

PLANNING COMMITTEE – 23 JULY 2019

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| Application No: | 19/00870/FUL | | |
| Proposal: | Householder application to change existing pitched roof of rear bathroom extension to flat roof to increase internal hoisting height | | |
| Location: | 111 Wolsey Road Newark On Trent NG24 2BH | | |
| Applicant: | Newark And Sherwood District Council - Mr John Robinson | | |
| Registered: | 09.05.2019 | Target Date: | 04.07.2019 |
| Extension of Time Agreed until 24.07.2019 | | | |

This application is being presented to the Planning Committee in line with the Council's Scheme of Delegation as the applicant is Newark and Sherwood Council.

The Site

The application relates to a semi detached mid C20 built property situated within the settlement of Newark. The surrounding area is predominantly residential with very similar semi detached and terraced properties. To the north is no. 113, the adjoining property, and to the south is no. 109, a similar semi detached property situated approximately 4m from the application dwelling. The front elevations align with one another and are set back approximately 6.5m from the public highway.

The property has an existing rear extension with a pitched roof which was built under permitted development rights through prior approval. The rear garden has a minimum depth of 7m (11m from the original rear elevation) and is enclosed by timber fencing approximately 1.5m high. There is access to the garden to the south side of the house.

Relevant Planning History

13/01508/HPRIOR - Householder prior approval for a rear extension

The length that the extension extends beyond the rear wall of the original house: 4.265 metres.

Eaves height of the extension: 2381mm. Maximum height of the extension: 3401mm

Planning permission not required 15.11.2013

The Proposal

The application seeks permission for the alteration of the existing pitched roof of the rear extension to create a flat roof to increase the height of the internal ceiling. The width and depth of

the extension would remain as existing. The eaves height (and maximum height) would increase to 3.27m.

Submitted Documents

Site Location Plan received 8 May 2019

Drawing No. 2 Block Plan

Drawing No. 3 Existing Layout

Drawing No. 4 Existing Section

Drawing No. 5 Existing Elevations

Drawing No. 6 Proposed Layout

Drawing No. 7 Proposed Section

Drawing No. 8 Proposed Elevations

Departure/Public Advertisement Procedure

Occupiers of seven properties have been individually notified by letter.

Planning Policy Framework

The Development Plan

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

Core Policy 9 -Sustainable Design

Allocations & Development Management DPD

DM6 – Householder Development

Other Material Planning Considerations

- National Planning Policy Framework 2019
- Planning Practice Guidance
- Householder Development SPD Adopted 2014

Consultations

Newark Town Council - raise no objection to the application.

Representations have been received from two local residents/interested parties which can be summarised as follows:

Both comments question the need for the alteration.

Comments of the Business Manager

Principle of Development

Policy DM6 of the DPD accepts householder development in principle provided that it meets a number of site specific criteria including impact on neighbouring amenity and the character of the area.

Impact on Visual Amenity and the Character of the Area

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.

Section 12 of the NPPF (Achieving Well Designed Spaces) paragraph 127 states inter-alia that development should be visually attractive as a result of good architecture, should be sympathetic to local character and history, and should maintain or establish a strong sense of place.

The Householder Development SPD advises that flat roofs are generally considered less aesthetically pleasing and can be potentially harmful to the character of the area in locations where the roof form would be prominent and/or out of keeping with the roof types of surrounding properties.

Although the pitched roof design is preferable, the alteration to a flat roof would not impact the character of the area given that it would be situated to the rear of the property. As such I do not consider that the amendment would be so detrimental to the character and appearance of the wider area to warrant the refusal of the application.

The scale of the extension would increase only slightly in overall size and would therefore remain subservient to the host dwelling. The bricks used to increase the eaves height would match the existing and the materials for the flat roof would not be visible. As such I consider the materials to be sympathetic to the original building.

Impact on Residential Amenity

Policy DM6 accepts extensions and alterations 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.

Given that the extension itself is already in existence, it is only the alteration of the roof and the increase in eaves height that requires assessing. The existing eaves height is approximately 2.6m.

The proposed height is 3.27m, an approximate increase of 0.87m. The maximum height however would reduce from 3.4m to 3.27m.

I accept that the extension may cause some loss of light for the adjoining neighbour as the window to the dining room is adjacent to the extension. Given that the extension itself is already in place lawfully, I do not consider that the increase in eaves height would significantly alter the existing relationship between the two properties. As such I do not consider a slight further loss of light to warrant a refusal of the application. Considering the built up nature of the area, I do not feel that the alteration would cause an overbearing impact to no.113. There are no new windows proposed and as such I do not consider the proposal would cause a loss of privacy.

No. 109 is located south of the application site. With this in mind, the separation distance and the intervening boundary treatment, I do not consider that the proposal would cause any undue impact to the amenity of no. 109 in terms of loss of light, overbearing impact or loss of privacy.

Planning Balance and Conclusion

To summarise I consider the proposed alteration to a flat roof to be less desirable than the existing pitched roof, however within the context of the application site, feel it would not have a detrimental impact upon the character of the area nor cause undue impact upon neighbouring amenity. Furthermore, the reason for the application is the need for an increased internal hoisting height which is necessary for the occupant's disabled child which I attach some but limited weight to. On balance I consider the application to be acceptable and recommend that planning permission is granted.

RECOMMENDATION

That planning permission is approved subject to the conditions and reasons shown below

Conditions

1. 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

2. The development hereby permitted shall not be carried out except in accordance with the following approved plans, reference:

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Drawing No. 2 Block Plan

Drawing No. 6 Proposed Layout

Drawing No. 7 Proposed Section

Drawing No. 8 Proposed Elevations

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.

3. The development hereby permitted shall be constructed entirely of the materials details submitted as part of the planning application unless otherwise agreed in writing by the local planning authority through an application seeking a non material amendment.

Reason: In the interests of visual amenity.

Notes to Applicant

1. 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 proposed gross internal area is less than 100 square metres.

2. The plans submitted are 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).

BACKGROUND PAPERS

Application case file.

For further information, please contact Ellie Sillah on ext 5770.

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

Matt Lamb
Director of Growth & Regeneration

Committee Plan - 19/00870/FUL

