

19/02424/FUL

Applicant Mr & Mrs Pank

Location 8 The Rushes Gotham Nottinghamshire NG11 0HY

Proposal Demolition of conservatory and kitchen extension, construction of single storey rear extension, new roof to garage and porch and internal alterations.

Ward Gotham

THE SITE AND SURROUNDINGS

1. The application relates to a two storey detached dwelling of traditional construction, being red brick with a dark concrete tile roof. It is located within an established residential area of Gotham, characterised by dwellings of a similar age and style, circa 1950's/60's.

DETAILS OF THE PROPOSAL

2. The current application seeks planning permission for the demolition of a conservatory and kitchen extension and the construction of a single storey rear extension and a new roof to the existing garage and porch and internal alterations.

SITE HISTORY

3. There is no planning history on the property, however there is an existing conservatory and a kitchen extension at the rear, most likely built pursuant to permitted development rights.

REPRESENTATIONS

Ward Councillor(s)

4. One Ward Councillor (Cllr Walker) has declared a non-pecuniary interest in the application

Town/Parish Council

5. No representations have been received from Gotham Parish Council

Local Residents and the General Public

6. No representations have been received from neighbours or nearby residents.

PLANNING POLICY

7. 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. Additionally, the Rushcliffe Residential Design Guide 2009 as a Supplementary Planning Document is a material consideration.

8. The Gotham Neighbourhood Plan has reached an advanced stage in the process and has been considered by an Examiner. The report of the Examiner was considered at the meeting of Full Council on 19 September 2019 where it was resolved to approve the holding of a referendum, which will now take place on 30 January 2020. There are no policies within the plan of direct relevance to the current proposal.

Relevant National Planning Policies and Guidance

9. 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 policies, or the policies which are most important for determining the application are out of date” unless the application of policies in the 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.
10. 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 policies, design should not be used by decision makers as a valid reason to object to the development.

Relevant Local Planning Policies and Guidance

11. 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
12. 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 are

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.

13. 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

14. The dwelling sits on an ample sized plot and it is not considered that the proposal would lead to an over-intensive or cramped development, ample garden and circulation space would be maintained. Materials would match those of the existing dwelling.
15. The single storey rear extension would have a projection of 2.926m against the boundary with the adjacent dwelling to the east, no. 1 Holland Close. This dwelling lies at a 90° right angle to the application site, as such the side boundary of the application site forms the rear boundary with no. 1 Holland Close.
16. There is a shed/garden building on the boundary in the rear garden of no. 1 Holland Close providing ample screening from the proposed single storey rear extension, and with conservative ridge and eaves heights, 3.3m and 2.2m respectively, it is not considered that the proposal would have an undue impact on the residential amenities of no. 1 Holland Close in terms of over-looking or over-shadowing.
17. The mono-pitch roof of the rear extension would extend and 'wrap-around' the north-west corner of the dwelling, forming a canopy style open corner with a corner support post. The roof would then run forwards to re-roof the existing garage and front porch. The garage would be converted to habitable accommodation
18. There are three windows in the side elevation of no. 10 The Rushes, the dwelling to the west of the application site. Given their sizes and locations, these are likely to serve non-habitable rooms. On the rear elevation of no. 10 is a rear door nearest to the boundary with no. 8, the nearest window being at least 4m away from the new pitched roof over the corner canopy. It is not considered that the dwelling at no. 10 would be unduly impacted by the proposal in terms of over-looking or over-shadowing.
19. The new roof section on the front of the dwelling would replace the existing roof over the porch at a projection of 800mm. It would extend the same distance beyond the front elevation of the garage forming a canopy at the front of the converted garage. The garage door would be removed and replaced with windows as part of its conversion to a habitable space. It is not considered that these changes visible from the public realm would have negative impact on the street scene or the area in general.

20. There were no perceived problems with the application and therefore no requirement for negotiation with the applicant/agent or the need to request any amendments. Consequently, the application is recommended for approval.

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 plan(s): 2255/02, 2255/05, and 2255/06

[For the avoidance of doubt and to comply with Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

3. The extension(s) hereby permitted shall be constructed in suitable facing and roofing materials to match the elevations of the existing property.

[To ensure the appearance of the development is satisfactory and to comply with Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].