

18/02185/FUL

Applicant Mr & Mrs Chahal

Location 6 Haileybury Road West Bridgford Nottinghamshire NG2 7BJ

Proposal Increase roof height of bungalow to create first floor accommodation and external alterations (resubmission).

Ward Musters

THE SITE AND SURROUNDINGS

1. The application property comprises a modest bungalow with attached single garage located within a residential area of West Bridgford. The dwelling has a very shallow roof slope and is located within an average sized plot. The rear garden boundary is angled due to the property's location close the junction of Haileybury Road and Malvern Road.
2. The property sits within a row of bungalows. The two bungalows to the immediate north are of a different style and design, and contain dormer windows. All the bungalows to the immediate south of the site are of virtually identical design, style and appearance as the application property and have remained largely unaltered since they were first constructed. On the opposite side of Haileybury Road are detached two storey dwellings. To the north west of the site on Malvern Road are also bungalows located on a lower level than the application site. Land levels along Haileybury Road rise gently in a southerly direction.

DETAILS OF THE PROPOSAL

3. The application seeks planning permission for alterations to the property, raising the height of the bungalow by approximately 0.9m at eaves level and approximately 2m at ridge level, to create a first floor which would provide the following accommodation; a master bedroom with en-suite and a separate dressing room, 2 further double bedrooms and a bathroom. The ground floor of the property would be reconfigured to provide an open plan kitchen, dining and living room, a playroom, double bedroom, utility, shower room, and hallway.
4. This is a revised scheme following the refusal of the previous application (see site history). The level of glazing to the front elevation has been reduced, the large Juliet balcony window to the rear first floor elevation has been replaced with two narrower windows. The first floor accommodation would be served by several roof lights, all of which would be approximately 1.7m above the proposed internal first floor level (with the exception of those which would be above the proposed staircase). The whole of the property would be finished in white render with horizontal timber cladding to sections of the front and rear elevations, and a slate roof.

SITE HISTORY

5. A previous planning application (18/01217/FUL) to raise the height of the eaves (by approximately 1m) and roof pitch (by approximately 2.8m) of the bungalow to create first floor accommodation, together with alterations to the fenestration, and finish materials, was refused in July 2018 for the following reasons:
 1. *'Increasing the height and scale of the property to create first floor accommodation, together with the large expanses of glazing and the changes to the materials, would significantly alter the appearance of the existing bungalow to such a degree that it would appear at odds with the established character of this section of Haileybury Road and would be harmful to the appearance of the street scene. The proposal would therefore be contrary to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy, Policy GP2 (Design and Amenity Criteria) of The Rushcliffe Non-Statutory Replacement Local Plan and guidance contained within the National Planning Policy Framework (2018) specifically paragraphs 127 and 130.'*
 2. *'The large Juliet style balcony window to the rear facing gable, given its close proximity to the bungalows on Malvern Road, which are located on a lower level than the application site, would result in unacceptable levels of overlooking and loss of privacy, particularly to no.30, which would be significantly harmful to the living conditions of the occupiers. The proposal would therefore be contrary to Policy GP2 (Design and Amenity Criteria) of The Rushcliffe Non-Statutory Replacement Local Plan and guidance contained within the National Planning Policy Framework (2018) specifically paragraph 127.'*

REPRESENTATIONS

Ward Councillor(s)

6. One Ward Councillor (Cllr Jones) objects on the following grounds; whilst there have been various changes to the original application, it does not make it more acceptable. The design is at odds with the established character of the area and would be harmful to the appearance of the street scene, specifically white render to the front, side and rear, which is in stark contrast to the prevailing character of the surrounding properties. The front of the property is totally out of character with the area in its style, size and colour of windows, white render and cladding. The ridge height of 6.48m is higher than the neighbouring dormer. Potential for overlooking from the additional windows. It would change a 3 bedroom, 1 bathroom bungalow into a 4 bedroom, 3 bathroom house. Such over-development is not in keeping or respecting the neighbouring properties and is out of keeping with the character of the area.

Local Residents and the General Public

7. 18 representations have been received from local residents, objecting to the application on the following grounds:
 - a. The revised plans do not overcome the previous reasons for refusal.

