SITE HISTORY

4. The application property was first constructed under the grant of a 1996 reserved matters scheme that formed part of the wider Gamston development area. There is no further planning history for the site.

REPRESENTATIONS

5. No representations have been received in respect of the application

PLANNING POLICY

6. The Development Plan for Rushcliffe consists of the 5 saved policies of the Rushcliffe Borough Local Plan (1996) and the Rushcliffe Local Plan Part 1: Core Strategy.
7. Other material considerations include the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), the Rushcliffe Borough Non-Statutory Replacement Local Plan (2006) and the Rushcliffe Residential Design Guide.

- 8 Any decision should therefore be taken in accordance with the Rushcliffe Core Strategy, 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

9. The National Planning Policy Framework (NPPF) includes a presumption in favour of sustainable development and states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local Planning Authorities should approach decision 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. Decision-makers at every level should seek to approve applications for sustainable development where possible. There are three dimensions to sustainable development: economic, social and environmental.
10. One of the Core Principles states that planning should “...*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*”
11. Paragraph 64 of the NPPF 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

12. The proposal falls to be considered foremost under The Rushcliffe Local Plan Part 1: Core Strategy. Under Core Strategy Policy 1, a positive and proactive approach to planning decision making should be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The proposal should also 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 should be assessed in terms of the criteria listed under section 2 of Policy 10, specifically 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.
13. None of the 5 saved policies of the Rushcliffe Borough Local Plan 1996 apply to this application.
14. Whilst not part of the development plan, 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. Of particular relevance is GP2 section d, 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. There is one small obscure glazed window in the side elevation of the adjacent dwelling at first floor level, most likely serving a bathroom, and given the presence of the larger gable on the western side of the dwelling and the set back and lower height of the proposed extension, it is not considered that the proposal would lead to any additional unacceptable over-shadowing of the adjacent dwelling.
16. There are no windows proposed in the side elevation of the first floor extension, the proposal would actually remove the existing first floor side window in the dwelling, thereby reducing any overlooking.
17. There is one window proposed in the front elevation of the proposed first floor extension, and it is considered that this would have a similar impact to the existing front facing first floor windows and would not unduly impact upon the residential amenities of neighbouring properties, especially given that the dwelling faces public open space and the Grantham Canal and no other dwellings.
18. Overall the proposal is considered to be sympathetic to the original property in terms of its scale, finish, design and location. The development would not cause any notable impact on the wider street scene.
19. The application was not the subject of pre-application discussions. The scheme, however, is considered acceptable and no discussions or negotiations were considered necessary.

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 plan(s) received on 21 September 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 extension(s) 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 GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].