

19/01236/FUL

Applicant K Jones

Location Flats 1 and 2 59 Crosby Road West Bridgford Nottinghamshire NG2 5GG

Proposal Proposed rooflight to side elevation; basement window to side (revised description)

Ward Lady Bay

THE SITE AND SURROUNDINGS

1. The application relates to a semi-detached brick built property, subdivided into 2 flats, situated within a mainly residential area. The adjoining property, 7 Trevelyan Road, which forms the other half of the pair, is also subdivided into two flats. There is a separate access to the first floor flat at the rear via an external staircase. The site is within an area identified as flood zone 3 on the Environment Agency flood maps but benefits from flood defences along the River Trent. To the rear of the site is a detached residential coach house known as 'The Lodge'.

DETAILS OF THE PROPOSAL

2. The current application seeks planning permission for one rooflight in the side roofslope of the property, which would provide additional light via a light shaft to the kitchen/dining area within the first floor flat (flat 2), and the installation of a window to serve the existing basement area, accessible only from within the ground floor flat (flat 1), proposed as an escape window for fire safety reasons. This window would only be openable from within the basement.
3. The plans also show a loft conversion with rooflights in the front and rear roofslopes and a fence around the first floor patio area. However, these alterations already have the benefit of planning permission, granted under reference 19/00139/FUL.

SITE HISTORY

4. Loft conversion to first floor flat including rooflights to front and rear roofslopes, fencing to patio area and removal of chimney (19/00939/FUL) – approved April 2019.
5. Convert two dwelling houses into four flats (78/00836/CENTRA) – approved December 1978.

REPRESENTATIONS

Ward Councillor(s)

6. One Ward Councillor (Cllr R Mallender) objects to the application. The development needs to be seen in the context of applications 19/01330/FUL

and 19/01233/FUL, which collectively represent overdevelopment of the site. The cumulative impact is a loss of amenity to the neighbour on Crosby Road. The proposed overall development provides 12 double bedrooms on a site occupied by two semi detached properties representing overdevelopment of the site. Unless off road parking is retained for the flats, tenants will park on Crosby and Trevelyan Roads where both on and off road parking is already inadequate. The corner where the plot is sited is immediately opposite a footpath leading to Edward Road that is used by many children on their way to and from school causing a concern for pedestrian safety.

7. One Ward Councillor (Cllr S Mallender) objects to the application. The cumulative impact of this proposal along with the applications 19/01330/FUL and 19/01233/FUL will result in loss of amenity for the neighbours on Crosby Road. The cumulative effect is an overdevelopment of the site. Originally there were 2 semidetached houses on the site, the proposal gives a development with 12 double bedrooms - up to 24 people leading to increased traffic and parking as well as noise. The proposal takes away off road parking for residents, so they have to park on Crosby Road and Trevelyan Road where parking space is already inadequate for residents and is regularly adversely affected by football and cricket parking. The increased traffic resulting from the proposal, unless the permission is given subject to a condition to limit car ownership, has safety implications for pedestrians and cyclists. There is a nearby footpath used by many children on their way to and from school, which would be impacted by increased traffic and reduced visibility.

Town/Parish Council

8. None applicable.

Statutory and Other Consultees

9. None received.

Local Residents and the General Public

10. 5 representations have been received objecting to the proposal on grounds which can be summarised as follows:
 - a. The applicant could turn the basement into another room, setting a precedent for basement development in the area.
 - b. The proposals on the site would have a cumulative impact, which amounts to overdevelopment of the site.
 - c. Residents of the flats will need to park on Crosby and Trevelyan Road where on and off road parking is already inadequate.
 - d. Increased traffic causes a concern for pedestrian safety.
 - e. The first floor fence would lead to a loss of light.
 - f. Many tenants will cross onto neighbouring property to avoid the egress window.

PLANNING POLICY

11. The Development Plan for Rushcliffe consists of the Rushcliffe Local Plan Part 1: Core Strategy (referred to herein as 'Core Strategy') and the 5 saved policies of the Rushcliffe Borough Local Plan 1996. Other material planning considerations include the National Planning Policy Framework (NPPF) and the Rushcliffe Borough Non Statutory Replacement Local Plan (2006).

Relevant National Planning Policies and Guidance

12. The relevant national policy considerations for this proposal are those contained within the 2019 National Planning Policy Framework (NPPF) and the proposal should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF. The proposal falls to be considered under section 12 of the NPPF (Achieving well- designed places) and it should be ensured that the development satisfies the criteria outlined under paragraph 127 of the NPPF. 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. In line with paragraph 130 of the NPPF, 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. Paragraph 109 states that Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Relevant Local Planning Policies and Guidance

13. None of the saved policies of the 1996 Local Plan are relevant in the determination of any application for residential development on this site
14. Policy 1 of the Core Strategy sets out that the need for a positive and proactive approach to planning decision making that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The proposal is 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. 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 development 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 a statutory document, the policies contained within the Rushcliffe Borough Non-Statutory are a material consideration. The proposal falls to be considered under the criteria of Policy GP2 (Design and Amenity Criteria) specifically GP2d, 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

16. The property has a longstanding use as flats and is located within a mainly residential area, therefore the principle of the development is acceptable subject to other issues, including residential amenity and visual amenity.
17. Roof lights are a common form of development in residential areas and can normally be carried out as permitted development if they were on houses rather than flats. The proposed external changes are minor and it is not considered that the proposal would have a significant impact on visual amenity and the character and appearance of the street scene.
18. The proposal involves the addition of a rooflight in the roofslope facing 61 Crosby Road. This would be at a high level and facing into the sky, designed to give more light into the kitchen, as such, it would not afford any outlook over the neighbouring property from floor level within the kitchen and it is not considered that it would result in overlooking of the neighbouring property, or that there is a need for this to be obscure glazed. Overall, it is considered that the proposal would not result in a significant or unacceptable impact on residential amenity.
19. The basement egress window is required for fire safety regulations and it is proposed that this would not be openable from the outside. The application does not proposed the creation of an additional flat in the basement as a result of this window. The issue raised by an objector regarding residents walking onto their property to avoid walking on the window is an issue of trespass and a civil matter, not a material planning consideration.
20. It should be noted that the proposals, the subject of this application, would not result in any additional flats or bedrooms being created and, consequently, there would be no additional demand for parking. The proposal would not, in combination with 7 Trevelyan Road and the Lodge, result in 12 double bedrooms being provided on the site. The building would, with the previously approved loft conversion, contain a two bedroom flat and a one bedroom flat. The property at 7 Trevelyan Road would, with the previously approved loft conversion, contain a three bedroom flat and a one bedroom flat. The 'Lodge' building at the rear is the subject of a separate application, proposing an extension, which would increase a one bedroom dwelling to a three bedroom dwelling. There would therefore be a maximum of 10 bedrooms over the three properties.
21. It is not considered that the current proposals, the subject of this application, have any implications for parking or highway safety. Furthermore, the proposal would not result in overdevelopment of the site or give rise to impacts that would justify a reason for refusal on grounds of overintensive development.
22. Overall, the proposed changes to the site are minor and it is considered they would not have a significant impact on residential amenity, visual amenity or parking, and the proposal would be in accordance with national and local planning policy.
23. The application was the subject of pre-submission discussion when no policy or amenity issues were identified and none arose during consideration of the application. Therefore, there was no requirement for further negotiations or

discussions with the applicant's agent, other than to clarify the elements to be included in the consideration of the application.

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 plan ref no DL/443/2/302 Rev C and DL/443/2/304 received on 30/05/2019.

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