- b. The increased height and scale of the bungalow, and its modern appearance, would result in it being completely out of character with the bungalows on this part of Haileybury Road, contrary to Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part: Core Strategy.
- c. Overbearing impact, intrusion, overlooking, loss of light/sun on neighbouring properties on both Haileybury Road and Malvern Road (which are at a lower level than the application property).
- d. Harm the outlook of properties on the opposite side of Haileybury Road, less sunlight in the afternoons and evenings, loss of views.
- e. The loss of a bungalow. Proposal would set a precedent for other bungalows in the street.
- f. Disruption and noise during construction works.

PLANNING POLICY

- 8. The development plan for Rushcliffe consists of the five saved policies of the 1996 Local Plan, and Rushcliffe Local Plan Part 1: Core Strategy (Core Strategy). Other material considerations include the National Planning Policy Framework (2018) and the Non-Statutory Replacement Local Plan (NSRLP) where policies are consistent with the NPPF and the Core Strategy.

Relevant National Planning Policies and Guidance

- 9. The National Planning Policy Framework (2018) carries a presumption in favour of sustainable development and states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Paragraph 124 states that *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.”* Paragraph 130 states that *“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, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.”*

Relevant Local Planning Policies and Guidance

- 10. Policy 10 (Design and Enhancing Local Identity) of the Core Strategy states that; All new development should be designed to make: a positive contribution to the public realm and sense of place; create an attractive, safe, inclusive and healthy environment; reinforce local characteristics; be adaptable to meet evolving demands and the effects of climate change; and reflect the need to reduce the dominance of motor vehicles.
- 11. The Rushcliffe Non-Statutory Replacement Local Plan has been used in decision making since 2006 and despite the Core Strategy having been

adopted its policies are still a material consideration in the determination of any planning application where they accord with the NPPF.

12. Policy GP2 (Design and Amenity Criteria) states that planning permission will be granted provided that, inter alia, the scale, density, height, massing, design, layout and materials of proposals are sympathetic to the character and appearance of neighbouring buildings and surrounding areas; that they do not lead to an over-intensive form of development; that they are not overbearing in relation to neighbouring properties; and do not lead to undue overshadowing or loss of privacy.
13. Advice contained within the Rushcliffe Residential Design Guide adopted in March 2009 is a material consideration. The Design Guide provides guidance on acceptable levels of amenity space for dwellings and, in terms of garden sizes, that these should be 110sqm for detached properties.

APPRAISAL

14. The main issues in the consideration of the application are the impacts upon the character and appearance of the street scene and the living conditions of neighbouring properties.
15. In terms of the impacts upon the character and appearance of the street scene, the western side of Haileybury Road is characterised by bungalows, with two storey dwellings on the opposite eastern side. The two bungalows to the north of the application property differ in design to the application property in that they have higher roof ridges and contain accommodation within the roof space which is served by dormers. For example, no.2 has side facing gables with a box dormer to the front, and no.4 has a double hipped roof with a small box dormer to the front and rear. The bungalows (No.'s 8 to 24) to the south of the application site are of the same design and appearance as the application property, and have all remained largely unaltered since they were first constructed, resulting in a very regimented street pattern.
16. The previous scheme involved an increase in the height of the bungalow by 1m at eaves level and by 2.8m at ridge level to provide first floor accommodation within the roof space, together with large expanses of glazing and alterations to materials. It was considered that these alterations would significantly alter the appearance of the existing bungalow to such a degree that it would appear at odds with the established character of this section of Haileybury Road and would be harmful to the appearance of the street scene.
17. The revised scheme has seen a reduction in the increase in the ridge height by 0.8m. The new ridge of the bungalow would now be 2m higher than at present. The applicant's agent has provided street scene elevations showing the proposed dwelling in relation to no.'s 2, 4 and 8. These show the changes in land levels along Haileybury Road (where land levels rise gently southwards) and that the ridge of the extended bungalow would be 1m higher than that of no.4 and 0.7m higher than that of no.2.
18. Despite the regimented street pattern to the south of the application property, the properties to the north, which both have accommodation at first floor level, are much more varied in terms of styles and ridge heights. Therefore, if

the ridge of the application property were to be raised 1m higher than no.4, it is not considered that such an increase in scale, having regard to the changes in land levels, would harm the pattern of development along this particular section of Haileybury Road.

