

18/02456/FUL

Applicant Mrs Kirsty Morley

Location 119 Gertrude Road West Bridgford Nottinghamshire NG2 5DA

Proposal Two storey side extension; single storey front and rear extensions; raised patio area and rendering of extension and existing property.

Ward Lady Bay

THE SITE AND SURROUNDINGS

1. 119 Gertrude Road is a two storey detached property constructed from red brickwork with red concrete pantiles to the roof. The dwelling is of a typical design and build style for properties in the locality with a 1950's design style incorporating a hipped roofed ground floor bay window and a mock Tudor framed front gable feature. The house has a gabled roof as do both of its immediate neighbours which are also detached two storey houses.
2. The ground level at the rear of the dwellings in the vicinity drops by 1m around 3m from the rear elevations leading to raised platforms/patios at the rear. Nos. 117, 119 and 121 Gertrude Road all have raised areas at the rear.
3. There are substantial existing outbuildings adjacent to the boundary with the neighbouring dwelling at 117 Gertrude Road. These consist of a timber car port which runs along the side of the dwelling at a height of 3m and a concrete garage which runs for a further 5.3m along the boundary into the rear garden with a ridge height of 4m from lower ground level (3m from raised ground level) resulting in boundary structures for a distance of 12m.

DETAILS OF THE PROPOSAL

4. The current application seeks planning permission for a two storey side extension, single storey front and rear extensions, the provision of a raised patio area and rendering of extension and existing property.

SITE HISTORY

5. There is a small single storey rear extension that was built around 1984. This would be demolished as part of the proposal.

REPRESENTATIONS

Ward Councillor(s)

6. One Ward Councillor (Cllr S Mallendar) objects stating, "*It is detrimental to the street scene in that it would lead to a terracing effect on a street of Victorian/Edwardian semi-detached and detached houses. It would affect the amenity of the neighbouring property at number 117, Gertrude Road due to massing and the overbearing nature of the side extension; The proposed development would also reduce light for the side and rear windows of 117; As*

the rear gardens of both properties slope down significantly, the proposed extension and raised terrace will lead to overlooking of the private amenity space of number 117. There is no provision for the siting of wheelie bins.”

Local Residents and the General Public

7. Representations have been received from two local residents and/or their representatives objecting to the proposal and raising the following points:
 - a. Loss of light to the windows and passage way on the side elevation of no. 117.
 - b. Massing and overbearing nature of the side extension.
 - c. Change of level involved in the development of the patio area may lead to overlooking.
 - d. The property will look more like a terraced property changing overall street view.
 - e. Loss of parking provision.
 - f. Probable need to excavate for foundations within 3 metres of neighbouring properties (117 and 121) making it likely that adjacent properties will require protection.
 - g. Access for works.
 - h. Possible impeded access at side of dwelling during construction.
 - i. Building over a drain.
 - j. Building works damaging sewers.
 - k. No provision for the siting of wheelie bins.
 - l. Method of construction.
 - m. Access to the rear for emergency services.

PLANNING POLICY

8. 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.
9. 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.
10. 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

11. 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.

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. The proposed extensions (two storey and single storey) would run for a distance of 13.2m along the boundary. The front wall of the two storey extension would sit forward of the existing car port but the extension projection at the rear would fall short of that of the existing structures by approximately 1.2m.

