19/01901/FUL

Applicant	Mr and Mrs P Ellis
Location	1 Bakers Close, Cotgrave, NG12 3RG
Proposal	Single storey rear/side extension.
Ward	Cotgrave

THE SITE AND SURROUNDINGS

1. The application relates to a modern two and a half storey detached dwelling located within a cul-de-sac on the west side of Cotgrave. The site forms part of a relatively small residential estate (27 dwellings) constructed within the last ten years and situated off the north-west side of Plumtree Road. The site is the first house within the cul-de-sac and faces north-west with its rear elevation facing Plumtree Road to the south-east. The application property occupies a higher land level relative to Plumtree Road.

2. The application dwelling itself is constructed from red/brown bricks with large brown plain tiles. The rear garden is around 10 metres long and enclosed by a 1.5 metre high close boarded timber fence with an additional 500 millimetre trellis along the north-east boundary and a 2 metre high hedge on road side elevation of the fence along the south-east boundary. The property has an original double garage attached to the south-west side wall but otherwise has not been previously enlarged.

3. To the south-west is a similarly proportioned detached dwelling at 2 Bakers Close. To the north-west on the opposite side of Bakers Close are a two storey end terrace at 24 Bakers Close and a two storey detached dwelling at 26 Bakers Close. To the north-east is an older two storey detached dwelling at 18 Plumtree Road. Some 25 metres to the south-east on the opposite side of Plumtree Road and roughly at the same level as the application site are the dwellings at 1 Mensing Avenue and 33 and 35 Green Platt.

4. The application site is located within an area of Archaeological Alert.

DETAILS OF THE PROPOSAL

5. Planning permission is sought to construct a single storey rear and side extension that would project some 3.6 metres out from the rear wall of the existing dwelling and extend some 9 metres across the whole rear the house. The proposed extension would have a flat roof measuring 2.95 metres in height with two centrally proportioned 2 metre by 1.5 metre lantern lights that would upstand a further 300 millimetres above the flat roof. The proposed extension would be constructed from bricks to match the existing dwelling with a flat GRP membrane to the roof. There would be two large sliding doors in the rear (south-east) elevation and a triple light window in the side (north-west) elevation.

SITE HISTORY

6. There are no other planning application that are considered relevant to the determination of this application.

REPRESENTATIONS

Ward Councillor(s)

7. One Ward Councillor (Cllr Healy) has declared an interest as a near neighbour and family friend of the applicant.

8. One Ward Councillor (Cllr Butler) has not objected to the application.

Parish/Town Council

9. At the time of writing this report no comments have been received from Cotgrave Town Council.

Local Residents and the General Public

10. At the time of writing this report no comments have been received.

PLANNING POLICY

11. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy 2014 and The Rushcliffe Local Plan Part 2: Land and Planning Policies 2019. The overarching policies in the National Planning Policy Framework (the NPPF) are also relevant, particularly where the Development Plan is silent. Additionally the Rushcliffe Residential Design Guide 2009 as a Supplementary Planning Document is a material consideration.

Relevant National Planning Policies and Guidance

12. 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 polices, or the policies which are most important for determining the application are out of date” unless the application of policies in this NPPF that protect areas or assets of particular importance provide 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 NPPF taken as a whole.

13. Chapter 12 of the NPPF 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 polices, design should not be used by decision makers as a valid reason to object to the development.

Relevant Local Planning Policies and Guidance

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 of the Core Strategy 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. In setting out the development requirements for the Borough, policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies broadly echoes policy 10 of the Core Strategy. Specifically it states that planning permission will be granted for extensions provided that there is no significant adverse effect upon the amenity of adjoining properties or the surrounding area; 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. Extensions should not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to undue overshadowing or loss of privacy.

16. Policy 29 of the Local Plan Part 2: Land and Planning Policies, states that where a development proposal affect the site of known or potential archaeological interest, an appropriate archaeological assessment and evaluation will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.

17. Consideration should also be given to the supplementary guidance provided in the Rushcliffe Residential Development Guide which suggests that the style and design of any extension should respect that of the original dwelling and should not dominate over it. The Guide also requires that 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 very important.

