

20/00758/FUL

Applicant Rebecca and Andrew Howard

Location 26 Hill Road Gotham Nottinghamshire NG11 0LD

Proposal Removal of dormer to rear of property. Build up section of rear first floor wall, add new section of roof.

Ward Gotham

THE SITE AND SURROUNDINGS

1. The application site is a rectangular plot containing a detached dwelling house. The dwelling is located towards the front of the plot which adjoins Hill Road to the east, beyond this is open countryside. To the north and south of the site are neighbouring dwellings 24 and 28 Hill Road. An access serving the rear of 28 Hill Road adjoins the site's rear boundary to the west, beyond this is open countryside.
2. The dwelling is constructed of red brick walls with brown interlocking roof tiles. Although the dwelling appears to be two storeys when viewed from the front the eaves in the rear elevation are significantly lower and the rooms at the back of the house are served by rear facing dormer windows. The adjacent dwellings are single storey, although there is a variation of building heights and styles within the street.
3. The site is located to the south of the main built up area of Gotham, it is connected to the village centre by a ribbon of development which stretches south from the centre of the settlement along Leake Road. The northern part of Hill Road is a residential street but the southern half which is separated by bollards, to the south of 34 Hill Road, houses an industrial unit. Hill Road is a designated Local Green Space in the Gotham Neighbourhood Plan. It is bounded by the open countryside which is designated Green Belt. This gives the area a strong rural character.

DETAILS OF THE PROPOSAL

4. This application seeks full planning permission for the removal of the dormer window in the rear roof slope and the erection of a first floor rear extension. The rear extension would be created by raising the eaves height at the rear of the dwelling from approximately 3.5m to 4.9m, the same height as the front elevation, and extending the existing rear elevation of the dwelling up to meet it. Three new first floor windows would be inserted into the rear elevation. Materials to match the existing brickwork and tiles are proposed. The ridge height of the building would not change and the rear elevation would not project any further out.

SITE HISTORY

5. Planning permission ref.78/07272/FUL was granted for a two storey rear extension which has been implemented. This extension appears to have included the first floor dormer windows.

REPRESENTATIONS

Ward Councillor(s)

6. The Ward Member Cllr. R Walker declared a non-pecuniary interest in this application as a result of his personal friendship with the applicants.

Town/Parish Council

7. Gotham Parish Council raised no objections.

Local Residents and the General Public

8. Comments in support of the application were received from the owner/occupier of a neighbouring property who felt the works would greatly improve the look of the property.

PLANNING POLICY

9. The Development Plan for Rushcliffe consists of the Rushcliffe Local Plan Part 1: Core Strategy (2014), the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and the Gotham Neighbourhood Plan (January 2020).
10. Other material considerations include the National Planning Policy Framework (NPPF) (2019) and the National Planning Practice Guidance (NPPG). Supplementary Planning Guidance is provided in Rushcliffe Residential Design Guide Supplementary Planning Document (SPD) (2009) and.

Relevant National Planning Policies and Guidance

11. At the heart of the NPPF is a presumption in favour of sustainable development. For decision makers this means: *"c) approving development proposals that accord with an up-to-date development plan without delay"*. There are three overarching objectives to sustainable development: economic, social and environmental.
12. Chapter 12 'Achieving well designed places' states that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area not just for the short term but over the lifetime of the development, are visually attractive as a result of good architecture, are sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change, with a high standard of amenity for existing and future users.
13. Chapter 13 'Protecting Green Belt land' para. 143 states; *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."* The construction of new

buildings should be regarded as inappropriate development with few exceptions as set out in para.145 including; *"c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;"*

Relevant Local Planning Policies and Guidance

14. Policy 10 'Design and enhancing local identity' of the Rushcliffe Local Plan Part 1: Core Strategy (CS) states that all new development should reinforce valued local characteristics and have regard to local context, and that development will be assessed in terms of its impact on the amenity of occupiers or nearby residents.
15. Policy 1 'Development Requirements' of the Rushcliffe Local Plan Part 2: Land and Planning Policies (LAPP) states permission for new development will be granted provided that (amongst others) the scale, density, height, massing, design, layout and materials are sympathetic to the character and appearance of the neighbouring buildings and the surrounding area, and would not be overbearing in relation to neighbouring properties, nor lead to undue overshadowing or loss of privacy.
16. Policy 21 'Green Belt' of the Rushcliffe Local Plan Part 2 states; *"Applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework."*
17. Gotham Neighbourhood Plan Policy GS1 'Protective and Enhancement Measures for a Green Network' is relevant. It states, inter alia; *"c) Locally designated green-spaces - Within designated local green-spaces the protective policies set out in Green Belt policies will be applied and very special circumstances would need to be demonstrated for inappropriate uses to be allowed."*

APPRAISAL

Green Belt

18. It must first be established if the application represents inappropriate development within the Green Belt. Development within the Green Belt is considered by definition inappropriate. Paragraph 145 of the NPPF sets out certain exceptions including extensions to existing buildings so long as it does not result in disproportionate additions over and above the size of the original building. As a rule of thumb up to a 50% increase in the overall size of a building is usually considered a proportionate addition, however this may vary between applications.
19. The dwelling has an existing two storey rear extension built under planning permission ref. 78/07272/FUL. The foot print of that extension is approximately 27m², compared to the footprint of the original dwelling of 72m². There would be no significant increase in the volume of the rear extension as a result of raising the roof height and removing the rear dormers. It is therefore considered that the proposal would not result in a disproportionate increase over and above the size of the original dwelling in accordance with para 145 of the NPPF and policy 13 of the Local Plan Part 2.

