

REPORT OF THE DIRECTOR OF PLANNING AND REGENERATION

54 Charlecote Drive, Nottingham

1 SUMMARY

Application No: 17/02748/PFUL3 for planning permission

Application by: AD Planning Services Limited on behalf of Mr Jana Kingsely

Proposal: Two storey extension to the front and side, and single storey rear extension

The application is brought to Committee at the request of a Local Ward Councillor who, on balance, is not in agreement with the proposed recommendation.

To meet the Council's Performance Targets this application should have been determined by 30th January 2018.

2 RECOMMENDATIONS

REFUSE PLANNING PERMISSION for the reasons set out in the draft decision notice at the end of this report.

3 BACKGROUND

3.1 54 Charlecote Drive is a detached dwelling located on the north side of the street. It has a double height bay to its left hand side and alongside this, the roof slopes down to groundfloor level. To the side of the property is a garage which is linked to the house.

3.2 The property shares common boundaries with 52 and 56 Charlecote Drive and 263 and 265 Wollaton Vale to the rear.

4 DETAILS OF THE PROPOSAL

4.1 Permission is sought for a two storey extension to the front and side of the dwelling and a single storey extension to the rear. The front and side extensions would result in the long sloping roof to the front of the property and garage being removed, to be replaced by a two storey front elevation aligned with the original bay, although recessed by a nominal amount. The original hipped roof is carried over the extension with a smaller, projecting hipped roof feature on the right hand side, to match that on the original bay. The central area between these has a flat roof. The extension to the rear projects 4m with a lean to roof.

4.2 Since the application was initially submitted, officers have been in discussions with the applicants to try to resolve concerns regarding the scale and design of the two

storey front and side extension. A number of alternative proposals have been submitted, the latest of which is presented for determination.

5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS

Adjoining occupiers consulted:

45, 47, 52 and 56 Charlecote Drive and 263 and 265 Wollaton Vale.

These neighbouring properties were consulted on the original proposal and have been re-consulted on the proposal subject to this report. The second consultation period expired on 9th June 2018.

As a consequence of the latest consultation, one verbal objection has been received over the telephone on behalf of a local resident who wished to remain anonymous. The objection received raised concern that the proposal would be a significant overdevelopment of the site when taking into account the road and the area, and that the proposal would be inconsistent with the surrounding houses.

No other comments or representations have been received from neighbouring properties in relation to the proposal.

A local Ward Councillor has provided comments and indicated that on balance the application should not be refused. To summarise the ward councillor raises the following matters: -

- i) The gaps between houses on the street that have been extended vary considerably, some are as little as 300mm and some have no gap at all. The gap in this application is 590mm
- ii) There will not be any eaves on number 54 as the fascia will sit flush with the wall, with the guttering on top. The gap will stay the same all the way up (there are other houses on the street with this arrangement)
- iii) There will not be a terracing effect as number 54 will be set back from the main side wall of number 52 by 500mm, and by over 1 metre when taking number 52's bay into account. Also the gap between numbers 54 and 56 is over 2 metres
- iv) The dominant bays are the only defining character in the street and will remain so in this application
- v) Any compromise on detail could be discussed as conditions of the approval
- vi) It is noted that there have been no representations to date
- vii) No two houses are identical in this street. There is a variety to the design of dwellings in the street scene, and no uniform layout in terms of the location of dwellings within their plot

6 RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework

The NPPF advises that there is a presumption in favour of sustainable development and that development which is sustainable should be approved. Paragraph 17 of the NPPF lists the core planning principles that should underpin decision taken on planning applications. Of particular relevance to this application are paragraphs 56 to 66 which advise of the need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Aligned Core Strategy (ACS) (September 2014)

Policy 10: Design and Enhancing Local Identity - new development should be designed to create an attractive, safe, inclusive and healthy environment.

