

PLANNING COMMITTEE – 8 OCTOBER 2019

Application No:	19/01315/FUL
Proposal:	Householder application for proposed garage extension and room over with external alterations
Location:	9 Old Hall Gardens, Coddington, Newark On Trent, Nottinghamshire, NG24 2QJ
Applicant:	Mr & Mrs S Parks
Agent:	Mayberry Developments - Mr Ricky Maynard
Registered:	12.07.2019 Target Date: 06.09.2019 <i>Extension agreed to: 11.10.2019</i>
Website Link:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PUH5CSLBKCZ00

This application is being presented to the Planning Committee in line with the Council's Scheme of Delegation as Cllr Lee has called the application before Members due to impact on the character of the area and neighbours.

The Site

The dwelling is set on a circular cul-de-sac approx. 32 m back from the boundary with the highway down an access track between properties no. 7 and 11 Old Hall Gardens – views of the property are achievable from the main highway, set against the backdrop of a number of trees. Surrounding dwellings are of a similar style however I note that some appear to have extended/alterd their principal elevations over time, the area is characterised by red brick and overall the remains a cohesive character to Old Hall Gardens. The hostdwelling has been significantly extended over time to the northern and southern sides of the principle elevation.

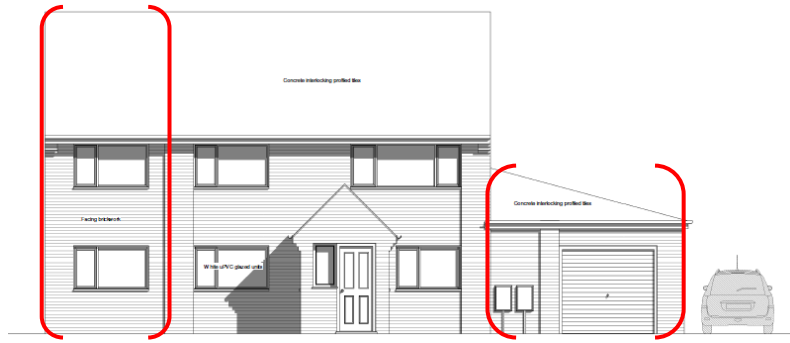
The host property is a modern dwelling outside of Coddington Conservation Area (CA) (c. 75m NE) and given the separation between this dwelling and the boundary of the CA; coupled with the intervening built form I do not consider it necessary to consider the impact on the setting of the CA. Nor do I consider it necessary to assess the impact on a collection of TPO trees to the north which are c. 18 m from the northern boundary and across the neighbouring plot.

Relevant Planning History

07910288 - SINGLE STOREY EXTENSION TO ENLARGE DINING ROOM & STUDY – Permitted 08.05.1991

0777186 - Garage and store room – Permitted 26.04.1977

04/00411/FUL - Proposed first floor extension and porch – Permitted 26.04.2004



The Proposal

For the avoidance of doubt the applicant has submitted revised plans throughout the course of this application throughout negotiations. The plans considered throughout this appraisal are:

- Amended Proposed Elevations – Ref. 812-0719-SP A2003 Rev C
- Amended Proposed Plans - Ref. 812-0719-SP A2002 Rev C
- Amended Site location and Block Plan - Ref. 812-0719-SP A2001 Rev B
- Shadow Plan - Ref. 812-0719-SP A2004

The application seeks permission for the erection of an extension to the existing garage which would increase the footprint and include the increase of the ridge height to accommodate a room at first floor resulting in a one and a half storey side addition.

Given the existing arrangement of the property the extension would add an additional 2 m in width to the front and rear elevations at ground floor but an additional 5.2 m wide at first floor. The depth of the extension would match the hostdwelling at 8.4 m.

The extension would accommodate an enlarged garage and workshop at ground floor and an additional 5th bedroom and bathroom at first floor. The resultant property would be a 6 bed property (with a large dressing room adjacent to the master bedroom that could be reasonably used as a single bedroom albeit is not marked as such on the plans). The principal elevation would have 2 rooflights at first floor and an enlarged garage door at ground floor, the side (N) elevation would be blank and the rear elevation would have a dormer window sat at the eave, windows and doors at ground floor would remain as existing.

