

# 18/00491/FUL

**Applicant** Mr & Mrs Hayden

**Location** 44 Nottingham Road Keyworth Nottinghamshire NG12 5GT

**Proposal** Single storey rear and two storey side extension.

**Ward** Keyworth And Wolds

## THE SITE AND SURROUNDINGS

1. The application relates to a 1930's bay fronted brick built semi-detached property located within the built up area of Keyworth, to the east side of Nottingham Road, within a linear row of similarly designed and proportioned semi-detached properties, some of which have been extended and altered to provide additional ground and first floor accommodation to the side elevation.
2. The property is currently a three bedroom property with a detached garage workshop building set within the rear garden. The property has previously been extended at the rear with a glazed conservatory.

## DETAILS OF THE PROPOSAL

3. The application seeks planning permission for the replacement of the rear conservatory with a more substantial brick built extension with a tiled roof. This would extend 3.7m beyond the original rear wall to a width of 5.5m, set between the northern boundary and the side wall of the existing detached garage workshop. The single storey rear extension would have a height to eaves of 2.4m and 3.8m to the ridge of a lean-to roof form with two roof lights.
4. The proposal also includes a two storey side extension to be located between the existing side (south) elevation wall and the boundary shared with 42 Nottingham Road. The extension would project 2.6m beyond the side elevation and extend 8.2m in depth, with a single storey element approximately 2.3 metres deep to link with the existing garage workshop to the rear. The first floor front elevation would be set back 0.2m from the front wall of the existing property with a subservient hipped roof. The extension would provide an additional bedroom and bathroom at first floor with a garage, wet room and utility room at ground floor. The extensions would be constructed in brick and concrete roof tile to match the existing external elevations. The proposal also includes the relocation of a first floor side elevation bathroom window to be reinstated on the existing first floor rear elevation.

## SITE HISTORY

5. Application ref: 04/00255/FUL - Conservatory to rear, approved April 2004.

## **REPRESENTATIONS**

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

6. No comments received

### **Town/Parish Council**

7. Keyworth Parish Council raises no objection

### **Statutory and Other Consultees**

8. No comments received

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

9. No comments received

## **PLANNING POLICY**

10. 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). In addition, whilst not yet adopted as part of the development plan, the emerging Keyworth Neighbourhood Plan would be a material consideration.

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

11. 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 also 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**

12. 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.

13. None of the five saved policies from the 1996 Local Plan apply to this application.
14. 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.
15. On the 19th February 2018 The Keyworth Neighbourhood Plan passed independent examination subject to a number of recommended modifications. The Neighbourhood Plan at this stage, therefore, carries moderate weight. None of the policies in the Neighbourhood Plan are of direct relevance to this application.
16. 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**

17. The application proposes extensions and alterations 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 of the additions, the impact on the street scene, and the impact on the amenity of neighbouring residential properties.
18. The application proposes a two storey side extension to be constructed in brick and roof tiles to match the existing external elevations. Extensions of the same form and scale have been approved and constructed within the same locality at nos. 34 - 40 and 48 Nottingham Road. It is not considered that the design or scale of the proposed two storey side extension would be out of keeping with the existing property or other properties that form part of the character of the area along the east side of Nottingham Road. The two storey side extension features a small set back from the existing front elevation and a lower ridge line and is sufficiently subservient to retain the existing principal elevation as the more dominant feature on the site. The single storey replacement extension to the rear would not be seen from within the public realm and, therefore, would have no adverse visual impact on the character of the area. It is therefore concluded that the proposal is of an appropriate design in terms of the scale, form and materials and would not result in harm to the character of the area or constitute a discordant feature to the existing property or within the street scene.

19. The impact on no. 42 Nottingham Road in terms of the height, scale and positioning of the two storey side extension and the impact on the amenity of neighbouring properties is a key consideration in the determination of the application.
20. The site levels drop from 42 to 44 by approximately 0.7m, reducing the perceived scale of the extension on the southern boundary shared with no. 42. This neighbouring property has windows in the side (north) elevation. These windows at ground floor serve an under stairs cupboard, a secondary window to the kitchen and a first floor landing area. The side elevation windows do not serve habitable rooms and, therefore, it is not considered that the scale and presence of the extension would unduly impact on light and amenity provided by these windows, nor is it considered that the two storey side extension would result in an unacceptable overbearing presence. Furthermore, it is not considered that the extensions and alterations proposed would result in any harm to the level of amenity provided by the rear garden to no. 42, which would not suffer any loss of privacy or sunlight as a result of the proposal due to the positioning and orientation of the first floor side extension not projecting beyond the existing rear elevation and its orientation to the north of no. 42. Similarly, it is not considered that the replacement single storey rear extension would result in any loss of amenity to the occupiers of the neighbouring properties to the south or the north by virtue of its modest scale and positioning, which aligns with the existing rear extension at 46 Nottingham Road. It is, therefore, considered that the proposal would not result in unacceptable harm to the amenity of either of the adjacent neighbouring properties and accordingly complies with policy 10 of the Core Strategy and GP2 of the Non Statutory Local Plan.

## **Conclusions**

21. It is considered that the design, appearance and recessive scale of the proposed extension would relate well to the existing property, would not dominate over it and is respectful of the character of the area. It is also considered that the proposal would not harm the amenity of neighbouring properties in terms of access to light, sunlight, privacy, overlooking or result in an unacceptable overbearing impact on neighbouring properties.
22. The application was not the subject of pre-application discussions. The scheme, however, is considered acceptable and no discussions or negotiations with the applicant or agent were considered necessary.

## **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: 1:1250 Site Location Plan, 1:500 Block Plan, Roof plan and 1:50 Floor Plans and 1:100 Elevations all received on 28<sup>th</sup> February 2018 and "13ccd Technical detail" received on 28th March 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].

### **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.

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.