7. APPRAISAL OF PROPOSED DEVELOPMENT

Main Issues

- (i) Impact of the proposal on the street scene**
- (ii) Impact on residential amenity**

Issue (i) Impact of the proposal on the street scene (Policy 10 of the ACS)

- 7.1 The principal concern regarding the current proposal is the impact of the scale and design of the two storey front and side extension, its proximity to 52 Charlecote Drive, and on the appearance of the property and wider street scene. The single storey rear extension is considered to be acceptable.
- 7.2 Policy 10 of the ACS requires new development to be designed so that it responds appropriately to its surroundings by considering matters such as plot size, layout and spacing between properties, massing, scale and proportions, and architectural style and detailing.
- 7.3 The changes proposed to the front elevation of the dwelling would be disproportionate to the scale of the existing property and would appear cramped in relation to the neighbouring 52. In general terms when extending a property, particularly one in a built frontage with a generally consistent scale and density, the appropriate approach is to make the extension appear subordinate to the existing dwelling, thereby retaining the prominence of the original dwelling and allowing the extension to read as a smaller addition. As proposed the extension is visually split into three 'sections'; the existing bay window would be retained to the left hand side, a flat roofed middle section and then to the right hand side, an element with similar proportions to the existing bay window is proposed. The creation of a dwelling with such scale is not in keeping with the existing property or the street scene. Currently the dwelling has two 'sections' with a single storey garage to the side. The dwellings along the street, even those which have been extended, generally have either one or two 'sections' in visual terms.
- 7.4 The property would be set at a distance of about 600mm to the boundary with both 52 and 56 Charlecote Drive. Whilst 56 Charlecote Drive is set away from the boundary with 54, 52 sits on the boundary and additionally has deep eaves and a chimney breast that project from this side elevation, all of which reduce the perceived spacing between the properties. Reference is made in the ward councillor's comments to the applicants not proposing to have projecting eaves on this side of the extension, but this is not shown on the latest drawing.
- 7.5 In this context, the resulting appearance of 54 would appear disproportionately wide relative to the width of the plot and unduly cramped in relation to the neighbouring property at 52. To address such a concern it would be usual to recess the first floor element of the side extension, perhaps with a corresponding reduction in roof height. Indeed there are examples along the street where such an approach has been taken (the neighbouring 52 being one of these). However, in spite of this

suggestion being made by officers, the extension has not been amended in this fashion.

- 7.6 The appearance of the extended property is also felt to be compromised by the very deep and wide section of flat roof in the centre of the property, and by the misalignment and proportion of windows and doors on the front elevation of the proposed extension. The architectural reference to the existing bay window on the right hand side of the extension is also felt to reflect poorly when compared to the original.
- 7.7 Overall it is considered that the changes to the front elevation would result in a dwelling that would not sit comfortably within its plot and which as a result of its massing, scale, proportions, architectural style and detailing, would appear incongruous in the street scene. The proposal would not therefore comply with Policy 10 of the ACS.

Issue (ii) Impact on residential amenity (Policy 10 of the ACS)

- 7.8 Having regard to the design, scale, location and outlook from the proposed extensions, and their relationship with the site boundaries, it is considered that the proposal would have an acceptable impact on neighbouring properties in terms of privacy, daylight, sunlight and outlook. The proposal in relation to impact on residential amenity therefore complies with Policy 10 of the Aligned Core Strategy.

8. SUSTAINABILITY / BIODIVERSITY

The proposal raises no issues in regards to sustainability and biodiversity.

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: 17/02748/PFUL3 - link to online case file:

