



Report to Planning Committee 9 June 2022

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Report Summary			
Application Number	22/00843/HOUSE		
Proposal	Part single storey and part two-storey rear extension, including dormer window (Re-submission of 22/00534/HOUSE)		
Location	72 Abbey Road Edwinstowe NG21 9LH		
Applicant	Mrs Sarah Lovell	Agent	Ms Lynsey Hanson – LCH Architectural Designs
Web Link	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RAZXMQLB04Q00		
Registered	28 th April 2022	Target Date	23 rd June 2022
Recommendation	Approval		

This application is being referred to the Planning Committee for determination by the local ward member (Cllr Peacock) due to the extension being the first two storey extension in the area. Concerns have been raised over the property only having two parking spaces. There is also concern that there would be adverse impacts on neighbours through inadequate distance, loss of light and privacy to numbers 70, 72 and 74 as well as the new bungalows being built under planning permission 21/00190/FUL.

1.0 The Site

The application site relates to a semi-detached two storey dwelling located on the south side of Abbey Road in the settlement of Edwinstowe. Abbey Road is generally

defined by predominantly red brick, semi-detached two storey dwellings with the occasional bungalow.

The site lies within Flood Zone 1.

2.0 Relevant Planning History

22/00534/HOUSE - *Part single storey and part two-storey rear house extension.*
Application refused on 22nd April 2022 for the following reason:

“In the opinion of the Local Planning Authority, the proposal by virtue of its scale, siting and form by way of a two storey flat roof addition, would result in an incongruous development that would dominate and be out of keeping and detrimental to the character and appearance of the host dwelling and the character and layout of the surrounding plots. The proposed extension is therefore considered to represent a visually obtrusive form of development that is not subordinate to or sympathetic to the host dwelling and detrimental to the visual amenities of the area. The proposal is thereby contrary to Core Policy 9 (Sustainable Design) of the Newark and Sherwood Amended Core Strategy (adopted 2019), Policy DM5 (Design) and DM6 (Householder Development) of the Allocations and Development Management DPD (adopted 2013), as well as the guidance within the Householder Development SPD (adopted 2014), and the NPPF (2021) which are material considerations”

This had a two storey flat roofed element in the place of the proposed two storey extension proposed as part of this application. The measurements were:

Height – 4.98m, Width – 3m, Length – 4.62m

The single storey rear element, with the same measurements as included in this latest proposal, was also included in the previous application. No amenity issues were raised by either of these elements.

3.0 The Proposal

The application proposal is for a two storey extension, continuing the roof slope and incorporating a box style dormer window and a lean to single storey rear extension.

Approximate Measurements

Single Storey Rear Extension

Width – 3.0m, Length – 7.62m, Height (eaves) – 2.28m, Height (ridge) – 3.53m.

Two Storey Rear Extension

Width – 3.0m, Length – 4.6m, Height (eaves) – 2.58m.

Dormer Window

Width – 2.18m, Length – 1.54m, Height (eaves) – 4.5m, Height (Ridge) – 5.0m.

The following drawings and documents have been submitted with the application:

- Application Form, received 28th April 2022;
- Site Location Plan, ref 01.01. Received 27th April 2022;
- Existing Ground Floor Plan, ref 01.02. Received 27th April 2022;
- Existing First Floor Plan, ref 01.03. Received 27th April 2022;
- Existing Front Elevation, ref 01.04. Received 27th April 2022;
- Existing Side Elevation, ref 01.05. Received 27th April 2022;
- Existing Rear Elevation, ref 01.06. Received 27th April 2022;
- Block Site Plan, ref 02.01 Rev A. Received 27th April 2022;
- Proposed Ground Floor Plan, ref 02.02. Received 27th April 2022;
- Proposed First Floor Plan, ref 02.03. Received 27th April 2022;
- Proposed Side Elevation, ref 02.04 Rev A. Received 27th April 2022;
- Proposed Rear Elevation, ref 02.05 Rev A. Received 27th April 2022;
- Proposed Side Elevation, ref 02.06 Rev A. Received 27th April 2022;
- Agent response to objection, received 24th May 2022.

4.0 Departure/Public Advertisement Procedure

Occupiers of seven properties have been individually notified by letter.