19. In terms of glazing, the amount of glazing proposed within the front elevation has been reduced, and whilst the window pattern differs from the fenestration in the neighbouring bungalows (having windows of both vertical and horizontal emphasis), it is not considered that this would harm the appearance of the application property or the street scene.
20. With regard to materials, both the application property and other properties in the immediate vicinity contain render and timber/stone cladding features to their front elevations, therefore, the use of cladding would not appear out of character with the property's surroundings.
21. In terms of the living conditions of neighbouring properties, the new ground floor windows to the side, and bi-fold/patio doors to the rear, would be largely screened from neighbouring dwellings by the existing boundary treatments and would not result in significant harm. Furthermore, the roof lights to the side roof planes would be positioned 1.7m above internal floor levels (with the exception of those located above the proposed staircase), therefore, they would not result in overlooking over neighbouring properties. The glazing to the front, would be a sufficient distance from the two storey dwellings on the opposite side of Haileybury Road so as not to result in harmful levels of overlooking.
22. With regards to the rear first floor windows, the large Juliet style balcony window, which extended across almost the full width of the rear facing gable, has been replaced with two narrow windows measuring 600mm in width and 2m in depth. The closest of these windows would be located (when measured at an angle) 13m from the garden boundary of 30 Malvern Road (a bungalow located approximately 1m lower than the application site) and 22m from its rear elevation. Likewise, these windows would be located 16m from the garden boundary with 28 Malvern Road and 24m from its rear elevation. Given the narrowness of these windows, together with the distances between properties and the oblique angles of any views from the windows, it is not considered that the proposal would result in unacceptable levels of overlooking or loss of privacy which would be significantly harmful to the living conditions of the occupiers of neighbouring properties.
23. In terms of 8 Haileybury Road, this has previously been extended to the rear and, therefore, projects approximately 4m further rear wards than the application property, it also has a leylandii hedge approximately 3m high along part of the shared boundary with no.6. Whilst the rear first floor windows would allow views towards the back of the rear garden area of no.8 (which is not unusual in urban housing areas) again, given the narrowness of the windows and the oblique views which would be possible from them, it is not considered that the proposal would result in unacceptable overlooking on the private zone immediately to the rear elevation of the neighbouring property.
24. Objections have been received from residents on the grounds of overshadowing and loss of light. The altered dwelling would retain the same

footprint as existing, with the eaves raised by 0.9m and the ridge raised by 2m. However, given the design of the roof, which would have roofs rising away from the shared boundaries with the two flanking properties, it is not considered that the proposal would result in unacceptable levels of loss of light or appear over bearing.

25. The loss of a bungalow from the housing stock would be regrettable, however, there are currently no planning polices protecting the retention of bungalows within Rushcliffe, and many bungalows across the borough have been extended and altered to provide additional living accommodation within the roof space. In terms of garden sizes, detached dwellings are expected to have a garden area measuring 110 sqm, the rear garden of the application property measures 181 sqm and no garden would be lost as a result of the proposals. Officers are satisfied that the proposal would not result in an overdevelopment of the application site.
26. Residents on the opposite side of Haileybury Road have objected on the grounds of loss of view, however, this is not a material planning consideration which can be given weight in the determination of the application.
27. With regard to inconvenience during construction works, an informative is proposed which advises the applicants of the measures to be adopted to keep noise disturbance to a minimum.
28. With regard to precedent, each application must be decided on its own merits, having regard to the local circumstances.
29. Following the refusal of the previous planning application, negotiations have taken place between Officers, the agent and the applicant resulting in the submission of the revised proposals. After careful consideration it is considered that the revisions have addressed the previous reasons for refusal and would not result in significant harm to the character of the area or the living conditions of neighbouring residents, thereby 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; proposed floor plans, site block plan and OS plan 623 002 revision G dated May 18; proposed elevations, site block plan and OS plan 623 003 dated Nov 18.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan and Policy 10 (Design and Enhancing Local Identity) of the Local Plan

Part 1: Rushcliffe Core Strategy.]

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, unless otherwise approved in writing by the Local Planning Authority.

[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 and Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1: Rushcliffe Core Strategy.]

Notes to Applicant

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.