External alterations are also sought to the porch which would see more contemporary glazing installed up to the eaves; windows are proposed to be replaced with anthracite grey uPVC windows and the principal and side elevations are proposed to be rendered.

The extension would sit c. 0.7 m from the northern common boundary with no. 10 at the eastern side of the plot, increasing out to c.2 m away to the west given the boundary and property alignment.

The main body of the original hostdwelling is c.7.6 m wide and has been extended to the north elevation with a single storey garage and to the south elevation with a two storey side extension over time.



Existing

Originally Proposed



Revised Proposal

Departure/Public Advertisement Procedure

Occupiers of 4 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

Policies relevant to this application -
Policy DM5: Design
Policy DM6: Householder Development

Other Material Planning Considerations

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

Consultations

Coddington Parish Council – “19/0315/FUL

Coddington Parish Council voted unanimously to oppose the application for a two storey extension at 9 Old Hall Gardens for the following reasons:

1. Over-development of the site.

- The size of the house would be out of proportion with the rest of the houses on Old Hall Gardens.
- There have already been several extensions to the property.
- The combined extensions would be 130% larger than the original building.

2. Proximity to the boundary fence.

- Loss of privacy.
- The dormer window would look directly on to the neighbouring property.
- Loss of daylight would leave a narrow damp passageway between properties.
- Overshadowing would restrict the use of the neighbours' garden.
- Construction and future maintenance would inevitably encroach on the adjoining property.

3. Effect on the character of Old Hall Gardens

- Rendering is an inappropriate finish, out of character with the other houses.
- An over-bearing impact on the overall view of the road.

4. Congestion / Road Safety

- Insufficient off-road parking for a 5 bedroom house. Long term a property of this size could generate more cars.
- The road is narrow at this point, unsuitable for roadside parking.
- There is nowhere for materials to be stored during construction.
- Limited access for construction traffic.

Planning Issues raised:

1. No public notices appear to have been posted.
2. The application's description of 'garage with room over' is inadequate and misleading.
3. The proposed colour of the render should be included in the consultation.
4. Conditions should be imposed to prevent any storage of materials or parking/maneuvering of vehicles on the Village Green area.”

Representations have been received from 3 local residents/interested parties which can be summarised as follows:

- Loss of Privacy/overlooking: dormer window on the first floor will result in overlooking.
- Loss of light or overshadowing: Overshadowing result on neighbouring properties due to proximity to the boundary.

- Overbearing impact/visual amenity: Size and scale of the development would not be in keeping with the existing properties. Height of the proposal is excessive and will appear oppressive and obtrusive.
- The property has already significantly extended over time.
- Impact on parking: the extension will result in the loss of two off street parking spaces. The increase in development size will require more parking spaces and potential displacement onto Old Hall Gardens.
- Road safety/traffic impact through delivery vehicles during construction.
- Noise and disturbance increase through the increase in dwelling size
- Impact on the character of the area: scale and size of the property is not in keeping, all properties are red brick and render would be visually inappropriate.
- Trees and Landscape: concern regarding future pressure to remove trees and hedges
- The resultant size of the dwelling would be out of character with surrounding properties.

Comments of the Business Manager

Principle of Development

Householder developments are accepted in principle subject to an assessment of numerous criteria outlined in Policy DM6 of the DPD. These criteria include the provision that the proposal should respect the character of the dwelling and surrounding area and have no adverse impact upon the amenities of neighbouring properties. The overall shape, size and position of an addition must not dominate the existing house or the character of the surrounding area. In addition to this policy, the Householder Supplementary Planning Document (SPD) provides guidance on householder development.

Policy DM5 accepts development providing that it does not unacceptably reduce amenity in terms of overbearing impacts, loss of light and privacy.

