

20/01347/FUL

Applicant Mrs Trobridge

Location 12 The Rushes, Gotham, Nottinghamshire, NG11 0HY

Proposal Erection of a single storey rear extension

Ward Gotham

THE SITE AND SURROUNDINGS

1. The application relates to a two-storey detached dwelling which lies to the north of The Rushes in Gotham. The existing dwelling is constructed from brick with a rosemary tile roof. The property has hardstanding to the front for vehicle parking and an attached single flat roof garage. The property is surrounded by two-storey dwellings of varying character in a predominantly residential area.

DETAILS OF THE PROPOSAL

2. The proposal comprises the erection of a single storey rear extension. The extension would have a mono-pitched roof with two roof lights and French doors to access the garden.
3. The proposed extension would project 1.875 metres from the rear of the property with a width of 4.05 metres. The extension would have an eaves height of 2.42 metres with a ridge height of 3.32 metres. The extension would be constructed in brick and Rosemary tiles to match the existing dwelling.

SITE HISTORY

4. There is no relevant history on the site.

REPRESENTATIONS

Ward Councillor(s)

5. The Ward Councillor (Cllr Walker) has declared a graphical and social non-pecuniary interest.

Parish Council

6. No objection.

Local Residents and the General Public

7. No comments received.

PLANNING POLICY

8. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy, the Local Plan Part 2: Land and Planning Policies, which was adopted on 8 October 2019 and the Gotham Neighbourhood Plan. Other material considerations include the National Planning Policy Framework (NPPF) (2019), the National Planning Practice Guidance (the Guidance), and the Rushcliffe Residential Design Guide (2009).

Relevant National Planning Policies and Guidance

9. The relevant national policy considerations for this proposal are those contained within the 2019 National Planning Policy Framework (NPPF) and the proposal should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF. The proposal falls to be considered under section 12 of the NPPF (Achieving Well- Designed Places) and it should be ensured that the development satisfies the criteria outlined under paragraph 127 of the NPPF. 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. In line with paragraph 130 of the NPPF, 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. Section 16 relates to heritage assets.

Relevant Local Planning Policies and Guidance

10. Policy 1 of The Rushcliffe Local Plan Part 1: Core Strategy reinforces the need for a positive and proactive approach to planning decision making that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The proposal falls to be considered under Policy 10 of the Core Strategy (Design and Enhancing Local Identity). The development should make a positive contribution to the public realm and sense of place and should have regard to the local context and reinforce local characteristics. Section 2 of this policy sets out the design and amenity criteria that development should be assessed against.
11. The proposal falls to be considered under Policy 1 (Development Requirements) of the Local Plan Part 2 whereby development should not have an overbearing impact on neighbouring properties, nor lead to a loss of amenity. The scale, density, height, massing, design and layout of the proposal all need to be carefully considered and should not lead to an over-intensive form of development.
12. The site is an archaeological alert site and therefore is a non-designated heritage asset. Policy 11 of the Core Strategy states that proposals will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their significance having regard to the contribution such assets can make to the delivery of wider social, cultural, economic and environmental objectives. Policy 28 of the LPP2 states, amongst other things, that proposals affecting a heritage asset will be considered against the criteria including the significance of the asset, whether the proposals would be sympathetic to the character and appearance of the asset and any feature

of special historic, architectural, artistic or archaeological interest that it possesses, whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail, whether the proposals would contribute to the long-term maintenance and management of the asset.

