

20/00635/FUL

Applicant Mr Amarpal Virdee

Location 148 Harrow Road West Bridgford Nottinghamshire NG2 7DX

Proposal A single storey side extension. Extension to garage. First floor rear extension and a loft conversion with a side dormer and gable end to the rear of the property. (Resubmission)

Ward Musters

THE SITE AND SURROUNDINGS

1. The application relates to a two storey detached 1950's dwelling faced in a dark red brick with a bow window to the frontage and a pitched roof faced in rosemary tiles. A garage adjoins the south (side) elevation. There is a single storey rear extension, beyond which there is a raised patio area with an approximately metre step down to the main garden. There is a modest front garden and drive providing one off-road parking space, and a circa 25 metre deep rear garden enclosed by a high hedge and a circa 2 metre high timber fence on the boundary with 150 Harrow Road.

DETAILS OF THE PROPOSAL

2. The application seeks planning permission for a single storey side extension to the north elevation of the dwelling, a first floor rear extension, a dormer to the north roof slope and a first floor side extension to the south east corner of the dwelling.
3. This application is a resubmission of a previously approved application 19/02610/FUL. The only change is that the side extension would follow the hind leg line of the boundary wall rather than the previously approved straight building line. This would result in the side extension having a 400mm gap to the neighbouring property, except for a small proportion, towards the middle, having a gap of 120mm. It would run the length of the dwelling and rear extension.
4. The proposed first floor rear extension would measure 3.8 metres in depth, matching the depth of the existing ground floor rear extension and matching the width of the dwelling. This would form a continuation of the existing roof, forming a rear gable in place of the rear roof slope. Linked to this would be a first floor side extension projecting 1.28 metres from the side elevation of the existing dwelling and proposed side extension for a length of 8.3 metres, this would have a hipped pitched roof matching the eaves height of the dwelling with a ridge height of 8 metres. The proposed side dormer would have a predominantly flat roof with a pitch to the front, this would run the length of the dwelling and first floor rear extension with a 0.6 metre set-back from the front roof slope of the dwelling.
5. The facing and roofing materials on the extensions would closely match the existing.

SITE HISTORY

6. A4/91/0541/P- Single storey rear extension. Granted in 1991.
7. 19/02610/FUL - Single storey side extension, enlargement of existing garage, first floor extension, loft conversion and dormer. Granted February 2020.

REPRESENTATIONS

Ward Councillor(s)

8. One Ward Councillor (Cllr Major) originally objected to the application. The reasons for objection were the side extension potentially creating a terracing effect and preventing access to the side of the neighbouring property for maintenance purposes. Councillor Major later withdrew her objection.
9. One Ward Councillor (Cllr Jones) has objected to the application on the grounds of the adverse impact on the neighbouring property the side extension may cause. Additionally, he raises concern with regard to the access to maintain the neighbouring properties gutter, wall and fascia.

Local Residents and the General Public

10. 1 representation received from a neighbour, objecting to the proposal. The issues raised were as follows:
 - a. Restricting the access to maintain external drainage and pipes and guttering.
 - b. Create a terracing effect.
 - c. Out of character with the streetscene.

PLANNING POLICY

11. The development falls to be determined in accordance with the Local Plan Part 1: Core Strategy and the Local Plan Part 2: Land and Planning Policies. Other material planning considerations include the National Planning Policy Framework (NPPF) and Rushcliffe Residential Design Guide.

Relevant National Planning Policies and Guidance

12. National Planning Policy Framework (NPPF):

Part 2 - Achieving Sustainable Development
Part 12 - Achieving Well Designed Places

Relevant Local Planning Policies and Guidance

13. Local Plan Part 1: Core Strategy:

Policy 1 - Presumption in Favour of Sustainable Development
Policy 10 - Design and Enhancing Local Identity

