

# 18/02187/FUL

**Applicant** Mr Jason Hull

**Location** 4 Nursery Road Bingham Nottinghamshire NG13 8EH

**Proposal** Two storey rear and side extension, erection of new entrance porch.

**Ward** Bingham East

## THE SITE AND SURROUNDINGS

1. The site comprises a two storey detached dwelling situated on an estate of similar properties which appear to date from the 1950's.
2. No. 2 is a similar type of property but has a kitchen window towards the rear of the side (south) elevation and a first floor side window serving a landing. No. 6 is also of similar age and style but with no windows in the north (side) elevation.

## DETAILS OF THE PROPOSAL

3. It is proposed to erect a two storey rear extension, two storey and single storey side extension and an entrance porch.
4. The proposed rear extension would project approximately 1.9m from the existing rear wall and would come to within 200mm of the boundary with no. 2 Nursery Road. The side extension would project 1.8m from the existing side wall and come to within 700mm of the boundary with no. 6. This element of the proposal is set back from the frontage of the property and incorporates a hipped roof.
5. The ridge height of the rear extension would be the same as the existing house (6.7m), whilst the side extension would be slightly lower (6.5m).
6. The proposed porch would have a footprint of 2.8m x 1.7m and have a lean-to roof with a maximum height of 3.3m. Materials are proposed to be a white render finish to the extensions and roof tiles to match the existing.

## SITE HISTORY

7. An application for a two storey rear extension was withdrawn in November 2018 (18/02187/FUL).

## REPRESENTATIONS

### Ward Councillor(s)

8. One Ward Member (Cllr Hull) has declared an interest.

## **Town/Parish Council**

9. The Town Council does not object.

## **Statutory and Other Consultees**

10. Trent Valley Internal Drainage Board comment that the site is within the Board's district but there are no Board maintained watercourses in close proximity to the site. They recommend that surface water run-off rates to receiving watercourses must not be increased as a result of the development, and that the design, operation and future maintenance of site drainage systems must be agreed with the Lead Local Flood Authority and Local Planning Authority.

## **Local Residents and the General Public**

11. The neighbour at 2 Nursery Road does not object to the application but notes that there would be loss of light and view from his kitchen and landing windows. He raises concerns over the possibility that the frontage of the site could be hard surfaced for parking (this is not proposed as part of the current application).

## **PLANNING POLICY**

12. The Development Plan for Rushcliffe comprises of the Local Plan Part 1 - Core Strategy (LPCS) which was adopted by the Borough Council in 2014 and the 5 saved policies of the Rushcliffe Borough Local Plan 1996.
13. 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) (RBNSRLP). Some weight should also be given to the Rushcliffe Borough Non-Statutory Replacement Local Plan and the emerging Local Plan Part 2: Land and Planning Policies.

## **Relevant National Planning Policies and Guidance**

14. The National Planning Policy Framework carries a presumption in favour of sustainable development and states that, for decision taking, this means *"approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, granting permission unless: Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in the Framework indicate development should be restricted"*.
15. Paragraph 11 of the NPPF states that there is a presumption in favour of sustainable development whilst paragraph 127 states, inter alia, that planning decisions should ensure that development will function well and add to the overall quality of the area and create places that have a high standard of amenity for existing and future users.

## Relevant Local Planning Policies and Guidance

16. Core Strategy Policy 10 (Design and Enhancing Local Identity) states that 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. Development should be assessed in terms of the criteria listed under section 2 of Policy 10 and of particular relevance to this application are 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.
17. In the context of the RBNSRLP, the relevant policy is GP2 (Amenity and Design), which requires that any developments are sympathetic to the character and appearance of neighbouring buildings and the surrounding area in terms of scale, design, materials, etc., do not have a detrimental impact on the amenity of neighbours by reason of overlooking, loss of light, overbearing impact or the type of activity proposed and a suitable means of access and parking facilities can be provided. Policy 1 (Development Requirements) of the Emerging Local Plan Part 2 echoes the requirements of policy GP2.

## APPRAISAL

18. 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.
19. In relation to the impact on neighbours, and particularly 2 and 6 Nursery Road, the submitted plan indicates that the development would not breach the 45 degree guide in respect of the ground floor windows in the rear elevations of each neighbouring property and would not result in undue loss of light. Also, as the rear extension would project only 1.9m from the existing rear wall, it is not considered that it would have any undue impact in terms of overshadowing or overbearing impact. A driveway exists between the side windows on number 2 Nursery Road and the application site to minimise such impact.
20. The design of the various elements of the proposed development is sympathetic to the existing dwelling. The majority of the development would be faced with white render and though the application form states this would match existing, the dwelling is presently faced with brickwork. However, bearing in mind that most of the development would not be readily visible from the public realm, and render is not uncommon in the area, it is considered that its use would be acceptable. Matching concrete tiles are proposed for the roof. Drainage matters will be considered under building regulations.
21. It is, therefore, considered that the proposed development satisfies local and planning policies.
22. There were no pre-application negotiations and, therefore, no advice was offered prior to submission of the application. However, there were no problems during the course of processing the application and, therefore, no reason to contact the applicant. Consequently, a recommendation to grant planning permission has been made without any undue delay.

## **RECOMMENDATION**

It is RECOMMENDED that planning permission be granted subject to the following conditions:

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 materials to be used on the exterior of the proposed development shall be as shown on the proposed elevation drawings and described in the application 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].

3. The development shall be carried out in accordance with the submitted plans NR-4-002 Rev 2 and NR-4-003 Rev 4.

[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.