

20/01543/FUL

Applicant Mr David Dodge

Location Brook Close 22 Main Street Kinoulton Nottinghamshire NG12 3EA

Proposal Demolition of existing single-storey double garage and the construction of two-storey front extensions, including additional dormer windows. Rear single storey roof alteration from hipped to gable end. Landscaping alterations.
Re-roofing of existing structure to introduce additional insulation, change of colour of existing windows.

Ward Nevile And Langar

THE SITE AND SURROUNDINGS

1. The application relates to a detached dwelling house with accommodation over two storeys. The existing building is an 'L' shape with a pitched roof. The walls have a painted render finish and the roof is covered in pantiles. The main building is orientated north-west: south-east, parallel with Main Street, with a two-storey wing approximately 7m in length orientated at 90° to the main building, extending towards the road on the south-east face of the building. This wing has a lower ridge height than the main dwelling. There is a single storey double garage attached to the building extending further towards Main Street. The gable end of the garage is approximately 13m from Main Street

DETAILS OF THE PROPOSAL

2. The proposal is to replace the existing attached garage with the construction a two storey extension, predominantly over the footprint of the existing double garage, with associated landscaping and new boundary fencing. The garage would be increased in width into the site, not moving the built form nearer to any boundary.
3. The extension would provide a new master bedroom suite with a Juliette balcony orientated south-east to benefit from solar gain. It would also provide a ground floor annex of bedroom, shower room and dayroom to provide respite accommodation for an elderly relative
4. There would be a squaring off of a corner on the existing games room projection at the rear, with alterations to the roof, including changes from a hipped roof to a gable ended roof and the addition of solar PV arrays, and the front porch area would alter slightly.
5. A new vehicular access and driveway is proposed with turning area.

SITE HISTORY

6. 96/00307/FUL - Single storey and two storey extensions, dormer windows, new vehicular access – approved May 1996.

7. 00/00899/FUL - Single storey rear extension – approved August 2000.
8. 03/01230/FUL - Attached double garage to front elevation – approved November 2003.

REPRESENTATIONS

Ward Councillor(s)

9. The Ward Councillor (Cllr Combellack) objects to the proposal, stating; "*With the information to hand I object to this application as I feel it is overbearing on the neighbouring property. There has already been a single story extension to this property which has impacted the neighbouring property. This development would be beyond the perceived building line.*"
10. Cllr Combellack maintained her objection to revised plans.

Town/Parish Council

11. Kinoulton Parish Council object the proposal (and the amended scheme), stating; "*The context for the application is that the neighbouring property is set a substantial distance back from what is currently the single storey garage of 22 Main Street. The proposal to demolish the existing single storey garage and construct a two-storey extension will substantially increase the height, and bulk of the property which is located close to the boundary of 20 Main Street. The proposed two storey extension to the frontage would have a significant adverse effect on the outlook from the front habitable rooms at No. 20 and would appear overbearing when viewed from the garden. The proposal would harm the living conditions of the occupiers of the neighbouring property and as such it would be contrary to Policy 10 of the Rushcliffe Local Plan Part 1 and to National Planning Policy Framework paragraph 127.*"

Statutory and Other Consultees

12. The Nottinghamshire County Council Community Liaison Officer – Heritage (on behalf of the Archaeology Officer) has no comments or recommendations to offer.
13. The Trent Valley Internal Drainage Board comment that the site is outside of the Board's district but within the Board's catchment. There are no Board maintained watercourses in close proximity to the site. Surface water run-off rates to receiving watercourses must not be increased as a result of the development. The design, operation and future maintenance of site drainage systems must be agreed with the Lead Local Flood Authority and Local Planning Authority.

Local Residents and the General Public

14. The neighbour to the rear raised concerns regarding:
 - a. Length of time of building works and nuisance of building noise, radios etc.

- b. Compromise of privacy by possible removal of hedge.
 - c. Eyesore created by replacement of fence.
15. The neighbour at 20 Main Street objects to the application and raises concerns regarding:
- a. Loss of light.
 - b. Overbear, dominate and overshadowing of house and 2/3 of garden as well.
 - c. Window overlooking property affecting privacy in the house and in the garden.
 - d. Site is to be completely over developed.
 - e. Appearance of the property is also not in keeping with the other houses on this row.
 - f. New plans have included 3 windows on the near side to neighbouring property not one as originally applied for.
 - g. Plans for uplighters would also destroy the night sky.

PLANNING POLICY

16. 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.