5.0 Planning Policy Framework

The Development Plan

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

Core Policy 9: Sustainable Design

Core Policy 12: Biodiversity and Green infrastructure

Allocations & Development Management DPD (adopted July 2013)

Policy DM5: Design

Policy DM6: Householder Development

Policy DM7: Biodiversity and Green Infrastructure

Policy DM12: Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2021
- Planning Practice Guidance
- Householder Development SPD 2014
- Residential Cycle and Car Parking Standards & Design Guide SPD 2021

6.0 Consultations

Cllr Paul Peacock – referred to the Planning Committee for the following reasons:

- It will be the first two story extension in the area;
- There are only two car parking spaces at the property, the proposal will make this a four bedroom property. A new four bedroom property would need 4 parking spaces;

- There is very little space between 74 and 72, the proposal will impact on the bedroom window of 74 making the room much darker;
- The proposal will affect number 70's eye line with the pitched roof to the bedroom window on the left hand side of the rear elevation;
- The proposal will severely impact the sunlight currently enjoyed by number 74 on their garden, the two story extension will cut out most of their evening sunlight;
- The proposal will impact on the privacy of 74 as well as the new bungalows currently being built on the site of the former Abbey Road garages.

Edwinstowe Parish Council – No Comments Received.

One letter of objection has been received:

- 17/01492/FUL is not similar to the proposed planning application as the houses on Robin Hood Avenue are different styles and more spread out. 17/01492/FUL application site is attached to a property that has had a large ground floor extension to the rear meaning there are no light and shadowing issues for the neighbours. The application site has a road used to get to the back gardens of properties on Rufford Road and they have a large side garden.
- Object to the upper 1st floor extension;
- Concerns raised in regards to evening light as the neighbouring property is set back and lower down than the application site;
- The two storey extension will make their bedroom window seem darker;
- Master Bedroom window is to the side of the neighbouring property.
- The bathroom and toilet rooms are separate so they will feel darker as they have small windows;
- Loss of light to rear garden as the property is lower down;
- When applying for an extension in 2009 they were told a double storey extension would be rejected;
- No other property on Abbey Road, Henton or Beardsley Road have a two storey rear extension. Any property with increased room numbers have had loft conversions;
- No 72 have 2 parking spaces and 2 cars, where will other cars be parked if there is an extra room when the house is sold or other residents start to drive;
- The application site is very close and the neighbouring site is set back and lower down.

7.0 Comments of the Business Manager – Planning Development

Principle of Development

Householder developments are accepted in principle subject to an assessment of the criteria outlined within Policy DM6. These site specific impacts on assessed in detail below.

Impact on the Visual Amenities of the Area

Policy DM6 states that planning permission will be granted for householder development provided that the proposal reflects the character of the area and existing dwelling in terms of design and materials. Policy DM5 requires any new development to achieve a high standard

of design and layout that is of an appropriate form and scale whilst complementing the existing local distinctiveness and built and landscape character.

Part 12 of the NPPF refers to achieving well designed places. Paragraph 126 states that good design is a key aspect of sustainable development by creating better places in which to live and work in and helps make development acceptable to local communities. Paragraph 134 of the NPPF advocates that where a development is a poor design that fails to take the opportunities available to improve the character and quality of an area and the way it functions planning permission should be refused.

The Council's SPD states additions should be successfully integrated with the host dwelling and surrounding area, and should also be balanced with the host dwelling and its proportions (para 7.4).

The single storey extension is considered to be appropriate and proportionate to the existing dwelling. It extends out by approximately 3m and spans the width of the dwelling and its lean to roof integrates sympathetically with the dwelling and does not introduce an alien feature when considering the site's surroundings.

The proposed two storey extension would not be highly visible from the public highway due to its position to the rear of dwelling. However, glimpses between dwellings would still be achievable and the proposal would also be seen by surrounding properties on Abbey Road and Merryweather Close and from footpaths within the area. The Householder Development SPD suggests rear extensions should be subordinate to the main dwelling and provide a roof type that can be successfully integrated. The proposed extension will see the continuation of the roof pitch with a box dormer within the roofscape. Although this element would be visible to all surrounding properties it is considered that the alteration would integrate well within the existing property. The proposed box dormer is not considered to dominate the original dwelling, or diminish the character of it and the proportions of the window match the existing rear window. There are no similar box style dormers in the area but I am mindful that often such windows can be permitted development when being placed into existing roofscapes. Whilst the introduction of a box window is a new feature for the area it is not necessarily harmful or fatal to the scheme. I have concluded that the overall design, form and materials are sympathetic to the host dwelling and the materials will match the existing.