14. Local Plan Part 2: Land and Planning Policies:

Policy 1 - Development Requirements

15. The Rushcliffe Residential Design Guide

APPRAISAL

16. In terms of residential amenity, the neighbour to the north at 146 Harrow Road has a hip-to-gable extension to the rear roof slope and a single storey rear extension. The rear of the proposed first floor rear extension would be broadly level with this neighbouring extension. Given the position of this neighbouring extension, it is not considered that the proposed development would result in an undue overbearing or overshadowing of their rear garden space. The neighbouring dwelling at No. 146 is set off the boundary with a garage/single storey extension to the side, given the separation distance the proposed first floor extension would not result in an overbearing impact or loss of light to the first floor rear windows of this neighbour. There are no first floor side windows that would be impacted upon by the development.
17. The proposed first floor side/rear extension element would be situated 1.7 metres from the side boundary with 150 Harrow Road. This neighbouring property has a single storey rear extension, the proposed first floor side/rear extension would project approximately half a metre beyond the rear of this. As No. 150 is situated to the south, there would not be a direct overshadowing impact on this neighbour. The extension would not impact upon the 45 degree line of sight from the closest first floor rear window to No. 150. Furthermore, this window appears to serve a bathroom rather than a habitable room. This neighbouring property has a side window which is positioned midway between the ground and first floor, it is therefore presumed to serve a landing/stairs rather than a habitable room. It is not considered that the extensions would result in an undue overbearing impact on this neighbour.
18. The proposed first floor dormer would feature a side facing window, this would serve a bathroom rather than a habitable room and thus there would not be an overlooking impact. No. 146 has a pair of roof lights in the roof slope facing the proposed dormer, however there is sufficient distance between the two dwellings to ensure that the dormer would not result in a loss of light to these windows.
19. The proposed rear extension would feature second floor rear windows, however given the 22 metre deep rear garden and the separation distance from the neighbour to the rear, it is not considered that these windows would result in a direct overlooking impact.
20. In terms of the street scene, Harrow Road has a uniform character comprising detached dwellings, each with a garage to the south side and a footpath to the north side providing separation. The width of the side extension maintains a degree of separation with a 400mm gap for the majority of the length of the extension, except for the middle section which reduces to 150mm for a short length. However, given the single storey nature of the proposed side extension it is not considered that a terracing effect will be created.

21. The proposed first floor side extension would be set back 3.7 metres relative to the dwelling frontage, therefore ensuring a degree of subservience. Given the fairly modest width of the extension coupled with this set-back, it is not considered that there would be a terracing impact on the street scene.
22. The proposed side dormer would be set back 0.6 metres relative to the front roof slope of the existing dwelling, with a tiled pitched roof to the frontage to match the existing roof. It is noted that there are several examples of side dormers in the vicinity. It is not considered that this element would result in harm to the character of the street scene.
23. In considering the scale of the first floor rear extension, it is noted that a neighbour at 144 Harrow Road has a similar- scale rear extension.
24. Taken as a whole is it not considered that the development would harm the character of the dwelling or the uniform character of the street scene. Given the size of the plot, it is not considered that the extensions would result in an over- intensive development.
25. The proposal would result in the loss of a garage, however this is currently substandard in size to accommodate a vehicle and therefore there would not be a loss of off- street parking.
26. Objections were raised with regard to access to maintain the neighbouring properties drainage pipes/guttering/walls. However, this is not a material planning consideration.
27. For the reasons set out above it is considered that the development accords with the general national and local planning policies in terms of the appearance of the proposals and the impact they would have upon the reasonable amenities of neighbouring residential properties. This view is also taken in light of the applicant's current planning permission for a substantively similar proposal. Accordingly, a grant of planning permission is recommended subject to conditions.
28. The application was not the subject of pre-application discussions. The scheme however is considered acceptable and no discussions or negotiations with the applicant or agent were considered necessary. The Local Planning Authority therefore consider that it has worked positively and proactively with the applicant in the consideration of this 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 plans: STA_034_06_RevG, STA_034_05_RevF, STA_034_04_RevG and STA_034_06_RevA received on 17 March 2020.

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

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

4. The window in the side dormer of the proposed development shall be fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent. Thereafter, the window shall be retained to this specification unless otherwise agreed in writing by the Borough Council. No additional windows shall be inserted in this elevation without the prior written approval of the Borough Council

[To prevent overlooking and loss of privacy to neighbouring property 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].