

18/02841/FUL

Applicant Mr Leigh Birch

Location 4 Yew Tree Close Radcliffe On Trent Nottinghamshire NG12 2AZ

Proposal Single-storey side extension with raised patio, new hipped roof to existing dormer, new infill garage, and replacement open porch (revised scheme).

Ward Radcliffe On Trent

THE SITE AND SURROUNDINGS

1. The application relates to a detached dormer bungalow on the southern side of Yew Tree Close. The dwellings on this side of the road are all dormer bungalows of a similar design and age, being built circa early 1970's. The opposite side of Yew Tree Close is made up of fairly large two storey detached houses. The rear garden extends down to Nottingham Road.
2. The bungalow is of traditional construction being red brick with dark concrete roof tiles. There is feature deep wavy edge timber cladding to the apex of the front gable.

DETAILS OF THE PROPOSAL

3. The current application seeks planning permission for a single storey side extension with raised patio, a new hipped roof to an existing side dormer, the creation of a new infill garage and the provision of a replacement open porch.
4. The application is a re-submission of application no. 18/00494/FUL which has been part constructed with a variation to the roof of the single storey side extension. This application seeks planning permission to include the amended roof design.
5. The works outlined in the application are substantially complete and it should be noted that the only change in this current application compared to the previously approved application is the amended roof design on the single storey side extension. However, as the amended application makes reference to all the proposed works whether constructed, part constructed or not yet commenced all aspects of the works have been reassessed.

SITE HISTORY

6. Planning Permission was granted under reference 18/00494/FUL for a single-storey side extension with raised patio, new hipped roof to existing dormer, new infill garage, and replacement open porch. The approved plans were subsequently amended by two non-material amendments. Submissions under reference 18/02050/NMA was agreed for a change in materials for the approved timber cladding and 18/02793/NMA agreed to a minor increase in the height of the parapet wall and a change in materials to the extension.

REPRESENTATIONS

Ward Councillor(s)

7. One Ward Councillor (Cllr Upton) has declared an interest in the application.

Town/Parish Council

8. Radcliffe on Trent Parish Council have neither objected to nor supported the application.

PLANNING POLICY

9. The Development Plan for Rushcliffe consists of the 5 saved policies of the Rushcliffe Borough Local Plan (1996) and the adopted Rushcliffe Local Plan Part 1: Core Strategy (December 2014) and the Radcliffe on Trent Neighbourhood Plan.
10. Other material considerations include the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and the Rushcliffe Borough Non-Statutory Replacement Local Plan (2006). Rushcliffe Local Plan Part 2: Land and Planning Policies is presently at examination in public stage and has some weight in decision making.
11. Any decision should therefore be taken in accordance with the Core Strategy, the NPPF and NPPG, policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan where they are consistent with or amplify the aims and objectives of the Framework, together with any other material planning consideration.

Relevant National Planning Policies and Guidance

12. The National Planning Policy Framework (NPPF) includes a presumption in favour of sustainable development. Local Planning Authorities should approach decision making in a positive way to foster the delivery of sustainable development and look for solutions rather than problems, seeking to approve applications where possible. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. There are three dimensions to sustainable development, economic, social and environmental. One of the core planning principles of the NPPF state that planning should, *'Always seek to secure high quality design and a good standard amenity for all existing and future occupants of land and buildings.'*

Relevant Local Planning Policies and Guidance

11. The Rushcliffe Local Plan Part 1: Core Strategy was formally adopted in December 2014. It sets out the overarching spatial vision for the development of the Borough to 2028. Policies 1: 'Presumption in Favour of Sustainable Development' and 10: 'Design and Enhancing Local Identity' are relevant.
12. None of the 5 saved policies of the Rushcliffe Local Plan are relevant to this application.

13. The Rushcliffe Borough Non-Statutory Replacement Local Plan (RBNSRLP) is a material consideration. Whilst not part of the Development Plan, the Borough Council has adopted the RBNSRLP for development control purposes in the determination of planning applications. Policy GP2 (Design and Amenity Criteria) is relevant. Policy 1 of the emerging Rushcliffe Local Plan Part 2 Land and Planning Policies will replace GP2 in considering general matters of amenity and design.
14. The Radcliffe-on-Trent Neighbourhood Plan was adopted in October 2017 and now forms part of the development plan for Rushcliffe. Of particular reference are policies 14 (Design and Layout), and 15 (Local Architectural styles) of the plan. These policies seek new development to make a positive contribution towards the identity and character of the village by reinforcing locally distinctive design and architecture taking account of scale, mass, layout, design and materials.

