

REPORT OF HEAD OF DEVELOPMENT MANAGEMENT AND REGENERATION

6 Grangewood Road, Nottingham

1 SUMMARY

Application No: 15/01409/PFUL3 for planning permission

Application by: Beck Haynes Associates

Proposal: Two storey/single storey side extension, first floor side extension, front porch, front bay window with canopy roof, new boundary fence and new vehicular access to Grangewood Road.

The application is brought to Committee because it has generated significant public interest that is contrary to officer recommendation. To meet the Council's Performance Targets this application should have been determined by 17th July 2015 and given the scale of the proposal it is considered expedient to make this application a late addition to the agenda

2 RECOMMENDATIONS

- 2.1 Committee notes the late addition of this Item to the agenda and are satisfied special circumstances exist for taking the item as a matter of urgency.
- 2.2 Grant permission subject to the indicative conditions, substantially in the form of those listed in the draft decision notice at the end of this report.
- 2.3 Power to determine the final details of the conditions to be delegated to the Head of Development Management and Regeneration.

3 BACKGROUND

- 3.1 The site is currently occupied by a detached dwelling situated on the corner of Grangewood Road and Charlecote Drive. The site is within a Primarily Residential Area as indicated on the Proposals Map of the Local Plan. The dwelling sits in the centre of the plot there are garden areas to the south west, north east and west of the property. A single storey extension has been built to the east of the property and attached to the rear of dwelling is a conservatory. There is also a detached garage and driveway to the rear of the dwelling, which is accessed off Charlecote Drive.
- 3.2 There is a site level difference between 6 Grangewood Road and 4 Grangewood Road, with no. 6 set about half a metre higher than no.4.
- 3.3 The dwellings surrounding the site are of varying sizes and design and many have flat roof side extensions or garages.

- 3.4 Planning permission 11/03168/PFUL3 for the erection of single storey side extension was granted 1st November 2011. This extension has been built.

4 DETAILS OF THE PROPOSAL

- 4.1 Planning permission is sought for the creation of a first floor extension over the existing single storey extension that was granted planning permission in 2011. As part of the creation of the first floor extension, a bay window would be constructed at ground floor level which would have a canopy above. The first floor extension would have a hipped roof and would measure 3.81m wide by 6.38m deep, the roof would have a ridge height of 8.23m and an eaves height of 5.42m. As a result of the size of this extension it would require planning permission.
- 4.2 A porch would be constructed to the front of the entrance to the existing property. This would be 2m wide by 0.9m deep and would have a ridge height of 3.6m (as a result of its height the porch requires planning permission).
- 4.3 To the western gable of the house it is proposed to build a garage measuring 3.15m wide and 6.08m deep. Above part of the garage is proposed a first floor extension which would measure 4.5m deep and 3.15m wide. Hipped roofs are proposed to both the single storey element and two storey element of this western extension. This part of the scheme requires planning permission due its size.
- 4.4 As part of the scheme it is proposed to create a new vehicular access off Grangewood Road close to the boundary with 4 Grangewood Road; this element would not require planning permission.
- 4.5 An area of hard standing would also be created to the front of the property in order to provide off road parking, as permeable materials are proposed. No planning permission would be required for this element of the scheme.
- 4.6 It is proposed to retain the existing fence around the boundary of the site along Charlecote Drive. New fencing of 1.2m in height would be provided to the boundary adjacent to the existing driveway off Charlecote Drive. It is also proposed to introduce new planting to the side garden. The erection of the new fencing requires planning permission because the height of the fencing would be above 1m.
- 4.7 An existing detached garage and conservatory are proposed to be demolished; however this aspect of the proposal would not require planning permission in itself.

5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS

Adjoining occupiers consulted:

- 1 Charlecote Drive Nottingham
- 2 Charlecote Drive Nottingham
- 3 Charlecote Drive Nottingham
- 5 Charlecote Drive Nottingham
- 4 Grangewood Road Nottingham
- 5 Grangewood Road Nottingham
- 8 Grangewood Road Nottingham

The notification period expired on the 1st July 2015.

2 letters of objection have been received. One objection letter contains a signed petition with 27 names.

The letters raise the following issues:-

Loss of privacy – due to the proximity, orientation and position of the existing property the proposed development would be significant and would cause overlooking.

Loss of light – as a result of the relationship of the property with adjacent properties there would be a loss of light to these adjacent properties as a result of the proposal.

Intensity of Development – the proposal protrudes beyond the building line set by the properties on Charlecote Drive. The proposal would reduce the size of the existing plot resulting in an over intensive development that would have an overbearing appearance.

Design and Appearance of proposal – the proposal by reason of its design would be out of keeping with the other properties on the street and as such would be obtrusive.

