

PLANNING COMMITTEE – 5 OCTOBER 2021

Application No:	21/02002/HOUSE	
Proposal:	Proposed two storey side extension (resubmission of 21/01283/HOUSE, to change bricks to white render on front and east (side) elevations)	
Location:	1 Beacon Hill Road, Newark on Trent, NG24 1NT	
Applicant:	Clare Walker	
Registered:	15 September 2021	Target Date: 8 November 2021
Link To Application:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QZGY70LB04M00	

In line with the Constitution the application is referred to members of the Planning Committee for determination as the applicant is an officer of the Council.

The Site

The application site comprises of a two storey detached dwelling within the defined Newark Urban Area. The dwelling is set back from the highway by approximately 16 metres, allowing for off road parking, it also benefits from modest front and rear garden areas. The site is adjoined by residential garages to the east and north with other residential properties beyond. The Grade II Listed '21 Friary Road' is located to the site's western boundary and the Newark Conservation Area is located to the south.

Relevant Planning History

21/01283/HOUSE- Proposed two storey side extension and alterations to existing front entrance porch. Approved by Planning Committee on 6 July 2021 with the decision being issued on 9 July following the expiry of the consultation period.

21/00936/HPRIOR- Householder prior approval for single storey rear extension. The length that the extension extends beyond the rear wall of the original house: 6.38 metres Eaves height of the extension: 2.4 metres Maximum height of the extension: 3 metres. Prior Approval Not Required- Approved by Planning Committee 1 June 2021.

The Proposal

The application is a resubmission of a previously approved application, reference 21/01283/HOUSE, which was approved by the Planning Committee on 6 July 2021.

This application again seeks permission to erect a two storey side extension off the eastern elevation, however, it is now proposed to render the whole of the front (south) elevation, the side (east elevation) and part of the rear (north) elevation in white. Alterations to the existing front porch are also proposed. The plans also show the single storey rear extension approved by Committee in June 2021 (21/00936/HPRIOR).

Approximate dimensions of the two storey extension are as follows; 7.4 metres in length, 4.4 metres in width, 4.7 metres to the eaves and 6.6 metres in total height.

Submitted Documents (Proposed)

The application has been submitted with the following documents:

Site Location Plan-Layout #4 received 15 September 2021

Proposed Plans and Elevations # 3 received 15 September 2021

Proposed Materials Schedule received 17 September 2021

Departure/Public Advertisement Procedure

Occupiers of 9 properties have been individually notified by letter. A site notice has been displayed (17/09/21) nearby to the site and a notice has been placed in the local newspaper.

Earliest decision date- 14th October 2021

Planning Policy Framework

The Development Plan

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Core Policy 9 -Sustainable Design

Core Policy 14 – Historic Environment

Allocations & Development Management DPD

DM6 – Householder Development

DM9 – Protecting and Enhancing the Historic Environment

DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

National Planning Policy Framework 2021

Planning Practice Guidance

Householder Development SPD Adopted 2014

Sections 66 and 72 of the Town and Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Consultations

Newark Town Council: No representations received to date.

Tree Officer: No objections.

Historic England: No representations received to date.

NSDC Conservation Officer: No objection from Conservation- it is a modern building, and the proposal has a neutral impact on historic environment, it is not unduly prominent.

Comments of the Business Manager

Principle of Development

Policy DM12 of the DPD states 'A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Development Plan is the statutory starting point for decision making. Planning applications that accord with the policies in the Development Plan for Newark and Sherwood (including, where relevant, policies in Neighbourhood Development Plans) will be approved without delay, unless material considerations indicate otherwise.'

Policy DM6 of the DPD states that planning permission will be granted for the alteration and extension of dwellings provided that the development meets a number of criteria regarding access, impact on amenities of neighbouring users, layout and separation distances, the design and the character of the area.

With the above in mind the proposal is acceptable in principle subject to a site specific assessment, this is carried out in the following report.

Impact on Visual Amenity

Core Policy 9 seeks to achieve a high standard of sustainable design which is appropriate in its form and scale to its context, complementing the existing built and landscape environment.

Policy DM6 states that proposals should respect the design, materials and detailing of the host dwelling. The Householder Development SPD reflects this policy; paragraph 7.23 highlights the importance of the choice of external materials for householder developments and states that materials which are unsympathetic to the host dwelling will detrimentally affect the appearance of the property and potentially local distinctiveness.

The proposal is for a two storey side extension as well as alterations to an existing porch area to the front.

The host property is two storey in scale and is set back into the site by approximately 16 metres, its set back position means that it is not read in line with other properties along Beacon Hill Road. The two storey side extension does not necessarily follow the guidance within the SPD for Householder Development, which advises that side extensions ideally should be set down from the main ridge of the host dwelling whilst also being stepped at the front and rear, however, given that the property is detached and sits within a large plot I am satisfied there will be no harm to the wider area nor will there be a negative impact on the character and appearance of the host dwelling.

The alterations to the existing front porch consist of a new front door to the front gable end. These alterations are purely aesthetic with no increase in the footprint of this area. There are no concerns arising from these alterations which respect the host dwellings appearance.