13. The site is inset from the Green Belt. Policy 4 Nottingham-Derby Green Belt of The Rushcliffe Local Plan Part 1: Core Strategy establishes the principle of the Green Belt. Policy 21 Green Belt of the Local Plan Part 2 sets out the extent of the designation and states decisions will be made in accordance with national policy.
14. The Gotham Neighbourhood Plan has been adopted and forms part of the Development Plan. There are no relevant policies applicable to this application.
15. The Residential Design Guide advises that *“Extensions should be designed so that they are not readily perceived as merely “add-on” to the original building and therefore scale, proportion and roof form are very important. However, as a general rule the style and design of the original dwelling should remain the dominant element with the extension subordinate to it.”*

APPRAISAL

16. The overarching Policy 1 in the Core Strategy reinforces that a positive and proactive approach to decision making should be had which reflects the presumption in favour of sustainable development contained in the NPPF. In this instance the proposed development comprises an extension to an existing dwelling within the main settlement of Gotham. As such, it is considered to be a sustainable development and therefore is acceptable in principle subject to other material considerations being acceptable.
17. Policy 4 from the Core Strategy and Policy 21 from the Local Plan Part 2 apply, these refer to the NPPF which sets out the five purposes served by the Green Belt; the policy also confirms that Gotham is inset from the designation. As such, the Green Belt designation does not affect the principle of development in this case.
18. The proposal comprises the erection of a single storey rear extension, infilling to the side of an existing store. The proposal would be to the rear of the existing lounge.
19. The proposed extension would be sited to the north of the dwelling, partially screened by the existing flat roof store which projects beyond the main rear building line of the dwelling. Sited to the rear and screened by the existing property, the extension would not be visible from the public realm. The extension would be constructed from materials to match the existing, would be subservient to the host dwelling and would be sympathetic to the character and appearance of the existing building and locality.
20. The proposed extension is considered to be acceptable in terms of its design and impact upon the character of the area and would comply with the above policies and guidance. Overall, no objection is raised on visual grounds.

21. In addition to requiring good design, Policy 10 of the Core Strategy also requires that new development be assessed in terms of its impacts on neighbouring amenity. This approach is echoed in the criteria for assessing development set out in Policy 1 of the LPP2 as is ensuring proposed developments provide sufficient space within the site to accommodate the proposal together with ancillary amenity and circulation space.
22. To the north of the site the boundary with the neighbouring property is 12 metres from the proposed extension. The extension would be single storey and would not project any further than the existing store and would not therefore have a negative impact on the amenities of occupiers of that property. To the west, 14 The Rushes has been extended to the rear with a single storey extension and the proposed extension is off set from the shared boundary with this property by 6.6 metres. To the east 10 The Rushes abuts the boundary with the application site. The proposed extension is to be sited to the side of the existing flat roof garage and store and would not project any further to the rear than this store. As such, the extension would be screened by the existing store. Properties to the south would not be affected by the development as the host dwelling and highway would intervene. Overall, the proposal would have a satisfactory relationship with all neighbouring properties and would comply with the above policies and guidance.
23. The dwelling has an access and hardstanding to the south of the property and the proposed extension would not reduce the amount of car parking available. No additional bedrooms would be created by the proposal and as such it is considered the proposed development would not have an adverse impact upon highway safety or parking provision at the site.
24. In respect of the likely impact on archaeological remains, the site is within the historic core of the village but the footprint of the proposed extension would be closely related to the footprint of the existing dwelling, including a current hardstanding. As such it is considered that the likelihood of encountering undisturbed ground within which archaeological remains may persist is unlikely. It is not therefore considered necessary to impose any archaeological related planning conditions.
25. In conclusion, the principle the development is considered acceptable. Furthermore, it is considered that the proposed development would be acceptable in terms of its impact on the appearance of the dwelling and character of the wider area. The proposed development would also be acceptable in terms of its impact upon the amenities of occupiers of nearby residential properties and on highway safety and parking. Accordingly, the proposed development is considered to comply with the objectives of Policies 1 and 10 of the Core Strategy, Policy 1 of the LPP2 and the Design Guide. The application is therefore recommended for approval subject to conditions.
26. The scheme was subject to pre-application advice when it was confirmed that the proposal required planning permission. The scheme is considered acceptable as submitted and no negotiations were necessary.

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 in accordance with the following approved plans:

Existing and proposed elevations, floor plans, site block and location plan, SC/OB/05/05/20/01, received 11th June 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 exterior of the development hereby permitted shall be constructed using the materials specified in the application.

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

Notes to Applicant

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.