Relevant National Planning Policies and Guidance

17. 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.
18. 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

19. 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
20. 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.
21. 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

22. The main considerations in the determination of the application are design, scale and appearance of the proposals and the impact the proposed first floor extension to the garage would have on the amenities of 20 Main Street to the east and to the street scene itself.
23. 20 Main Street is a large bungalow with accommodation in the roof. It appears to have been extended in the past by way of a single storey side extension. Although no record can be found of a planning application for an extension, the brick colour is different to the main dwelling and the roof form of the bungalow now appears uneven, aerial photography shows a difference in tile colour. There are windows on the front elevation both at ground floor and on the first floor in the gable serving the roof accommodation.

24. No. 20 has a regular footprint being a straightforward rectangular shape, on the other hand no. 22 has a varied footprint with projections at the front and the rear. This leads to an uneven frontage to the dwellings with the side elevation of no. 22 projecting past the front elevation of no. 20 by circa 14m, set off the boundary by circa 1m. Currently dominance over no. 20 is alleviated somewhat by the low eaves height of the garage section of no. 22, being at the same height as the established boundary hedge, and the fairly shallow roof pitch. There is an existing element projecting forward of the dwelling, including the attached garage. The roof over the garage reduces in height by circa 1.8m.
25. The proposal would see the lower portion of roof over the garage increased in height to match the higher section of the forward projection. The front gable would be cropped and the angle of the roof slope would be at a 45 degree pitch, which would be in keeping with the rooflines of surrounding dwellings along Main Street. This is a lower pitch than the existing roof which, along with the removal of the existing dormer window which overlooks 20 Main Street, would lessen the impact of the building on its neighbour. It is not proposed to raise the ridge line above that of the existing two storey front projection, which itself is lower in height than the main ridgeline. The dwelling itself has a lower ridge height than the properties on either side.
26. Negotiations have taken place during the consideration of the application in order to achieve a scheme that would limit the impact on no. 20 as much as possible. The scheme now under consideration would still increase a section of the garage in height but this section is on the end of the forward projection, furthest away from the front elevation of no. 20 and unlikely to have any excessive or unacceptable additional impact over and above that already experienced by the neighbouring property in terms of over-shadowing. Over-looking would be reduced by the loss of an existing dormer window, which looks directly into the front garden of no. 20, and roof lights in the new roof are shown to be minimum of 1.7m above internal floor level, therefore avoiding unacceptable overlooking. On balance it is considered that the residential amenities of no.20 would not be unacceptably impacted by the front extension to such a degree as to warrant a refusal of planning permission.
27. New dormer windows on the side roof slope of the garage would face into the site, towards no. 24 to the west and would be circa 12m from the boundary, looking towards the front garden and not directly towards the dwelling itself. It is not considered that any over-looking towards no.24 would be unacceptably greater than from the dormers on the front of the existing dwelling.
28. The amendments made to the proposal at the front of the dwelling to alleviate the impact on No. 20 also help alleviate the impact on the street scene and area in general. The original submission has been reduced in size, lessening the impact on the street scene and creating a far less imposing frontage. On balance it is considered that the proposal would not be detrimental to the area in general and would not be overly dominant. There would be no direct over-looking towards other properties from the Juliet balcony on the front gable of the garage.

29. The proposed extension would be rendered to match the existing dwelling. Roof tiles would be dark grey flat profile tiles and roof tiles on the existing dwelling would be replaced with the same tile. Window frames would be re-coloured, complimenting the grey tiles.
30. At the rear of the property a games room extension with a cut-off corner design would be 'squared off' and the roof altered from a hip to a gable. New glazing and bi-fold doors would be fitted, and roof lights installed that would be a minimum of circa 2.6m from internal floor level. These alterations would all be on the ground floor and it is not considered that they would have negative impacts on nearby dwellings in terms of over-looking or loss of privacy. It is also proposed to install solar PV arrays on the roof of this element.
31. The plans as originally submitted showed the garage doors in the elevation of the extension facing Main Street with the construction of a new access. However, revised plans were submitted during the consideration of the application showing the garage doors located to the side elevation of the extension, similar to the existing situation, and written confirmation has been received from the applicant's agent that the current access arrangements will remain unchanged. As such, there are no changes to the established access arrangements and highway safety and parking would not be compromised.
32. All the concerns of the Ward Councillor, Parish Council and neighbours have been carefully considered and the applicant has reacted to these and has amended the plans to address these concerns. It is considered that, on balance, the amended scheme achieves an acceptable compromise that gives the applicant the additional living space they require, and whilst there will be some impacts on the neighbour and the street scene it is not considered that these would be severe enough to warrant a refusal of planning permission.
33. Amendments have been made to the proposal during the consideration of the application to address adverse impacts identified by officers thereby resulting in a more acceptable scheme and a recommendation to grant planning permission.

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):

P20-0533_001 01B Proposed ground floor plan
P20-0533_001 02B Proposed first floor plan
P20-0533_002 01B Proposed elevations

[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 materials specified in the application shall be used for the external walls and roof of the development hereby approved and no additional or alternative materials shall be used.

[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].