

# 18/00327/FUL

**Applicant** Mr Stephen Duckworth

**Location** 99 Wilford Lane West Bridgford Nottinghamshire NG2 7RN

**Proposal** Demolish existing kitchen extension and construct single storey rear extension and garden steps.

**Ward** Compton Acres

## THE SITE AND SURROUNDINGS

1. The application relates to a two storey inter-war detached residential property with a front drive approximately 9 metres deep and rear garden approximately 30 metres deep. The dwelling forms part of a consistent row of similarly proportioned and architecturally styled properties to the south side of Wilford Lane all set within spacious plots. The dwelling is faced in red brick with a pyramidal pitched roof finished in rosemary plain tiles. The frontage is faced in a dark red/brown brick with a render facing to the first floor, the frontage features a double height bay window with a tile hung facing and mock-Tudor gable. A garage adjoins the south west side elevation. The front drive has a dual ungated vehicular access off Wilford Lane which is a classified highway. The front boundary consists of a large hard surfaced parking area set behind a low stone wall.
2. The rear elevation of the dwelling features a 2.2 metre deep rear projecting store/utility room and a ground floor bay window. There is a 4.8 metre deep rear patio, beyond which there is a fall in land levels of approximately 0.8 metres down to the main garden. The garden is enclosed by a closeboard timber fence approximately 1.8 metres high which is stepped in height to follow the levels of the patio and rear garden.

## DETAILS OF THE PROPOSAL

3. The application seeks planning permission for the erection of a single storey rear extension, to span the full width of the rear elevation, to provide additional space to the lounge and an enlarged kitchen/utility space. The extension proposed is stepped in its arrangement projecting 4.5m beyond the existing kitchen and 2.5m beyond the existing lounge with a shallow pitched roof. The extension would be externally faced in brick and plaintiles, to match the existing external elevations, with roof lights to the south and east facing roof slopes. The height of the proposed extension from the raised patio level would be 3.5m and would be set within 1.3m from the nearest east (side) boundary. The proposal if constructed would replace an existing insubstantial brick store/utility room.
4. The proposal also includes alterations to the raised patio area which sits 0.8m above the lower lawn level, which is proposed to project a further 2.3m into the garden with steps down to a seating area at the lower level.

## **SITE HISTORY**

5. None relevant

## **REPRESENTATIONS**

### **Ward Councillor(s)**

6. The Ward Councillors (Cllr Phillips and Cllr Wheeler) declared an interest in the application.

### **Statutory and Other Consultees**

7. No comments received.

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

8. No comments received.

## **PLANNING POLICY**

9. 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. Other material planning considerations include the National Planning Policy Framework (NPPF), the Rushcliffe Borough Non Statutory Replacement Local Plan (2006) and the Rushcliffe Borough Residential Design Guide (2009).

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

10. The relevant national policy considerations for this proposal are those contained within the 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 should be considered under section 7 of the NPPF in terms of promoting good design, particularly the criteria outlined in paragraph 58 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 NPPF paragraph 64, 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.

### **Relevant Local Planning Policies and Guidance**

11. Policy 1 of the Core Strategy sets out 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 should 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. 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.

12. None of the five saved policies from the 1996 Local Plan apply to this application.
13. Whilst not a statutory document, 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(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.
14. The Residential Design Guide (2009) is a material consideration in determining applications. This implies that the style and design of any extension should respect that of the original dwelling and should not dominate over it. Extensions should be designed so that they are not readily perceived as merely 'add-ons' to the original building and, therefore, scale, proportion, and roof form are key considerations.

## **APPRAISAL**

15. The application proposes a single storey rear extension to an existing residential property. Therefore, the principle of development is acceptable. The key considerations in the determination of the application are the design and external appearance and the impact on the amenity of neighbouring residential properties.
16. The proposed design form and appearance is of brick construction with a plain tile part gabled and pitched roofing which is of a modest and simplistic style. It is considered the stylistic approach is appropriate and acceptable in so much that it relates well to the style and appearance of the existing property and the surrounding context.
17. The proposed extension is to replace an existing 2.2m projecting store/utility room and is to project 4.5m beyond the rear of the existing kitchen, reducing to 2.5m beyond the rear of the existing living room. The proposed extension would have a shallow pitched roof to a maximum height of 3.65m to the ridge and 2.5m to the eaves. The proposed extension would be positioned 1.3m from the nearest side (east) boundary shared with 97 Wilford Lane. It is not considered, by virtue of the modest scale and sufficient spacing from the nearest boundary, that the proposal would unduly impact on the amenity of the occupiers of 97 Wilford Lane, having specific regard for access to light, overlooking, outlook or overshadowing. Similarly, the proposed extension would be situated 2.8m from the western boundary of the site, shared with 101 Wilford Lane, which has recently had a single storey extension approved measuring 6.2m in projection that would extend beyond the rear wall of the proposed extension at 99 Wilford Lane. Therefore, the proposed extension would not unduly impact on the amenity of either adjoining neighbouring properties and accordingly does not conflict with Policy 10 of the Core Strategy or Policy GP2 of the Non-Statutory Replacement Local Plan.

18. In respect of the proposed raised patio area, this would extend a further 2.5m beyond the existing raised patio. The height of the eastern boundary fence is to be adjusted to prevent overlooking and loss of privacy to 97 Wilford Lane.
19. In considering other comparable developments in the vicinity, it is noted that there is a 6 metre deep single storey rear extension at 95 Wilford Lane (granted under planning ref: 09/01017/FUL). Similarly at 101 Wilford Lane, an application for a single storey rear extension to project 6.2m beyond the rear of the property and an extended raised terrace was approved by the Planning Committee on 15 February 2018 (granted under planning ref: 17/02829/FUL).
20. In conclusion, it is considered that the scale and form of the proposed extension and its positioning relative to site boundaries and neighbouring properties is acceptable in terms of residential amenity. Furthermore, the design of the proposed extension reflects the style of the existing dwelling and would not be seen from within the public realm and, therefore, would have no impact on the street scene or character of the area.
21. The proposal was the subject of a pre-application enquiry and it was confirmed that planning permission would be required due to the height of the extension adjacent to the boundary. Other than contacting the applicant's agent to seek corrections to inconsistencies in the plans, the scheme was considered to be acceptable and there was no need to negotiate changes to the proposal.

## **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 plans: 1802-05 Rev. A, 1802-04 Rev. C received on 12<sup>th</sup> March 2018, and Site Location Plan and Block Plan received on 6<sup>th</sup> February 2018

[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 extension(s) hereby permitted shall be constructed in suitable facing and roofing materials as specified in the submitted application to match the elevations of the existing property.

[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 extension and raised terrace hereby approved being brought into use, a close boarded fence with a height of 1.8 metres above the level of the terrace shall be erected on the north east boundary as shown on drawing numbers 1802-05 Rev. A and 1802-04 Rev. C. Thereafter the fence shall be retained and maintained for the life of the development.

[To ensure a satisfactory development in the interests of amenity and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]