

PLANNING COMMITTEE - 3 JULY 2018

Application No:	18/01002/FUL	
Proposal:	Householder application for erection of a single storey front, rear and side extension	
Location:	26 Bancroft Road, Newark on Trent Nottinghamshire	
Applicant:	Mr Anthony Cregg	
Registered:	25.05.2018	Target Date: 20.07.2018

This application is before Planning Committee for a decision due to the applicant being related to an elected member, in accordance the District Council's scheme of delegation.

The Site

The application site relates to a traditional semi-detached two storey dwelling located on the west side of Bancroft Road within the established urban area of Newark on Trent. The application dwelling is set back from the highway with a hard surfaced driveway running along the flank elevation and a gravel area located at the front of the site. A 1.8m panel fence runs along the front boundary of the site. There is a small hipped roof addition to the rear elevation and a detached store/garage building located at the rear of the site.

Relevant Planning History

No relevant planning history

The Proposal

The proposal seeks planning permission for a single storey extension that wraps around the front, flank and rear elevation and would create a store, kitchen/breakfast and a sun room at ground floor level. The roof design would be hipped with integrated roof lights. The extension would project 2.25m from the original flank elevation and 2.8m from the original rear elevation. The eaves level would measure 2.7m and the maximum height of the extension would be 3.6m.

The external finish would be smooth red external brickwork on the elevations and plain red clay tiles on the roof, both to match the host dwelling.

Public Advertisement Procedure

Occupiers of six properties have been individually notified by letter.

Planning Policy Framework

Newark and Sherwood Core Strategy DPD (adopted March 2011)

Core Policy 9: Sustainable Design

Allocations & Development Management DPD (2013)

Policy DM5 – Design

Policy DM6 – Householder Development

Policy DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2012
- Planning Practice Guidance 2014
- Householder Development SPD

Consultations

Newark Town Council – No objection was raised to this application.

No other representations have been received.

Comments of the Business Manager

Principle

Policy DM6 of the DPD states that householder developments are acceptable subject to an assessment against a number of site specific criteria including the impact of the proposal upon visual and residential amenity. Given the above, I am satisfied that the proposed extension at the site would be acceptable in principle.

Impact on Visual Amenity

The NPPF states that good design is a key aspect of sustainable development and new development should be visually attractive. Core Policy 9 states that new development should achieve a high standard of sustainable design that is of an appropriate form and scale to its context complementing the existing built and landscape environments. Policy DM5 of the DPD states that local distinctiveness should be reflected in the scale, form, mass, layout, design and materials in new development.

I am mindful that the front and side elements of the proposed extension would be visible from the adjacent highway, however I am satisfied that the proposed extension would appear subservient in nature to the host dwelling and would not be unduly prominent within the street scene. I also consider the application site to be capable of accommodating the proposed development without appearing cramped or over intensive. As such, I am satisfied that the proposal would not result in any material impact on the character and appearance of the site or wider locality.

Impact on Residential Amenity

The NPPF seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings. Policy DM6 of the DPD states that planning permission will be granted for householder development provided it would not adversely affect the amenities of the adjoining

premises, in terms of loss of privacy or overshadowing.

In assessing the impact on the neighbouring property to the north, No. 24 Bancroft Road, and having considered the single storey hipped roof design of the proposed extension as well as the neighbouring driveway which would be located between the extension and the neighbouring property, I am satisfied that the proposal would not result in any material overbearing or overshadowing impact on the amenity of this property. Having also considered the modest projection depth of the rear element of the proposed extension and that the adjoining property to the south has been also previously been extended to the rear, I am also satisfied that the proposed development would not result in any material overbearing or overshadowing impact on the adjoining property No. 28 Bancroft Road. I note that there would be no side facing windows serving the proposed extension and that the rooflights would be set at a high level. As such, it is considered that the proposal would not result in any material overlooking impact on neighbouring amenity.

Conclusion

Given the above, I am satisfied that the proposal would comply with the relevant aims of the NPPF as well as Core Policy 9 Newark and Sherwood Core Strategy DPD and Policy DM6 of the Allocations & Development Management DPD. Accordingly, I recommend that planning permission be granted.

RECOMMENDATION

That full planning permission is approved subject to the following conditions

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

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans

- Site Location Plan
- Proposed Ground Floor Plan – 009311 20 01
- Proposed Elevations – 009311 20 03

unless otherwise agreed in writing by the local planning authority through the approval of a non-material amendment to the permission.

Reason: So as to define this permission.

03

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building in terms of type, colour and texture, size, profile and bonding pattern unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

Notes to applicant

01

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) Order 2010 (as amended).

02

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 than 100 square metres.

BACKGROUND PAPERS

Application case file.

For further information, please contact Gareth Elliott on Ext: 5836.

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

Matt Lamb

Business Manager Growth and Regeneration

Committee Plan - 18/01002/FUL