APPRAISAL

15. The proposed single storey side extension would be 26m from the rear boundary onto Nottingham Road. It would be on the boundary with the dwelling to the west, no. 5 Yew Tree Close. It would have a width of 4.52m and a length of 3.915m. It would have an eaves height of 2.3m and a central ridge height of 4.6m, the central ridge would be 2.2m from the boundary and 4m from the side elevation of no. 5 Yew Tree Close.
16. The roof would be 4.8m long creating a 0.9m canopy over the rear elevation of the extension. The central ridge would project a further 0.7m rearward than the eaves forming an angled overhang. This element is the only change to that previously approved, notwithstanding the changes agreed under the non-material amendment process. It is this 0.7m angled section that requires planning permission in addition to that previously granted. The height of the addition, which incorporates a parapet wall, on the boundary would be 3.2m.
17. There is currently a 1.8m close boarded fence with attached trellising forming the boundary between the two dwellings, part of which was removed to facilitate the extension. The siting of the parapet wall of the side of the proposed extension would see an increase in height of 1.25m. In the side elevation of no. 5 Yew Tree Close is an entrance door and 2 obscurely glazed windows.
18. Given the pitched roof design, the minimal increase in the ridge length and the position and orientation of the two dwellings, as well as the lack of habitable room windows in the side elevation on no. 5, it is not considered that the proposed side extension, with the amended roof design, would have a detrimental effect on the residential amenities of no. 5 Yew Tree Close in terms of over-looking or over-shadowing.
19. It is proposed to include a raised decked area adjacent the rear elevation of the side extension to an additional length of 1.8m and to a height of approximately 280mm above ground level. It is not considered that the provision of this platform would lead to unacceptable harm to the amenities of the adjacent dwelling. This element was considered acceptable previously.

20. There would be minimal views of the side extension from the public realm and it is not considered that the street scene or the area in general would be detrimentally affected by the side extension.
21. It is also proposed to change the existing flat roof dormer window on the west (side) elevation with a hipped tiled roof. The general size of the dormer would not increase and the hipped roof would have an additional height of 1.1m to its ridge, 200m below the maximum ridge height of the original dwelling.
22. It is considered that a hipped roof design would reduce any impact on the neighbouring dwelling, ensuring the dormer does not dominate the side elevation or be over-bearing. No additional windows are proposed in the dormer and it is not considered that the provision of the hipped roof would lead to unacceptable harm to the residential amenities of no. 5 Yew Tree Close.
23. The new dormer roof would be visible from the public realm, however, it is considered that the proposed design would be an improvement to the existing flat roof. The roof tiles would match the existing dwelling ensuring the proposal does not appear as an incongruous feature within the street scene. This element of the proposal was previously considered acceptable.
24. A replacement open porch is proposed on east elevation over the main entrance to the dwelling. The existing porch consists of a flat felt covered roof extending 1.8m from the side elevation of the dwelling with a supporting metal corner pole. The proposed porch would be a flat roofed canopy with gallows brackets extending 700mm from the side elevation. It is not considered that the new porch canopy would have a detrimental effect on the neighbouring dwelling at no. 3 Yew Tree Close or the street scene in general, indeed as with the dormer roof it is considered that it would be an improvement to the dwelling and its contribution to the street scene.
25. Finally, a new garage door and a pedestrian access door would be fitted to the existing open car port creating a new garage and internal lobby/garden store. These features would have little impact on the street scene, and no impact on nearby properties. These elements of the proposal were previously considered acceptable.
26. It is considered that the proposal, as revised, complies with planning policies including those within the neighbourhood plan and would not have a detrimental impact on the residential amenity of the neighbouring properties or the street scene in general and it is therefore recommended that planning permission be granted for the proposed development.
27. There were no perceived problems with the application and therefore no requirement for negotiation with the applicant/agent or the need to request any amendments.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to the following condition(s)

1. The development hereby permitted shall be carried out in accordance with the following approved plan(s): FB17 1107 PL02-A and FB17 1107 PL03-C received on 17 December 2018.

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

2. 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].

Notes to Applicant

You are advised that your property falls within an area identified to be at risk of flooding in the Environment Agency's Flood Risk Maps. It is therefore recommended that the design and construction of the extension incorporates advice with regard to flood resilience and resistance techniques which is available to view on the Environment Agency's website.