The proposal is therefore just acceptable and would comply with Core Policy 9 of the ACS and Policies DM5 and DM6 of the ADMDPD as well as the Council's Householder Development SPD.

Impact upon Residential Amenity

Policy DM6 of the DPD states that development proposals should ensure no unacceptable reduction in amenity upon neighbouring development. Paragraph 130 of the NPPF requires that decisions ensure a high standard of amenity for existing and future occupiers.

The Householder Development SPD provides guidance on how to assess rear additions in terms of their potential impact on the amenity of neighbouring properties. Although this is guidance, it is considered to be a useful tool to assess impact. It states in the case of single

storey rear extensions, the proposal must be well designed and minimise impacts on neighbouring occupier amenity. Due to the single storey structure only extending beyond the property line by 3m, reaching a maximum height of approx. 3.5m, it is not considered this structure would have an unacceptable overbearing impact on the adjoining neighbouring property.

The proposal includes a two storey extension that would increase the scale and projection to the rear of the property by 3m. Only one first floor window is proposed, as part of the dormer structure; this will serve 'Bedroom 4'. The new glazed opening is larger than the window it would replace and set a further 3m beyond the existing elevation. However it would look directly over its own garden and cause no worse overlooking that the mutual overlooking that is already possible from the existing window (to bedroom 2) that would be removed as a result of the proposal. It is therefore not considered that there will be implications on privacy or overlooking to the neighbouring properties and the bungalows (approved under 21/00190/FUL) to the rear of the site.

Given the proposed position relative to existing neighbouring properties, it is not considered that the two storey element would result in an unacceptable over-bearing or over shadowing impact. 72 Abbey Road, as existing, is set back from the built form of 74 Abbey Road, the extensions are not considered to lead to unacceptable loss of light for the private amenity space of the neighbouring property.

The Householder Development SPD provides guidance in the case of two-storey additions that it may be necessary to apply the '45 Degree Approach' to assess whether the proposed depth will lead to unacceptable neighbour impact. A line should be drawn at an angle of 45 degrees from the centre of the nearest ground floor habitable window from the neighbouring property. If the footprint of the proposed addition extends beyond this line, then it may indicate that overshadowing effects may rise as part of the proposal. Figure 1 below demonstrates (using Block Site Plan, ref 02.01 Rev A) the proposal will not extend beyond this line and therefore it is not considered unacceptable overshadowing impacts will arise when considering the closest downstairs habitable room.

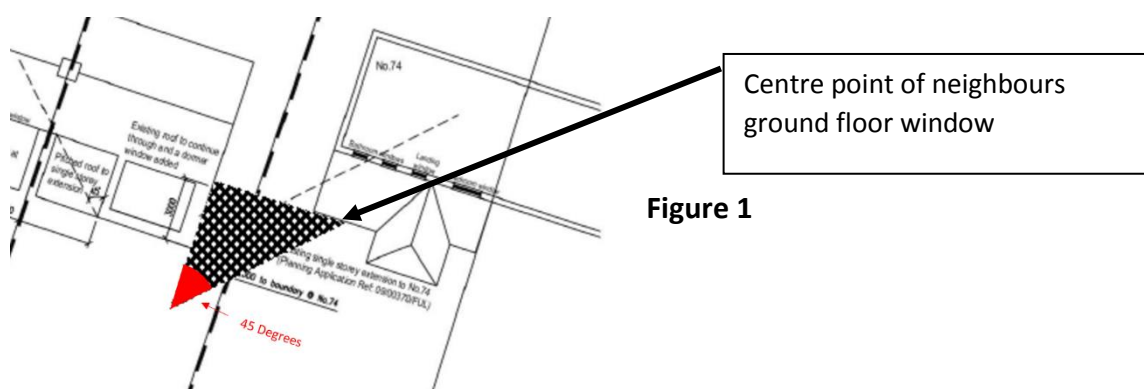
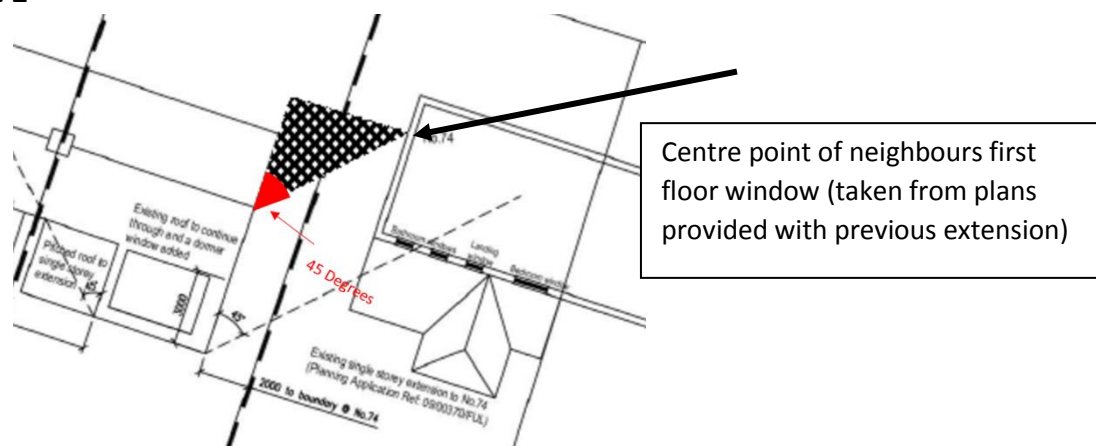