Impact on the Character and Appearance of the Area

Policy DM6 states planning permission will be granted providing the proposal “respects the character of the surrounding area including its local distinctiveness and the proposal respects the design, materials and detailing of the host dwelling.” The Council’s SPD states the addition should respect and be balanced with the scale and proportions of the host dwelling, and is well related to the characteristics of the application site in terms of its size and shape. Also the addition should respect the wider street scene and integrate well into it. (para 7.4).

The application as submitted proposed an extension to the existing garage at ground floor and creation of a room above with a one and a half storey ridge height. Following discussions with the agent regarding the scale of this proposal the extension has been reduced in width by 0.5 m and the roof has been amended to a hipped roof. The dormer window has also been repositioned to the rear of the property. The hostdwelling has been significantly extended over time with a single storey garage to the northern elevation and a two storey side extension to the southern elevation such that the existing hostdwelling already presents as a large detached property. By virtue of its positioning I acknowledge that views of the main bulk of the dwelling are limited within the public realm, however the northern side of the property and the gap between this site and no. 10 to the north is visible from Old Hall Gardens down the access road. Despite this visibility I note that good design should not just exist in visible locations. Policies DM5 and 6 and the NSDC Householder Development SPD place great emphasis on the successful integration of extensions to existing properties and ensuring that the proportions of the original hostdwelling are not so greatly exceeded that the extension appear disproportionate.

The main body of the original dwellinghouse is c.7.6 m; however I do note that the width of the dwelling, including all past and proposed extensions would be 17 m. The extent of the extensions would more than double the original dwellinghouse, albeit this in itself is not considered harmful.

In considering the harm that this proposal has I must consider the impact that the extension would have on the character and appearance of the area. I acknowledge that the footprint of the extension at ground floor would be small in that it would appear as an additional 2m at ground floor to the front and rear; however this proposal also includes a first floor element to accommodate a room in the roof space that would be c.5.2 m wide and 8.4 m deep to match the depth of the hostdwelling, however given the design of the revised proposal the hipped roof greatly reduces the bulk of the extension and gives the appearance of a more subservient addition. The NSDC Householder Development SPD advises that side additions should be designed in a way in which is sensitive to the hostdwelling and the prevailing character of the surrounding area, particularly in cases where the gaps and spaces between buildings contribute to the pattern of development - I am therefore mindful of the impact the extension would have on closing the gap between the application site and no. 10 to the north (see Fig. 1) given the proximity of the proposed extension to the common boundary – this element would be visible from the public realm however in my view would appear as a proportionate addition that has been designed in keeping with the character of the hostdwelling, the hipped roof also pulls the bulk of the extension towards the hostdwelling rather than the common boundary with no. 10.



Fig. 1 View to the site from Old Hall Gardens

The revised plans have reduced the width of the extension by 0.5 m and have amended the roof style which goes some way to reduce the bulk of the extension. Further revisions were requested to remove the ground floor extension proposed, however the applicant has not removed this element from the scheme. The roof style now complements the existing dwelling and overall the extension is not considered to have an unbalancing impact or represent an incongruous addition – the extension would, whilst large, assimilate well with the character of the property.

I do not consider the dormer window to the rear of the property to be overly incongruous in this context and nor do I have any concerns with the amendments to the glazing on the porch which would give the dwelling a more modern appearance. I note that the property has its permitted development rights intact such that the replacement of the windows with anthracite grey uPVC would be permitted in addition to the application of render to the front and side elevations. I do consider the application of render here would be out of character with the wider area which is characterised by red brick properties, I also note the concerns raised by neighbouring residents

and the Parish council in respect of this. Nevertheless I acknowledge the fallback position that the property could exercise its permitted development rights to carry out these works such that a refusal on this basis would be unreasonable.

Overall it is therefore considered that, on balance, the revised proposal would not result in an incongruous or disproportionate addition to the hostdwelling which is set within a reasonable plot in a cul-de-sac of modern dwellings. The extension as revised is now subservient to the main dwelling and has been revised to reduce the bulk and massing of the addition. The amendments to the porch, replacement of the windows and the rendering of the property are all also considered to be acceptable in this context and whilst acknowledging the comments received in objection from neighbours and the Parish I consider the extension would not unduly harm the character and appearance of the area to warrant the refusal of this application. It is therefore considered that the development would accord with policies DM5 and DM6 of the Allocations and Development Management Development Plan Document (DPD), the NSDC Householder Development SPD and the NPPF.

