

# 19/01233/FUL

**Applicant** K Jones

**Location** Flat 2 7 Trevelyan Road West Bridgford Nottinghamshire NG2 5GY

**Proposal** Proposed rooflight to front and side elevations, window to side elevation, dormer window to rear elevation, basement window to side, fencing to first floor patio area

**Ward** Lady Bay

## THE SITE AND SURROUNDINGS

1. The application relates to a semi-detached brick built property, subdivided into 2 flats, situated on the corner of Trevelyan Road and Crosby Road within a mainly residential area. The adjoining property, 59 Crosby 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 protection 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 the installation of a window to serve the existing basement area, accessible only from within the ground floor flat, proposed as an escape window for fire safety reasons. This window would only be openable from within the basement. Also proposed is a first floor side facing kitchen window and a high level side facing roof light. both facing onto Trevelyan Road.
3. The plans also show a loft conversion with rooflights in the front elevation and a rear dormer window comprising of render, and a fence around the first floor patio area. However, these alterations already have the benefit of planning permission, granted under reference 19/00133/FUL with the exception that it is now proposed to render surfaces of the dormer window, having previously been proposed in zinc cladding.

## SITE HISTORY

4. Roof lights to front, dormer extension to rear, erection of fencing to patio and removal of redundant chimney- approved March 2019 (ref: 19/00133/FUL).
5. Convert two dwelling houses into four flats (78/00836/CENTRA) – approved December 1978.

## **REPRESENTATIONS**

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

6. One Ward Councillor (Cllr S Mallender) objects to the application. The cumulative impact of this proposal along with the applications 19/01330/FUL and 19/01236/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**

7. Not applicable.

### **Statutory and Other Consultees**

8. None received.

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

9. 5 representations have been received objecting to the proposal on grounds which can be summarised as follows:
  - a. Basement window suggests a further bedroom and more tenants.
  - b. Further overdevelopment of the site.
  - c. Increased concern over parking and traffic.
  - d. Cumulative impact of the developments.

## **PLANNING POLICY**

10. The Development Plan for Rushcliffe consists of the Rushcliffe Local Plan Part 1: Core Strategy (referred to herein as 'Core Strategy') and The Rushcliffe Local Plan Part 2: Land and Planning policies. The National Planning Policy Framework (NPPF) is also a material planning consideration.

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

11. 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**

12. 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.
13. Local Plan Part 2 Policy 1 (Development Requirements) supports the grant of planning permission for new development, changes of use, conversions or extensions where, amongst other things, there will be no significant adverse effect upon the amenity, sufficient space is provided within the site to accommodate the proposal and the scale, density, height, massing, design, layout and materials of the proposal is sympathetic to the character and appearance of the neighbouring buildings and the surrounding area.

### **APPRAISAL**

14. 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, parking and visual amenity.
15. Dormers are a common form of development in residential areas and this dormer is not too large or over dominant on the existing property. The use of render is accepted and is a common material found in the locality and especially Crosby Road. It is considered that the rear dormer would not have a significant impact on visual amenity and the character and appearance of the street scene.
16. The new window and high level roof light would face the road, as such they would not afford any outlook directly over any neighbouring property and therefore not result in a significant or unacceptable impact on residential amenity. The separation distance to the neighbouring properties on the opposite side of the road would be approximately 20 metres which I consider to be a reasonable distance to have a minimal impact on overlooking.

17. 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 propose the creation of an additional flat in the basement as a result of this window.
18. It should be noted that the insertion of the additional windows would not result in any additional flats or bedrooms being created and, consequently, there would be no additional demand for parking. The loft conversion and dormer window already have the benefit of planning permission, granted pursuant to a previous planning application, which remains extant. The proposal would not, in combination with 59 Crosby Road and the Lodge, result in 12 double bedrooms being provided on the site. The property would, with the previously approved loft conversion, contain a three bedroom flat and a one bedroom flat. The adjoining building at 59 Crosby Road would, with the previously approved loft conversion, contain a two bedroom flat and a one bedroom flat. The 'Lodge' building at the rear, the subject of a recently approved application would increase a one bedroom dwelling to a three bedroom dwelling. There would therefore be a maximum of 10 bedrooms over the three properties.
19. It is not considered the proposed changes contained within this development would result in overdevelopment of the site or give rise to impacts that would justify a reason for refusal on grounds of over intensive development.
20. 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.
21. 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 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 in accordance with the plans ref no. DL/443/1/302 Rev D and DL/443/1/306 received on 30.05.2019 and email dated 25.09.2019.

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