20. Now it has been established that the proposal would not represent inappropriate development, its impact upon the open character of the Green Belt must be assessed. The proposal would be located at the rear of the property and it does not include increasing the overall height of the building. Therefore, it would not be visible from Hill Road. It may be possible to catch glimpses of the dwelling at a distance from the public footpath which runs to the west and south of the site. However, there are a number of large trees located along the rear boundary which provide some screening. Also, the dwelling would be viewed in the context of the neighbouring residential properties which are of a similar scale. For these reasons it is considered that the proposal would not harm the open character of the Green Belt.

Character and Appearance

21. The removal of the large flat roof rear dormer is welcomed. The proposed first floor extension would be more in keeping with the style and form of the original house. It would be constructed in brickwork and tiles to match the existing dwelling ensuring continuity of design. Despite the increase in the height of the rear extension, its small footprint, in comparison to the original dwelling, would enable it to appear subservient. There is no uniformity in design between the dwelling within the application site and its adjacent neighbours. On balance it is considered the proposal would be sympathetic to the character and appearance of the original dwelling and the neighbouring properties.

Residential Amenity

22. The three rear facing windows in the dormer serve two bedrooms and a bathroom. The proposed first floor windows would serve the same rooms located at a similar distance from the site's rear boundary. There are no neighbours to the rear and it is considered that the proposal would not lead to undue overlooking or loss of privacy.
23. The proposed side elevations show the slight wedge shaped increase in the height of the dwelling resulting from increasing the rear eaves height by 1.34m but retaining the existing ridge height. There is a staggered rear building line within the street and the proposed first floor rear elevation would project out slightly further than that of the dwelling to the north 24 Hill Road. However, this property has no first floor windows in the rear elevation. A ground floor flat roof extension projects out further to the rear and although the proposal has the potential to result in a slight increase in the level of overshadowing experienced by 24 Hill Road, it is considered that it would not lead to an undue loss of light or outlook from this dwelling.
24. Any impact upon the residential amenity of the dwelling to the south 28 Hill Road would be severely limited by its orientation to the south of the site and the fact its rear elevation projects further out than that of the dwelling within the application site.

Ecology

25. The site is located within close proximity to the open countryside and the existing dormer is clad in hanging tiles. For these reasons there is a small chance that bats may roost in the building. Although it is very unlikely that contractors will come across bats during the removal of the dormer and

alterations to the roof, the inclusion of a note to applicant has been suggested to highlight the statutory protection given to bats under the Countryside and Wildlife Act 1981.

Conclusion

26. It has been established that the proposal would not represent inappropriate development within the Green Belt, would be sympathetic to the open character of the Green Belt as well as to the character and appearance of the existing property, the neighbouring properties and the surrounding area, and would not lead to undue harm to the residential amenity of the neighbouring properties. Therefore it is considered that it would be in accordance with policy 10 'Design and Enhancing the Local Environment' of the Rushcliffe Local Plan Part 1: Core Strategy and policies 1 'Development Requirements' and 21 'Green Belt' of the Rushcliffe Local Plan Part 2, Policy GS1 'Protective and Enhancement Measures for a Green Network' of the Gotham Neighbourhood Plan, and the Rushcliffe Residential Design Guide, as well as the policies contained within the NPPF and NPPG, and there are no material considerations which outweigh these policies. For these reasons it is recommended that the application be approved.
27. It has not been necessary to enter into negotiations in the consideration of this application. However, a referral to planning committee is necessary due to the applications relationship with the Local Ward Member. This has caused a slight delay to the outcome of the application however the applicant has been kept informed of the situation.

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. This permission shall relate only to the site location plan and submitted plan ref. 01-2020 02 Rev.A received on 31 March 2020.

[For the avoidance of doubt and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2.]

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 (Development Requirements) of the Rushcliffe Local Plan Part 2.]

Note to Applicant

It is possible that the roofspace, and/or behind the soffit, fascia boards, etc. may be used by bats. You are reminded that bats, their roosts and access to roosts are

protected and it is an offence under the Countryside and Wildlife Act 1981 to interfere with them. If evidence of bats is found, you should stop work and contact Natural England on 0300 060 3900 or by email at enquiries@naturalengland.org.uk.