

19/00529/FUL

Applicant Mr Andrew Edwards

Location 72 Boxley Drive West Bridgford Nottinghamshire NG2 7GL

Proposal First floor extension and new roof.

Ward Lutterell

THE SITE AND SURROUNDINGS

1. The application relates to a mid-20th Century two-storey detached dwelling of brick, render and tile construction situated on the eastern side of Boxley Drive in West Bridgford. To the north the neighbouring property is a two storey dwelling of similar appearance to the application property and to the south the neighbouring dwelling is a bungalow with a gable to the front elevation. To the east the rear gardens serving properties on Greythorn Road abut the site.
2. The application property is set back from the highway with off-street parking for one car and a front garden. The property has previously been extended off its side (south) wall with a garage/utility room and first floor bedroom extension above. The garage has subsequently been converted into a cinema room. The ridge height of the extension is approximately 600 millimetres lower than the ridge height of the roof of the main dwelling. At the front the roof slope matches the main dwelling whereas at the rear it is set down from the main roof slope. Similarly the rear wall of the extension is set in at first floor level. The former garage/utility room extension extends the full depth of the main dwelling and has a flat roof at the front and the rear where it extends beyond the first floor element.

DETAILS OF THE PROPOSAL

3. The application seeks planning permission to extend the first floor element of the existing side extension to the rear so that its rear wall would be flush with the rear wall of the main dwelling. The proposed extension would be 2 metres by 2.6 metres in area. It is also proposed to increase the roof height of the existing side extension to match the roof of the main dwelling and also match its pitch at the rear. The rear facing window in the existing first floor extension would be re-positioned into the rear wall of the new extension.
4. The submitted plans also show a number of other external alterations including the insertion of a new ground floor window opening in the side (south) elevation, the restoration of an original first floor window opening in the rear wall of the main dwelling and the replacement of the existing faux garage door with a new window opening and the re-alignment of the front door. These external alterations do not form part of this application and it appears the applicant intends to carry them out as "permitted development".

SITE HISTORY

5. An application for a first floor extension, new roof and loft conversion including roof lights to front was approved by the Committee on 15 June 2018 (ref: 18/00748/FUL).

REPRESENTATIONS

Ward Councillor(s)

6. One Ward Councillor (Cllr Edwards) has declared a non-pecuniary interest.

Local Residents and the General Public

7. At the time of writing this report no comments had been received.

PLANNING POLICY

8. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy and the 5 saved policies of the Rushcliffe Borough Local Plan 1996.
9. Other material planning considerations include the National Planning Policy Framework (“the NPPF”) and the National Planning Practice Guidance (“the NPPG”). Some weight should also be given to the Rushcliffe Borough Non-Statutory Replacement Local Plan 2006 and also the emerging Local Plan Part 2, which was subject to examination in public in November and December 2018.
10. In this instance the Rushcliffe Design Guide 2009 as a Supplementary Planning Document is also a material consideration.

Relevant National Planning Policies and Guidance

11. The NPPF 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”. Importantly, the NPPF requires that planning permission be granted “where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date” unless “the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed OR any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
12. Chapter 12 of the Framework concerns achieving well-designed places. Specifically it requires that development should function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development. Development should also be visually attractive as a result of good architecture, layout and landscaping and should be sympathetic to local character and history and maintain a strong sense of place. Importantly, 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. However, where the design of a proposed development accords with clear expectations of plan policies, design should not be used by decision makers as a valid reason to object to the development.

Relevant Local Planning Policies and Guidance

13. None of the 5 saved policies of the Rushcliffe Borough Local Plan 1996 are applicable to this proposal.
14. Policy 1 of the Rushcliffe Local Plan Part 1: Core Strategy reinforces the positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Policy 10 states, inter alia, that all new development should be designed to make a positive contribution to the public realm and sense of place and reinforce valued local characteristics. 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.
15. Whilst not part of the development plan the Borough Council has adopted the Rushcliffe Borough Non-Statutory Replacement Local Plan for the purposes of development control and this is considered to be a material consideration in the determination of planning applications. Policy GP2 is concerned with issues of design and amenity and the effect of proposals on neighbouring properties.
16. Consideration should also be given to the supplementary guidance provided in the Rushcliffe Residential Development Guide.