It is proposed to render the whole of the front (south) elevation, the two storey side (east elevation) and part of the rear (north) elevation of the proposed extension in chalk white or similar. As previously stated the dwelling is set back from the highway and does not form part of the wider street scene. Given this, I do not consider that the proposed render would make the dwelling more prominent within the area or cause any harmful visual impact, I therefore find its use to be acceptable.

To conclude, I consider that the proposal will have no harmful visual impact on the wider area and therefore meets the aims of the policies within the Development Plan.

Impact on Conservation Area and Listed Building

Core Policy 14 states that the Council will aim to secure the continued preservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment and the preservation of the special character of Conservation Areas – including such character identified in Conservation Area Character Appraisals. This is also reflected in Policy DM9.

Policy DM9 states development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Sections 16 and 66 require the Local Planning Authority (LPA) to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess.

Whilst the site is not located within the defined map of the Newark Conservation Area, the site's southern boundary, adjacent to the highway abuts the edge of the Conservation Area. The Grade II Listed 21 Friary Road is also located adjacent to the west.

The proposals, being of a minor scale would not make the dwelling any more prominent or visible within the Conservation Area than it is as existing. The proposed extension, being located off the east elevation, would not materially alter the site's relationship with the neighbouring Listed Building (21 Friary Road). It is noted that the Conservation Officer has no objections to the proposals and also finds the proposed use of the render to be appropriate within this setting. To conclude, the proposals would cause no harm to the setting of the nearby Listed Building nor would it harm the character or appearance of the Conservation Area.

Impact on Residential Amenity

Policy DM6 accepts extensions to dwellings provided that there is no adverse impact on the amenities of neighbouring users including loss of privacy, loss of light and overbearing impact, and that the host dwelling retains a reasonable amount of amenity space relative to its size.

Residential garages which serve properties along Wellington Road are located to the site's northern and eastern boundaries with residential properties beyond this at a distance of approximately 12 and 17 metres away respectively. As previously stated 21 Friary Road is located adjacent to the site's western boundary.

There will be no new proposed windows in the side (east) elevation of the extension, there is a new first floor window in the rear (north) elevation, however, first floor openings already exist in this elevation and as such I do not consider that the addition of this window will cause harm in terms of overlooking. Given the large separation distances to neighbouring dwellings there are no concerns in terms of overbearing or overshadowing impacts.

In terms of amenity for the occupiers of the application dwelling, the garden area would still be of an adequate size. As such, I do not feel there would be any negative impact for the host dwelling.

Considering the above, I do not feel that the proposal would have an unacceptable impact on neighbouring amenity in terms of loss of light, loss of privacy, or overbearing impact and therefore the proposal accords to Policy DM6, the Householder Development SPD and the NPPF.

Trees

There are three trees within the vicinity of the proposed side extension. One of the trees is dead and another is in a poor condition, these would need to be removed to accommodate the extension. There is another tree located further to the east and close to the site's boundary. In the previous application the applicant stated that it was preferable to retain this tree, however, during works at the site it has become apparent that its removal is now required. The trees roots have compromised the drainage pipe than runs across the site and under where the two storey extension is to be sited.

There are other mature trees located to the front of the site which provide screening and are located over 15 metres away from the extension.

It is noted that the site is not within the Conservation Area nor are any of these three trees protected by a Tree Preservation Order (TPO) and as such approval from the Local Planning Authority for the removal of these trees would not be required, and they could be removed at any time. The Tree Officer has confirmed that they have no objections to the removal of these trees.

A condition was placed on the previous permission which required building materials to only be stored on the hard standing areas within the site, I consider this condition to still be relevant to help protect the root protection areas of those trees to the front of the site.

Conclusion

To summarise, I do not consider that the design would be detrimental to the character of the area nor the host dwelling, and that it would not unduly impact upon neighbouring residential amenity. It is also considered that the proposal will preserve the setting of the nearby Listed Building and would not harm the character and appearance of the Newark Conservation Area. The proposals therefore accord to the policies contained within the Amended Core Strategy and the ADM DPD as well as the statutory duties contained within the Town and Country Planning (Listed Buildings & Conservation Areas) Act 1990. It is recommended that planning permission is approved.

RECOMMENDATION

That planning permission is approved subject to:

- **no new material considerations arising prior to the expiry of the consultation period (14th October 2021). Should any new matters arise within the intervening period which have not been considered within this report or by Planning Committee, then the application will be referred back to the Committee for further consideration.**
- **Otherwise subject to the conditions below:**

Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

During the construction phase all building materials shall only be stored on the existing hardstanding areas within the site.

Reason: To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation.

03

The development hereby permitted shall not be carried out except in accordance with the following approved plans/submitted documents, with the exception of the annotations relating to the materials:

Site Location Plan-Layout #4 received 15 September 2021

Proposed Plans and Elevations # 3 received 15 September 2021

Proposed Materials Schedule received 17 September 2021

Reason: So as to define this permission.

04

Notwithstanding the annotations on the proposed plans, layout # 3, the development hereby permitted shall be constructed from the materials as detailed as part of the application, including the materials schedule received on 17th September 2021.

Reason: In the interests of visual amenity.

Notes to Applicant

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres.

02

The application as submitted is acceptable. In granting permission without unnecessary delay the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

BACKGROUND PAPERS

Application case file.

For further information, please contact Danielle Peck on ext 5314

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Lisa Hughes
Business Manager – Planning Development