

21/01402/FUL

Applicant Mr G Pedlar

Location 17 Alford Road West Bridgford Nottinghamshire NG2 6GJ

Proposal Ground and first floor extensions to rear including rear dormer with Juliet balcony.

Ward Abbey

THE SITE AND SURROUNDINGS

1. The application relates to a two storey detached dwelling faced in red brick with a rosemary tile roof. There is a two storey side extension that features a first floor rear door that opens onto a balcony over a single storey flat roof side/rear projection. There is a separate single storey rear extension.
2. There is a block paved driveway to the front providing off-road parking, and a circa 23 metre deep rear garden enclosed by a circa 1.8 - 2 metre high timber fence. The immediate street scene comprises similar two storey detached dwellings.

DETAILS OF THE PROPOSAL

3. The application seeks planning permission for a first floor rear extension over the existing flat roof balcony, and a ground floor rear extension with a first floor dormer above, featuring a rear facing Juliet balcony.
4. The proposed first floor side extension would have a hipped pitched roof measuring 5.1 metres to the eaves and 7.1 metres to the ridge to match the existing two storey side extension. There would be an additional raised section of pitched roof linking between the side extension and main roof.
5. The rear extension would project 4.9 metres from the rear of the dwelling and measure 4.8 metres in width, with a monopitch roof running from a rear eaves height of 3 metres to a maximum height of 5.1 metres. This would feature a first floor flat roof rear dormer with a roof height of 5.3 metres, faced in tile hanging with a Juliet balcony to the rear. The extensions would be faced in brick with roof tiles both to match the existing dwelling.
6. The originally submitted plans proposed a 1.2 metre deep walk-on balcony with 1.7 metre high privacy screens to both sides, faced in tile hanging. Discussions took place during the course of the application and the plans were amended to a Juliet balcony with a fixed balustrade, with the side privacy screens omitted.

SITE HISTORY

7. 8/A2/80/C/277 - Construct hipped roof to existing flat roofed extension. Approved in 1980.

8. 02/01411/FUL - Two storey side and rear extension, single storey rear extension. Approved in 2003.
9. 08/00751/FUL - Single storey front extension and single storey and first floor rear extension. Approved in 2008.
10. 14/00226/FUL - Ground and first floor extensions to rear including rear dormer window. Approved in 2014.

REPRESENTATIONS

Ward Councillor(s)

11. One Ward Councillor (Cllr Gowland) submitted comments objecting to the original set of plans, commenting that first floor extensions in residential roads are a step too far, and likely to result in overlooking and overshadowing of the neighbours. Following the receipt of revised plans, the Ward Councillor submitted a further comment maintaining their objection, noting that whilst the revisions are an improvement in terms of the overlooking of No. 15 due to the omission of the balcony, the massing and shading does not change for the adjacent neighbours.
12. One Ward Councillor (Cllr Bushman) initially raised no objection to the application. Revised comments were subsequently received objecting to the application on the basis of overbearing impacts. No comments have been received from this Councillor in response to the revised set of plans.

Statutory and Other Consultees

13. No comments.

Local Residents and the General Public

14. Representations have been received from 3 neighbours, objecting to the proposal with the comments summarised as follows:
 - a. Size and scale out of keeping with neighbouring properties.
 - b. Overbearing impact on neighbours.
 - c. Overshadowing of neighbours. Overshadowing of the conservatory at No.15 due to this neighbour being to the north, would obstruct light to No. 19 especially in the evenings.
 - d. Impact on views along the road.
 - e. Overintensive development.
 - f. Loss of privacy from first floor balcony.
 - g. Previous application 02/01411/FUL for a two storey side/rear extension was amended during the application to reduce the height of the rear-projecting part of the extension, following neighbour and Ward Councillor objections. Following subsequent applications, the current

proposal appears to have reverted to a similar side profile as the original 2002 plans prior to their amendment.

- h. An alternative approach could be a sloping roof line extension from the existing rear wall of the property to the rear wall of the ground floor extension in harmony with the existing roof pitch, with a Velux window

PLANNING POLICY

15. 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 2021 National Planning Policy Framework (NPPF), the National Planning Practice Guidance (the Guidance), and the 2009 Rushcliffe Residential Design Guide.