APPRAISAL

18. The main issues to consider in this application are:

- The principle of development.
- The design of the proposed development and its impact on the appearance of the existing dwelling and on the character of the surrounding area.
- The impact of the proposed development on the amenity of neighbouring properties.
- The impact of the development upon archaeology.

19. The proposed development is an extension to an existing residential property within Cotgrave. As such the principle of the development is considered to be acceptable.

20. The proposed extension would be a relatively modest addition to the rear of this large, modern, detached dwelling. Its contemporary design is typical of similar rear extensions at dwellings across the Borough and is considered to be sympathetic to the modern style of the existing dwelling. The scale and proportion of the proposed extension are such that it would remain sub-ordinate to the host dwelling and would not dominate over it. Moreover the use of matching materials would ensure the appearance of the extension would blend with that of the existing dwelling. As such it is considered that the extension would not have an adverse effect on the appearance of the existing house. Notwithstanding this, if members are minded to grant planning permission, it is recommended that a condition be imposed requiring the materials used in the external construction of the proposed development to be of a similar appearance to those used in the existing house to ensure that a satisfactory external appearance of the dwelling is preserved.

21. Apart from the property to the north-west at 18 Plumtree Road, which dates from the late Victorian era, the majority of the other properties in the immediate surrounding area are relatively modern, two-storey dwellings. Whilst the rear of the application property faces towards and is visible from Plumtree Road, given that the site is elevated above that road and given the existing boundary treatment that surrounds the rear garden of the site, it is considered that the proposed extension would not be particularly prominent within the street scene. In any case the extension would be viewed in the context of being within the back garden of the property. As such it is considered that the proposed development would not appear at odds with the other buildings in the area nor look out of place in the street scene.

22. Overall, the proposed extension is considered to be visually acceptable, sympathetic in size and design to the existing dwelling and street scene. It therefore complies with the policies and guidance outlined above.

23. The proposed extension would be some 6.5 metres from the boundary of neighbouring property at 2 Bakers Lane to the south-west and over 10 metres from the boundary with 18 Plumtree Road to the north-east on the opposite side of the entrance into Bakers Close. Given these separation distances and given that the proposed extension would be less than 3 metres in height, it is considered unlikely that it would have any significant overbearing or overshadowing impact on either of these neighbouring properties. The window in the north-east side of the extension would face towards the existing boundary fence/trellis and is unlikely to afford any significant overlooking or loss of privacy to the property at 18 Plumtree Road.

24. Similarly given the distance of the proposed extension from the rear/side facades of the properties at 1 Mensing Avenue, and 33 and 35 Green Platt to the south-east would be over 40 metres, and given the existing boundary fence and hedge along the south-eastern boundary of the application site, it is considered that proposed development would be unlikely to give rise to any significant impact upon the amenities of the occupiers of those neighbouring properties.

25. Overall, the proposal is considered to be acceptable in terms of residential amenity and complies with the policies and guidance referred to above.

26. The application site is on the edge of Cotgrave some distance from its historic core. Moreover it is understood that prior to the construction of Bakers Close an archaeological investigation was carried out by the developer. As such it is considered unreasonable to require the applicant to carry out further archaeological surveys, particularly as the proposed extension is close to the footprint of the existing dwelling where it is unlikely that undisturbed archaeological remains would be present.

27. No negotiations were necessary during the consideration of the application and it is acceptable and can be 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):

   - Requesta Plan site location plan at 1:1250 scale (ref: TQRQM19224102259109) received on 13 August 2019.
   - Building and Design Services “Block Plan” drawing received on 2 September 2019.
   - Building and Design Services “Proposed Elevations & Floor Plans” drawing received on 2 September 2019.

   [For the avoidance of doubt having regard to policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy 2014 and the policy 1 Rushcliffe Local Plan Part 2: Land and Planning Policies 2019]

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

   [To ensure the appearance of the development is satisfactory having regard to policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy 2014 and policy 1 the Rushcliffe Local Plan Part 2: Land and Planning Policies 2019]