APPRAISAL

17. Members may recall that at a meeting of the Planning committee in June 2018 planning permission (ref: 18/00748/FUL) was granted at the property to carry out a first floor rear extension, raising the overall roof height and a loft conversion including roof lights to front. That permission has not been implemented (but remains extant) and this application represents a significant scaling back of the development proposed at the property.
18. In essence the loft conversion, which includes a large rear dormer extension, and the raising of the entire roof by some 500 millimetres has been omitted under the current scheme. The first floor rear extension proposed in this application remains largely unchanged and the proposed roof alterations would only see the ridge height of the existing side extension increased to match the ridge height of the main dwelling.
19. The main issues to consider in this application are:
 - The principle of development.
 - The design of the proposed development and its impact on the character of the existing dwelling and the surrounding area.
 - The impact of the proposed development on the amenity of neighbouring properties.

20. The proposed development is a modest domestic extension to an existing residential property within West Bridgford. Furthermore, planning permission has previously been granted for a similar, albeit larger scheme. In principle, therefore the development is considered to be acceptable.
21. In terms of design, as outlined above, the development proposed in this application represents a significant reduction in the scale and design of the previously approved scheme.
22. Apart from the modest increase in the ridge height of the existing side extension to match the height of the main roof, the proposed development would have a limited impact on the front elevation of the property as the rear extension would not be particularly visible from the public realm. As such the property would retain much of its current character and appearance.
23. There are a mixture of house types (two-storey dwellings interspersed with bungalows) and designs along this part of Boxley Drive. Given that the roof alterations would be modest and the rear extension would not be visible, it is considered that the proposed development would not appear at odds with the other buildings in the area or look out of place in the street scene.
24. Overall, the proposal is considered to be visually acceptable, sympathetic in size and design to the existing dwelling and street scene, and complies with the policies and guidance outlined above.
25. With regard to impacts on amenity, the neighbouring property to the south (no. 70) is a bungalow and the proposed first floor extension and roof alterations would be adjacent to this property. Nevertheless, the bungalow has a blank wall/roof slope along the shared boundary and the proposed extension would not project beyond the rear wall of this property. Overall, it is considered that the proposed extension would not have a significant overbearing or overshadowing impact on this property. Although the existing bedroom window would be moved closer to the back of the property, overlooking the rear garden of the bungalow at an oblique angle, it is considered that this would be similar to the existing relationship and in any case was previously considered to be acceptable.
26. Given the positioning of the extension and the separation distances involved, it is considered that the proposed development would not give rise to any significant impacts on the amenities of other neighbouring properties.
27. Overall, the proposal is acceptable in terms of residential amenity and complies with the policies and guidance referred to above.
28. Members are advised that the existence of the previous planning permission, ref: 18/00748/FUL, which remains extant is a significant material consideration in the determination of this application. Given the similarities of the current proposal to that permission, albeit scaled back, it is considered that a refusal of planning permission would not be justified in the circumstances.
29. The application was not the subject of pre-application discussions and no discussions or negotiations with the applicant or agent were considered necessary as the proposed development was considered acceptable as submitted.

30. The application is therefore recommended for approval.

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 development hereby permitted shall be carried out strictly in accordance with the following approved plan(s):

- Swish Architecture drawing "Proposed Floor Plans, Elevations, Site Block Plan and OS Plan" (drawing no: 579 003 Rev B) received on 28 February 2019.

[For the avoidance of doubt and to comply with policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

3. The external materials used in the construction of the development hereby permitted shall be of a similar appearance to the materials used on the exterior the existing dwelling.

[To ensure a satisfactory appearance of the development and to comply with policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

Notes to 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.

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.