16. There is an existing timber outbuilding in the garden of 117 Gertrude which currently screens approximately half of the existing concrete garage. The projection of the single storey extension would be around 1.2m less than the existing garage and, therefore, well screened from the side. There are no windows proposed in either side elevation of the single storey rear extension.
17. There is a small kitchen extension on the rear of no. 117 with a window facing into the garden. Given the presence of the existing structures it is not considered that the proposed extension would lead to any undue or additional loss of light to this window or other windows on the rear of the dwelling. It is therefore considered that the rear part of the extension would have a similar impact to the existing structures and not cause undue harm to the residential amenities of no. 117 Gertrude Road.
19. At the rear, the side boundary with no. 121 to the south consists of a 2.5m breeze block wall with a further 800mm of fencing on top plus a 2.5m high section of vertical fencing immediately adjacent the rear elevations on the dwellings. There is an existing extension at the rear of 121 Gertrude Road which projects out around 2.5m. There are no windows in the side elevation of this extension. The proposed rear extension at no. 119 would be on the boundary with no. 121 but 2.3m from the side elevation of the dwelling and extension. It would project a further 3.5m than the extension at no. 121 but given the substantial boundary treatment, and distance from the dwelling itself, it is not considered that the extension would be unduly overbearing.
20. A 1m high raised patio is proposed adjacent to the extension with a projection of 3m. This patio creates a raised area that would not be matched on either side at this distance into the garden, therefore, it may have the potential for over-looking. The applicant has agreed that privacy screens to a height of 1.8m should be incorporated into the proposal to prevent undue overlooking and this could be secured by way of a condition, should planning permission be forthcoming. Having regard to the existing structures adjacent to the boundary and/or existing boundary treatment, it is not considered that these proposed screens would impact significantly on neighbouring amenity in terms of overbearing impacts
21. The front wall of the proposed two storey side extension would be set back from the existing front elevation by 1m and set down from the main ridge line of the roof by 300mm, thereby alleviating any perceived terracing effect and ensuring the extension has a subservient appearance to the main dwelling. The overall design and appearance of the two storey side extension would be sympathetic to the existing house and streetscene.
22. The two storey side extension would be 2.3m wide and 7.2m long, along the side elevation of the dwelling. The eaves height would match the existing dwelling. The extension would be set 100mm off the shared boundary and 1.1m from the side elevation of no. 117 Gertrude Road. This elevation contains a door at ground floor level and a mid-height obscurely glazed window serving a mid-stair landing. There is also a very small obscure glazed window presumably serving a bathroom/toilet, ultimately there are no habitable room windows on this side elevation.

23. There are no windows proposed in the side elevation of the extension and it is not considered that the side extension would be unduly over-bearing or lead to unacceptable overshadowing or overlooking. New first floor windows, having a similar impact to existing windows, are proposed on the front and rear elevations.
24. There would be a small front extension with a projection of 450mm thereby increasing the set-back distance of the two storey extension to 1.45m. This front extension would run the full width of the existing front elevation and have a mono-pitch roof with a maximum height of 2.85m. It is not considered that the front extension would have a detrimental impact on neighbouring dwellings of the area in general.
25. A drive would be retained in front of the extension with adequate space for off road parking for one vehicle, and Gertrude Road, like many other residential roads in the area, have dedicated parking strips at the side of the road. It is not considered that the proposal would exacerbate or cause any highways or parking issues.
26. It is proposed to render the extensions and the existing dwelling to provide a uniform finish using a white colour render. There are examples in the area of fully and part rendered dwellings and this finish would not be out of character. The front elevation of the dwelling has visible mortar lines where cracks have been repaired and the new finish would improve the look of the dwelling within the street scene.
27. Overall the proposal is considered to be sympathetic to the original property in terms of its scale, finish, design and location. It would see the removal of old run-down out buildings and would improve the property within its environs. The development would not cause any undue impact on the wider street scene.
28. 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 following approved plan(s): 18-1629-1, 18-1629-2.

[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 and the agents email of 12 November 2018 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].

4. Prior to the raised patio being brought in to use privacy screens with a height of 1.8m above the level of the patio shall be installed on both side boundaries for the full length of the patio, in accordance with details to be first submitted to and approved by the Borough Council. Thereafter, the privacy screens shall be retained in accordance with the approved details for the lifetime of the development.

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

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.

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring property. A Solicitor or Chartered Surveyor may be able to give advice as to whether the proposed work falls within the scope of this Act and the necessary measures to be taken.