Relevant National Planning Policies and Guidance

16. The relevant national policy considerations for this proposal are those contained within the NPPF (2021) and the proposal should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF. In accordance with paragraph 11c), development proposals that accord with an up-to-date development plan shall be approved without delay. 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 130. 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 134, development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Relevant Local Planning Policies and Guidance

17. LPP1 Policy 1 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 LPP1 Policy 10 of (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 shall be assessed against.
18. The proposal falls to be considered under Policy 1 (Development Requirements) of the LPP2, specifically criterion 4) ensuring 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. It should not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to undue overshadowing.

APPRAISAL

19. The application property currently has a single storey flat roof projection to the rear north east corner that forms a large terrace, accessed from a first-floor

bedroom. The application seeks a first-floor extension over this area. An additional rear extension is proposed, comprising a ground floor extension with a monopitch roof incorporating a first floor dormer above. The rear extension would project 4.9 metres from the rear of the dwelling, bringing it in line with the bevelled section of the existing rear extension/conservatory which is to be retained.

20. The extension would be set off the boundary with 15 Alford Road by a metre. This neighbour has a single storey rear extension that features rear windows, roof lights and no side windows. The proposed extension would project circa 0.9 metres beyond the rear of this neighbouring extension.
21. At first floor level, the proposed flat roof dormer would project circa 3 metres beyond the rear wall of No. 15. It would not impact on the 45 degree line of sight from the first floor rear windows of this neighbour. In terms of potential impact on the ground floor windows at No. 15, the property has been extended to rear with a single storey extension which projects almost as far as the proposed extension. Therefore, the proposed extension would not impact on the 45 degree line drawn from the centre of the window closest to the boundary with the application site and it is not considered that the proposal would be overbearing on this neighbour or result in unacceptable loss of light.
22. The extensions would be situated 3.7 metres from the boundary with No. 19 Alford Road. The retained rear extension/conservatory would provide some screening although the first floor dormer would be visible above the roof line of the existing extension.
23. The originally submitted plans proposed a walk- on balcony with 1.7 metre high privacy screens to either side. Following officer concerns regarding the additional massing created by the privacy screens and a potential loss of neighbouring privacy, the plans were amended to a Juliet balcony with a fixed balustrade and the privacy screens were omitted.
24. Taking into account the existing rear extension to No. 15, the set-back from the boundary with No. 19, and the reduction in the massing of the side profile of the extension arising from the omission of the privacy screens, it is not considered that there would be an undue overbearing or overshadowing impact on either neighbour.
25. Planning permission was previously granted in 2014 for a ground and first floor rear extensions including a rear dormer window (planning reference 14/00226/FUL), however that permission was not implemented and has now lapsed. Following the omission of the side privacy screens, the overall scale and massing of the side profile of the current scheme would be identical to this previous permission. The only material change is that the proposed rear dormer would feature a Juliet balcony rather than a standard window, resulting in a cut-away section of roof.
26. In the event of planning permission being granted, a condition is recommended to prevent the use of the cut-away section of the roof as an external balcony. As the Juliet balcony would have a fixed balustrade, the level of potential overlooking to neighbouring properties arising from it would be akin to a standard window. It is considered that there is sufficient separation distance from the neighbour to the rear so as not to result in a direct overlooking impact.

27. The proposed extensions would not be visible in the street scene with the exception of a small section of pitched roof that would extend above the existing two storey side projection. The extensions would be subservient to the dwelling and the overall design is considered acceptable.
28. The application was not the subject of pre-application discussions. Negotiations have taken place during the consideration of the application resulting in the submission of revised plans, omitting the external balcony, resulting in an acceptable proposal 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 plans: Location Plan, 70421/4 (Proposed Ground Floor), and 70421/6 (Proposed Second Floor), received on 5 May 2021; and 70421/7A (Proposed Elevations), and 70421/5A (Proposed First Floor), received on 7 July 2021.

[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 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 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

4. The Juliet balcony shall be fitted with a fixed balustrade in accordance with drawing 70421/7A prior to the development being brought into use and the area of flat roof in front of the Juliet balcony must not be used as a balcony, roof garden or any other similar amenity area whatsoever for the lifetime of the development.

[To protect the occupiers of neighbouring properties from adverse overlooking/loss of privacy having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

NOTES TO APPLICANT

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). The Borough Council considers that the approved development is not CIL chargeable as a household extension provided that the floor space does not exceed 100sqm. Further information about CIL can be found on the Borough Council's website at:

<https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

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.

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.

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.