<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P0H7GVL.YIMP00>

17 **Published documents referred to in compiling this report**

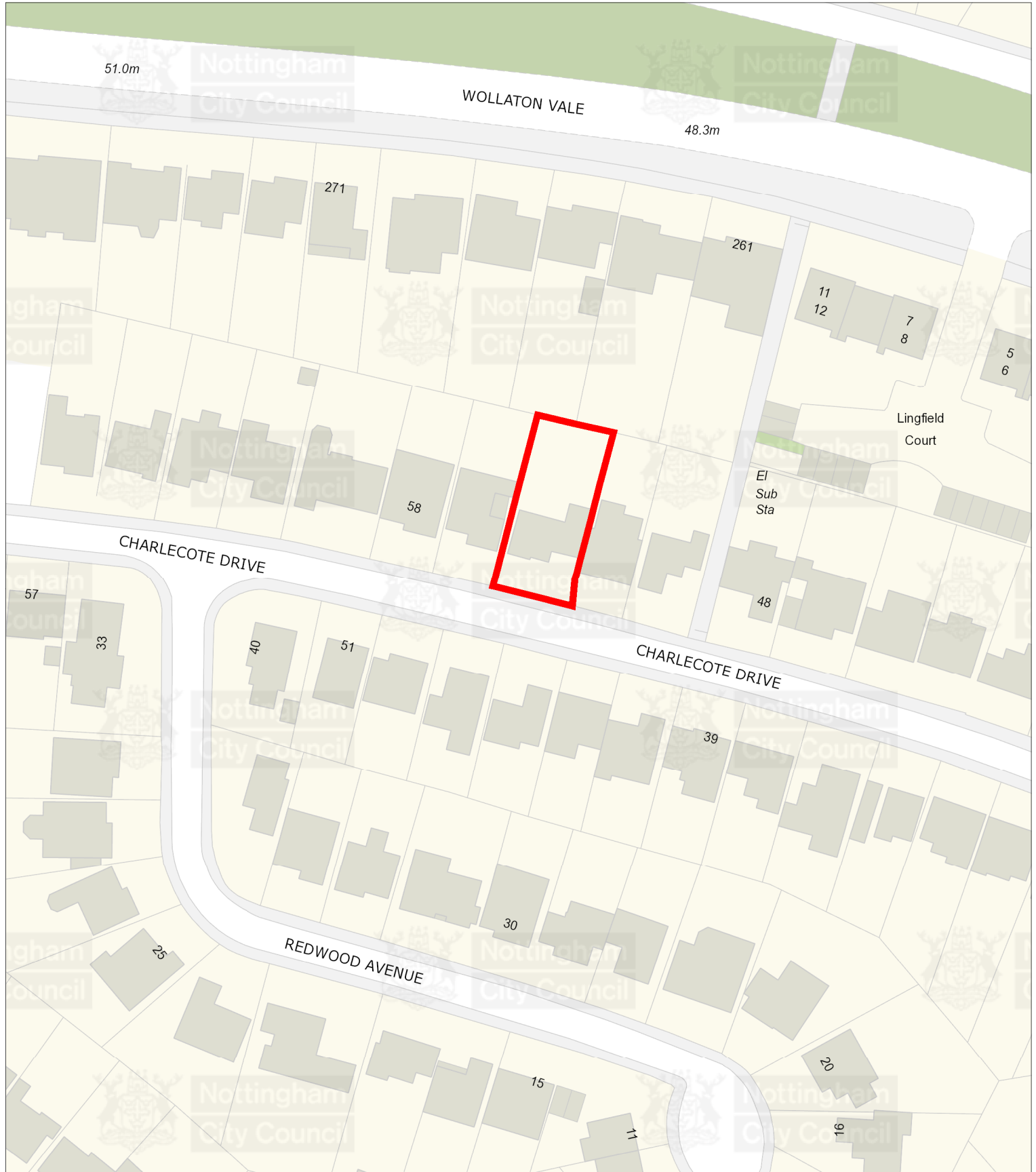
Nottingham Local Plan (November 2005)

Contact Officer:

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NOMAD printed map



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Key

 City Boundary

Description

No description provided



Nottingham
City Council

My Ref: 17/02748/PFUL3 (PP-06581548)
Your Ref:
Contact: Mr James Clark
Email: development.management@nottinghamcity.gov.uk



**Nottingham
City Council**

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Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

Application No: 17/02748/PFUL3 (PP-06581548)
Application by: Mr Jana Kingsely
Location: 54 Charlecote Drive, Nottingham, NG8 2SB
Proposal: Two storey extensions to the front and side and single storey extension to the rear

Nottingham City Council as Local Planning Authority hereby **REFUSES PLANNING PERMISSION** for the development described in the above application for the following reason(s):-

1. Due to its inappropriate scale, design and detailing, the proposed two storey front and side extension would be harmful to the character and appearance of the existing dwelling and wider street scene, appearing disproportionate to the scale of the existing property and its plot width, and cramped in relation to the neighbouring 52 Charlecote Drive. The proposal would therefore not comply with Policy 10 of the ACS.

Notes

Your attention is drawn to the rights of appeal set out on the attached sheet.



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Not for issue

Continued...

RIGHTS OF APPEAL

Application No: 17/02748/PFUL3 (PP-06581548)

If the applicant is aggrieved by the decision of the City Council to refuse permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within twelve weeks of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.



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