Highway Safety – The projection towards Charlecote Drive and the increase in the height of the fence would affect highway visibility, thereby causing highway safety issues.

Increasing the number of bedrooms from 3 to 5 would increase the number of residents and therefore could cause an increase the need for additional car parking spaces. Grangewood Road and the end of Charlecote Drive are already congested.

The introduction of new access off Grangewood Road will cause additional highway safety issues, particularly as Grangewood Road provides access to Bramcote Lane.

Additional consultation letters sent to:

Pollution Control: No comments made in relation to the application.

Highways: No objections, but have recommended that a condition be attached requiring the pavement outside of the redundant Charlecote Drive vehicular access to be made good to the full height of the curb and require an existing lamppost to Grangewood Road to be removed and a dropped kerb to be provided prior to the occupation of the development. Traffic Management have also requested that an informative be added to any permission to remind the applicant of the need to seek any other permissions or licenses to carry out works in the highway.

6 RELEVANT POLICIES AND GUIDANCE

Aligned Core Strategy (2014)

Policy 10–Design and Enhancing Local Identify – seeks to ensure design of

developments makes a positive contribution to the public realm, that the massing scale and proportions, materials architectural style and detailing of development is appropriate to the local context and that development does not have an adverse impact on the amenity of neighbouring properties.

7. APPRAISAL OF PROPOSED DEVELOPMENT

7.1 The main issues in relation to this proposal are:

- (i) whether the proposed development would have an adverse impact on the character and appearance of the property and the surrounding area;
- (ii) whether the proposed development would have any adverse impact on the amenity of neighbouring properties; and
- (iii) whether the proposed development would give rise to any highway safety issues.

7.2 The development is considered to be acceptable in principle given the location of the site within a primarily residential area.

Impact on the character and appearance of the property and the surrounding area (Policy 10)

7.3 Policy 10 of the ACS advises that development will be assessed in relation to a number of elements; the most relevant elements to this proposal are:

- its response to structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
- massing, scale and proportion; and
- materials, architectural style and detailing.

7.4 The property is set on a corner plot and has a side garden that has an open aspect and as a result of the height of the existing fence enclosing the property, is visible from the street. This area of land is 6m wide. The proposed side extension to the western gable will reduce this open gap to 2.8m. The proposal would have an impact on the openness of the site, on this corner, however, the retention of an open area of land of 2.8m in width together with the retention of the existing fence will reduce this impact and avoid the sense of an extension that projects to the side boundary and appears unduly prominent. The introduction of planting behind the fencing will also assist in softening the impact of the side extension. As a result of these mitigating circumstances it is not considered that the proposed development would have significant adverse impact on openness at the corner of Grangewood Road and Charlecote Drive and would not be materially over dominant to warrant refusal of the application.

7.5 The demolition of the garage to the rear of the site would assist in retaining a sense of openness and would ensure that 6 Grangewood Road would have a suitable plot size in relation to built form. In this instance it is considered acceptable to attach a

condition requiring the demolition of the garage could be imposed to ensure that this is removed.

- 7.6 The extension proposed to the western gable would project approximately 3m beyond the building line of the properties to the rear of the site on Charlecote Drive. However, because of the spacing between 2 Charlecote and 6 Grangewood Road provided by the rear garden of no.6 (which, is about 9m deep), there is considered to be sufficient visual relief to prevent the extensions projection beyond the building line of the properties on Charlecote Drive appearing to be over intensive within the street scene. It is also noted that Charlecote Drive does bend to the left about 70m further up from no.6, which results in the properties being pulled into a different building line and that the properties to the rear have a mix of bay windows, flat frontages and porches which alters the building rhythm of the street. Due to the nature of the area and the relationship between 2 Charlecote Drive and 6 Grangewood Road it is not considered that the proposal would have an adverse impact on street scene and would not, in any way, have an overbearing appearance.
- 7.7 As a result of the design of the extensions to 6 Grangewood Road, the original dwelling house will still be the prominent element. The ridge line of both side extensions would be lower than the main roof. In addition the western extension would visually recede due to the first floor element being set back and the use of a canopy and bay to the eastern extension would result in the same visual affect. The proposed porch also assists in breaking up the massing of the front elevation to reduce its impact on the street scene. The manner in which the western extension has been designed will also limit its effect on the side elevation when viewed from Charlecote Drive as it will not be visually over bearing or overly prominent.
- 7.8 The detailing and architectural styles of the extensions are also considered to be appropriate given the style of the existing property and those of neighbouring properties.
- 7.9 Although the eastern extension to the property would be up to the boundary with 4 Grangewood Road, the design of the extension together with a difference in height levels between the properties will mean that there would be no adverse impact on the street scene when viewed from Grangewood Road.
- 7.10 Overall the way that the design of the extensions has responded to the local context is considered to be appropriate and would ensure that the proposal will accord with the aims of policy 10 of the ACS.