Figure 1

When measuring from the first floor side bedroom window of 74 Abbey Road, the 45 degrees line is intercepted approximately at the existing ridgeline of the house, demonstrating the proposal will not lead to any impacts above and beyond what may be there as existing.

Figure 2



With the above in mind, it is considered the proposal is acceptable and complies with Policy DM6 and DM5 of the DPD.

Impact upon Highway Safety

Policy DM5 requires the provision of safe access to new development and appropriate parking provision. Policy DM6 states that provision for safe and inclusive parking provision should be achieved and parking arrangements are maintained as a minimum. Spatial Policy 7 seeks to ensure that vehicular traffic generated does not create parking or traffic problems. Paragraph 110 of the NPPF states that schemes can be supported where they provide safe and suitable access for all. The Councils has also adopted a Residential Cycle and Car Parking Standards & Design Guide SPD which is material to decision making.

The aforementioned SPD states that for a 4 bedroom dwelling in 'the rest of the district' (where Edwinstowe would fall to be assessed under), 3 parking spaces per dwelling would be required.

The proposal would increase the number of bedrooms at this property from three to four. The front boundary wall has already been partly removed and can comfortably accommodate 2 cars side by side. At approximately 9.9m wide, there is scope to site 3 cars side by side if required on the existing hardstanding by removing the remaining part of the wall where the pedestrian gate lies. The applicant indicates 4 cars could fit in the frontage but I would suggest that would be ambitious. There are no restrictions for on street parking on Abbey Road. Given the current occupiers are extending to accommodate the needs of a child and the car parking demand will not change, officers feel that on balance an additional parking space isn't necessary and are not proposing the imposition of such a condition. This could however be secured by condition if members considered this crucial.

Overall the proposal does not change the vehicular access to the property and is considered to have an appropriate level of off-street parking for the benefit of the current occupiers and any future occupiers of the property and would not be detrimental to highway safety.

Flood Risk

The site is located within Flood Zone 1 as defined by the Environment Agency data maps. The area where the extensions are located is already mainly hard landscaped or contain extensions and I do not consider the extensions would have a harmful impact upon flood risk or drainage to the application and nearby sites.

8.0 Conclusion

Having regards to the above, it is considered that the proposal relates well to the existing dwelling and the surrounding residential development, that the proposal meets the Council's standards on residential amenity and that parking provision is appropriate. Overall the proposal accords with the Development Plan and it is recommended for approval.

9.0 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 be carried out only in accordance with the details and specifications included on the submitted application form and shown on the submitted drawings as listed below:

- Site Location Plan, ref 01.01. Received 27th April 2022;
- Block Site Plan, ref 02.01. Rev A. Received 27th April 2022;
- Proposed Ground Floor Plan, ref 02.02. Received 27th April 2022;
- Proposed First Floor Plan, ref 02.03. Received 27th April 2022;
- Proposed Side Elevation, ref 02.04 Rev A. Received 27th April 2022;
- Proposed Rear Elevation, ref 02.05 Rev A. Received 27th April 2022;
- Proposed Side Elevation, ref 02.06 Rev A. Received 27th April 2022.

Reason: To ensure that the development takes the agreed form envisaged by the Local Planning Authority when determining the application

03

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as stated in the application.

Reason: In the interests of visual amenity.

Informatives

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) (England) Order 2015 (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 100 square metres.

BACKGROUND PAPERS

Application case file.

Committee Plan - 22/00843/HOUSE