Impact on Neighbouring 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.

The main concern is the impact upon the amenities of the adjoining occupiers to the north at no. 10 and to the east at no.7 which sits in front of the hostdwelling. I note that comments have been received from the Parish Council and surrounding residents regarding the impact of the proposed extension on the amenity of neighbouring properties.

The extension would be positioned on the northern elevation of the hostdwelling c. 0.7 m at its closest point to the common northern boundary. I note that the neighbouring property has a single storey garage at its closest point to the application site with a pedestrian access door on the southern elevation and one obscurely glazed window at first floor. Given the positioning of the application site to the south of the neighbouring property I am mindful of the overshadowing impact that this proposal might have on this neighbour for a large portion of the day, however given the positioning of the two properties within their plot I consider the impact of this extension is unlikely to have a materially worse impact on the neighbouring property than the existing two storey part of the hostdwelling (which is evidenced by the shadowing plans submitted by the applicant) such that I do not consider a reason for refusal based on the impact upon neighbouring amenity could be justified.

With regard to the impact on no. 7 Old Hall Gardens I am mindful that the properties are 12 m apart and the relationship is a front to rear arrangement, however given only rooflights are proposed to be installed on this elevation and additional glazing surrounding the front door, which is screened by intervening boundary treatment, I do not consider there would be a detrimental impact on the neighbouring amenity of this property.

Taking into account the above considerations it is considered the proposal would not conflict with the amenity criteria under Policy DM5.

Other matters

Comments have been received from neighbouring occupiers and the Parish Council which object to the proposal and they have been duly taken on board throughout the course of this appraisal.

The comments raised which relate to the impact on the character and appearance of the area and neighbouring amenity have been assessed in the previous sections of this report.

With regards to comments in relation to highways safety and parking I am satisfied that the proposed site plan shows there would be sufficient space within the front curtilage for cars to be accommodated off the highway, in addition to the double garage that would be provided such that I do not consider there would be a highways safety issue that would result from this proposal.

It is also expected that during construction of any development there would be a period of disruption to the locale, however this is largely outside the control of the local planning authority. I do not consider a householder extension would generate sufficient construction nuisance or disruption to neighbours that would warrant the refusal of the application. I also note the comments regarding the future pressure to remove trees and hedges from the proposal however I note that no trees or hedges are proposed to be removed from the site to accommodate this proposal.

In response to the parish councils comments regarding the display of a site notice, the site does not lie within the conservation area or adjacent to a public right of way that would necessitate a site notice. In any event the neighbouring properties have been notified of the proposal which adheres to planning application advertisement procedures.

Concern has been expressed with regards to future maintenance of other adjoining properties due to the proximity of the extension. I consider the proposed extension would not cause any interference or hinder access to other occupiers of properties and although the comments are noted this matter is not a material planning consideration that can be taken into account.

Conclusion

The extension has been revised such that the proportions now respect the character of the hostdwelling, the bulk and massing of the extension have been greatly reduced such that the proposal now respects the character and appearance of the area. The proposal would not result in any adverse amenity or highways impacts and therefore 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 Policies DM5 and DM6 of the Allocations & Development Management DPD. Accordingly, it is considered that there are no material considerations why planning permission should not 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 plan references:

- Amended Proposed Elevations – Ref. 812-0719-SP A2003 Rev C
- Amended Proposed Plans - Ref. 812-0719-SP A2002 Rev C
- Amended Site location and Block Plan - Ref. 812-0719-SP A2001 Rev B

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 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.

Reason: In the interests of visual amenity.

Notes to Applicant

01

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. 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.

For further information, please contact Honor Whitfield on ext 5827

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

Lisa Hughes

Planning Manager – Planning Development

Committee Plan - 19/01315/FUL