Impact on neighbouring properties (Policy 10)

- 7.11 Policy 10 also seeks to ensure that development does not have a materially detrimental impact on the amenity of occupiers or neighbours. Concerns have been raised about the potential impact on neighbouring residential properties. The three closest properties to the application site are 2 Charlecote Drive, 4 Grangewood Road and 3 Charlecote Drive.
- 7.12 The existing dwelling at 6 Grangewood Road (no.6) is sited to the south west of 2 Charlecote Drive (no.2) and as such 6 Grangewood Road already causes a certain amount of overshadowing to no.2. There are two first floor windows in the side elevation of no.2, which have obscured glazing and are top hung. Given the relationship between no.6 and no.2 light into the areas served by these windows

would already be reduced to some extent.

- 7.13 The eastern extension to 6 Grangewood Road would not extend beyond a single storey extension that has been built to the rear of 2 Charlecote Drive. The distance between the rear elevation of the eastern extension at no.6 and the side elevation of the no.2 will be approximately 9 to 10m. At this distance any overshadowing impact caused by this extension would not be significant. It is also noted that the rear garden of no.2 faces south east and its garden borders onto the rear gardens of 2 and 4 Grangewood Road. The properties of 2 and 4 Grangewood Road are sited at a similar distance from their boundaries with 2 Charlecote Drive as 6 Grangewood Road. The existing relationship between these properties therefore has some impact on the amenity of the rear garden of 2 Charlecote Drive and as such the introduction of the eastern extension to 6 Grangewood Drive would not significantly worsen this impact.
- 7.14 Whilst the western extension of 6 Grangewood Road would project beyond the front elevation of 2 Charlecote Drive and the bay window to that property, the extension would be sited 13m to the south west of the bay window with an eaves height of 5m and roof that slopes away to a ridge height of 7.4m, the extension would have a limited overshadowing impact.
- 7.15 The western extension of 6 Grangewood Road would mean that the building line of the property would be brought closer to the front elevation of 3 Charlecote Drive (no.3), sited to the north west of no.6. Currently no.6 is sited 21m from the front elevation of no.3; this distance would be reduced to 17m. However, the form of the extension on the western side of no.6 will be such so as not cause it to be significantly overbearing and visually intrusive when viewed from the front elevation of 3 Charlecote Drive.
- 7.16 Due to the existing relationship between 6 and 4 Grangewood Road there would be no adverse impact on the occupants of no.4. It should also be noted that no objection has been received from 4 Grangewood Road.
- 7.17 As a consequence of the existing relationships between properties in the area and the design of the extensions at 6 Grangewood Road, it is not considered that the proposal would have any materially significant adverse impact on the amenity of neighbouring occupants in terms of day light, privacy or immediate outlook. The proposal would therefore comply with Policy 10 of the ACS.

Impact on Highway Safety (Policy 10)

- 7.18 No objections to the proposal have been raised by the Traffic Management team. The retention of the fence to the boundary of Charlecote Drive at 1.2m in height will assist visibility when turning out of Charlecote Drive. The drawings show that part of the frontage to no.6 will be converted to hard standing to provide scope for a number of off street car parking spaces for the property. Currently no.6 only has two off street car parking spaces. The proposal could therefore improve the amount of off street car parking available for the occupants of no. 6 Charlecote Drive, even with the increase in the number of bedrooms.
- 7.19 It is therefore considered that the proposed development would not give rise to any highway safety issues.
- 7.20 In light of the above the proposal will accord with policy 10 of the ACS.

8. SUSTAINABILITY / BIODIVERSITY

The proposal would assist in supporting sustainable communities by meeting family needs. The proposal raises no biodiversity issues.

9 FINANCIAL IMPLICATIONS

None.

10 LEGAL IMPLICATIONS

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

11 EQUALITY AND DIVERSITY IMPLICATIONS

None.

12 RISK MANAGEMENT ISSUES

None.

13 STRATEGIC PRIORITIES

Transforming Nottingham Neighbours – Helping to support sustainable communities by meeting family needs.

14 CRIME AND DISORDER ACT IMPLICATIONS

None.

15 VALUE FOR MONEY

None.

16 List of background papers other than published works or those disclosing confidential or exempt information

1. Application No: 15/01409/PFUL3 - link to online case file:

<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NOR5ILLYCB000>

2. 2 Letters from neighbouring properties and petition

3. Memo from Highways dated 16.06.2015

4. Memo from Pollution Control 11.06.2015

17 Published documents referred to in compiling this report

Aligned Core Strategy (2014)

Contact Officer:

Miss Jennifer Cole, Case Officer, Development Management.
Email: jenny.cole@nottinghamcity.gov.uk Telephone: 0115 8764027

