

21/00414/FUL

Applicant Mr Habib Ali

Location 1 Green Leys West Bridgford Nottinghamshire NG2 7RX

Proposal Two storey side and rear extension, single storey rear extension and new front porch

Ward Compton Acres

THE SITE AND SURROUNDINGS

1. The application property comprises of a detached dwelling constructed of red brick with a red tiled roof, positioned within a corner plot at the junction of Green Leys and Compton Acres.
2. To the front of the property is a lawn with a driveway leading to a single integral garage, bounded by a 1m high hedge. The side garden area is enclosed by a 1.8m high brick wall and the rear garden area is enclosed by walls and close boarded fencing.
3. The surrounding area comprises of a housing development constructed in the 1980's and is characterised by detached dwellings of a similar design and appearance as the application property. An electricity sub-station is located beyond the northern garden boundary.

DETAILS OF THE PROPOSAL

4. The application seeks planning permission for the erection of a two storey side and rear extension, a single storey rear extension, and a new front porch.
5. Revised plans were received during the consideration of the application, setting the first floor of the two storey side extension back 1m from the front elevation, and down from the roof ridge. The plans also indicated 3 off-street car parking spaces to the front garden area.
6. The proposed extensions would provide the following accommodation; a family room, utility and snug at ground floor and two additional bedrooms with en-suite bathrooms at first floor.
7. An existing conservatory to the rear elevation would be removed as part of the proposals.

SITE HISTORY

8. None relevant.

REPRESENTATIONS

Ward Councillor(s)

9. One Ward Councillor (Cllr D G Wheeler) objects to the application and agrees with the comments made by the neighbour opposing the application.
10. One Ward Councillor (Cllr A Phillips) objects to the application on the grounds that the north facing rear elevation of number 3 Green Leys would be severely disadvantaged by this application if it were to go ahead. The properties were built stepped to take advantage of limited sunlight so if allowed it would cause shadowing and loss of light.

Town/Parish Council

11. Not applicable.

Statutory and Other Consultees

12. None.

Local Residents and the General Public

13. One representation has been received from the owner occupiers of 3 Green Leys, objecting to the application on the following grounds:
 - a. Overshadowing and loss of light to rear garden and rear windows.
 - b. Overbearing impact.
 - c. Over-development of the site resulting in on-street car parking close to a junction.
 - d. Impact on sewer pipe located to the rear of the properties.
 - e. Impact on trees.
 - f. Impact on highway safety during construction.

PLANNING POLICY

14. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies (LPP2). Other material considerations include the National Planning Policy Framework (NPPF) (2019), the National Planning Practice Guidance (the Guidance) and the Rushcliffe Residential Design Guide.

Relevant National Planning Policies and Guidance

15. The following sections in the National Planning Policy Framework (NPPF) are of relevance:
 - Chapter 2 - Achieving Sustainable Development
 - Chapter 12 - Achieving Well Designed Places

Relevant Local Planning Policies and Guidance

16. The following policies within LPP1 are of relevance:

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

17. The following policies of LPP2 are of relevance:

- Policy 1 - Development Requirements

APPRAISAL

18. In terms of the design of the proposed extensions and their impact upon the character and appearance of the street scene and the wider Compton Acres estate, the host property is located on the corner of Green Leys with Compton Acres and is partly screened by boundary hedge, wall and small trees. The proposed two storey side extension would replace an existing single storey element currently containing a garage and utility room. The proposed two storey side extension would measure 4.1m in width, compared to the existing single storey element which measures 2.5m in width. A distance of over 4.5m would be maintained between the side elevation and the side boundary with the public footpath. Given this separation distance, together with the existing boundary treatment, the proposed two storey side extension would not appear overly intrusive when viewed from Compton Acres.
19. During the consideration of the application, revised plans were submitted by the agent showing the first floor element of the two storey side/rear extension set back 1m from the existing front elevation, which in turn, would lower the ridge of the roof of the extension below that of the host property. This would result in the proposed extension having a more subservient appearance, with the original dwelling remaining the predominant feature, as required by guidance in the Residential Design Guide. In terms of design details, the roof would be gabled to reflect the roof design of the existing dwelling, the proportion and location of proposed window openings would reflect the existing fenestration.
20. The single storey rear extension would be screened from public views by the host property and the proposed two storey side/rear extension, and its monopitch roof design would not be harmful to the appearance of the host property or the wider estate.
21. The proposed front porch is very modest in size and scale, and comprises of glazed panels sitting flush between the two bay windows and under the roof canopy. It would not detract from the character or appearance of the host property or the surrounding area.
22. The agent has confirmed that the extensions would be constructed in materials which match the existing. A condition is recommended which would ensure that the extensions are constructed in brick and tile to match the existing materials. In general, the additions are considered to be sympathetic to the host property and character of the area and, therefore, compliant with the criteria in Policy 1 of LPP2, in particular the requirement that the scale, density, height, massing, design, layout and materials of the proposal is sympathetic to

the character and appearance of the neighbouring buildings and the surrounding area.

