

20/00465/FUL

Applicant Mrs Kate Thompson

Location 1 Elterwater Drive Gamston Nottinghamshire NG2 6PL

Proposal Demolition of existing conservatory. Construction of single rear and side extensions.

Ward Gamston North

THE SITE AND SURROUNDINGS

1. The application relates to a two storey detached dwelling of traditional construction being buff brick with a dark concrete roof. It is located within a modern housing estate in an established residential area of West Bridgford/Gamston amongst dwellings of a similar age, size and design.

DETAILS OF THE PROPOSAL

2. The proposal would see the existing conservatory removed and replaced with a single storey rear extension that would extend along the rear of the dwelling to 11.8m, 'wrap around' the south-eastern rear corner of the dwelling and extend forwards along the side elevation for 7m to join onto the existing attached garage at the side. It would have a mono-pitch ridge height of 3.5m along the rear elevation and an eaves height of 2.2m. The ridge height would rise to 4.6m at the rear of the existing garage.

SITE HISTORY

3. There is no relevant site history attached to the property.

REPRESENTATIONS

Ward Councillor(s)

4. No comments received.

Local Residents and the General Public

5. No representations received.

PLANNING POLICY

6. 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).
7. Other material considerations include the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and the Rushcliffe Residential Design Guide.

Relevant National Planning Policies and Guidance

8. The National Planning Policy Framework (2019), paragraphs 11 and 127

Relevant Local Planning Policies and Guidance

9. The development falls to be determined in accordance with:
 - The Rushcliffe Local Plan Part 1 - Core Strategy in particular Policy 1 and Policy 10 (Design and Enhancing Local Identity)
 - The Rushcliffe Local Plan Part 2 – Land and Planning Policies in particular Policy 1 (Development Requirements)
 - The Rushcliffe Residential Design Guide
10. The full narrative of all of the above can be found on the Rushcliffe Borough Council website.

APPRAISAL

11. The dwelling sits on a fairly large plot on the corner of Ambleside and Elterwater Drive. There is ample space at the rear and side for the proposed extension without the plot appearing cramped or the extension being over-bearing
12. The extension would have a minimal projection of 1.575m adjacent the boundary with the nearest dwelling, no. 3 Elterwater Drive to the west of the property. This boundary is made up of a 1.8m high close boarded fence and established shrub planting. There are no windows proposed in the narrow side elevation of the extension facing this boundary.
13. Given the orientation of the dwellings and the minimal size of the proposed extension nearest to this boundary it is not considered that the adjacent dwelling at no. 3 Elterwater Drive would be unduly impacted in terms of neighbouring amenity in terms of over-looking or over-shadowing.
14. To the east of the dwelling is Ambleside, the main feeder road through the Gamston Estate. The property's boundary with Ambleside is made up of a 2m high close boarded fence with intermittent shrub planting. The proposed side extension would be 6.4m away from this boundary. There are no dwellings to the east that would be impacted by the proposal.
15. Even though the extension would be on the rear of the dwelling and sited behind the existing garage, there would be glimpses of it from the public realm. The ridge of the side extension would project c.300mm above the existing garage roof and the extension would project c. 900mm beyond the side elevation of the garage allowing glimpses from Elterwater Drive. The side extension would be visible over the boundary fence from Ambleside. It is not considered that these views would have a negative impact on the street scene or surrounding area as they would not appear over-bearing or overly dominant remaining subservient to the original dwelling and constructed in materials to match.

16. The existing attached garage would be altered internally resulting in the loss of a garage space, however there is sufficient off-street parking at the front of the dwelling to accommodate two vehicles and it is not considered that highway safety would be compromised.
17. 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, there was no delay in the decision of the application.

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): NA494/BP, NA494/8 and NA494/9.

[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].