23. In terms of the impacts upon the living conditions of neighbours, objections have been received from the adjacent property to the east 3 Green Leys, raising, amongst other things, issues of overshadowing/loss of light/overbearing impact. The proposed single storey rear extension would be located only 826mm from the shared boundary with no.3. Although it would project 3.8m in depth, due to the slight staggering of the two properties, the rear extension would project approx. 2.8m beyond the rear elevation of no.3. The highest part of the monopitch roof would not therefore be visible when viewed from the immediate rear of no.3. Given the limited projection of the proposed extension past the rear elevation of no.3 and its shallow monopitch roof, it is not considered that this element would appear overbearing nor result in unacceptable levels of overshadowing. It is also a consideration that there is a 'fall back position' afforded by permitted development rights, which allow for single storey extensions to the rear of detached properties of up to 4m in depth.
24. The two storey rear extension would also project 3.8m beyond the rear elevation of the host property, but again, would only project approximately 2.8m beyond the rear elevation of no.3. The two storey extension would be located to the west of this property, but would be positioned 7m from the shared side boundary with no.3. The pitched roof of this element would also be set down from the main ridge, and slope away from the shared boundary. Given the limited rear projection, the 7m distance from the side boundary, together with the lower sloping roof, it is not considered that the proposed two storey rear extension would appear overly dominant or intrusive. The presence of this two storey rear element may result in a loss of direct sun light to a small section of the rear garden area of no.3 in the later part of the day during the winter months, however it is not considered that this loss of light would result in significant harm to the living conditions of no.3.
25. The two storey side/rear extension would also bring the two storey element of the host property 3.8m closer to the northern boundary of the site, beyond which is a small electricity sub-station. Beyond the sub-station is 2 Little Hayes, a two storey detached dwelling which is positioned at an angle within its plot, resulting in the rear elevation facing in a south easterly direction. A separation distance of over 21m would be maintained between the rear elevations of both properties. As a result of this separation distance and the angles involved, the proposed extension would not appear overbearing in relation to this neighbouring dwelling, result in overshadowing, or unacceptable levels of overlooking from the additional first floor bedroom window.
26. The two storey side/rear extension would also bring the two storey element of the host property 4.4m closer to 16 Hatfield Drive, a two storey dwelling located to the west, on the opposite side of Compton Acres. A separation distance of over 21m would be maintained between the two properties, therefore the extension would not appear over bearing. The side elevation of this neighbouring property is blank, the side elevation of the proposed extension would also be blank, save for a utility door at ground floor and two en-suite bathroom windows at first floor. Given the separation distance involved, across a road, it is not considered that the proposal would result in unacceptable overlooking to the neighbouring property.

27. To the south of the application site, on the opposite side of the estate road is 2 Green Leys, a detached two storey dwelling with an attached double garage to the front elevation. Whilst the proposed two storey side/rear extension would also increase the number of bedroom windows facing this neighbouring property, a separation distance of 25m would be maintained between the front elevations of the two properties. As a result, the proposed extension would not result in harm through overshadowing, overlooking, nor appear overbearing.
28. In terms of an over-development of the site, the proposed extension would, in part, replace an existing single storey element containing a garage and a utility room. Although a utility room is proposed in the new extension, a garage is not. However, during the consideration of the application, the agent amended the proposed plans to indicate the provision of three off-street car parking spaces to the front of the property, the provision of which could be secured by condition. The property would continue to benefit from a large private rear garden area, adequate to serve the enlarged 5 bedroom dwelling. As a result, the proposed extensions would not result in an over-development of the site and would provide adequate off-street car parking for a dwelling of this size.
29. In terms of the other issues raised by the objectors; the existence of a sewer within the rear garden area would be a matter to be addressed under Building Regulations or through an appropriate agreement with Severn Trent as necessary. The trees to the side of the site comprise of conifers and small ornamental trees, which if lost, would not be harmful to the visual amenities of the public realm. Any obstruction of the junction by contractors vehicles during the construction phase may be a matter for the Police.
30. The application was not the subject of pre-application discussions, however, negotiations have taken place during the consideration of the application to address issues of design and off-street car parking provision, which has led to a more acceptable scheme. Despite the objections raised by Ward Members and the neighbouring resident, after careful consideration, it is not considered that the proposed extensions would be significantly harmful to the living conditions of the occupiers of 3 Green Leys, nor harm the character or appearance of the host property or the wider area. The proposal would therefore accord with Policy 10 (Design and Enhancing Local Identity) contained within The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies (LPP2), and is recommended for approval, subject to conditions.

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:

- Location Plan 1:1250 Stanfords VectorMap 2021
- Drawing SG/21/01/01 Revision A dated 01/21 and received on 27.04.2021

[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 used in the construction of the exterior of the development hereby permitted must be similar in appearance to the materials used on the exterior of the existing dwelling.

[To ensure the appearance of the development is satisfactory having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

4. The three off-street car parking spaces, as shown on approved plans referred to under condition 2 of this approval, shall be provided prior to the extensions hereby approved being brought into use. The three car parking spaces shall thereafter be kept free from obstruction and made available for the parking of vehicles at all times.

[To prevent an increase in on-street car parking, in the interests of highway safety having regard to Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]