

PLANNING COMMITTEE – 8 OCTOBER 2019

Application No: 19/01648/FUL

Proposal: Erection of single storey side extension, installation of dropped kerb and erect new pedestrian gate to side

Location: 7 Allenby Road, Southwell, Nottinghamshire, NG25 0NL

Applicant: Newark and Sherwood District Council

Agent: Newark and Sherwood Homes

Registered: 12 September 2019

Target Date: 7 November 2019

<https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PXKHR4LBL8W00>

This application is being presented to the Planning Committee in line with the Council's Scheme of Delegation as the application is made by the District Council.

The Site

The site lies on the western side of Allenby Road in Southwell and comprises a semi-detached dwelling constructed of red brick and slate and white upvc windows and doors. The front garden is laid to lawn with a gravel driveway, with the side and rear garden enclosed by timber fencing. Land levels rise gradually from the south to the north. Dwellings of a similar character and style lie to the north and south.

Relevant Planning History

18/01006/FUL – Demolition of existing single storey outbuilding to rear corner and erection of single storey extension at rear corner to house lounge/diner and shower room. Approved by Planning Committee on 08.10.2018. Not yet implemented.

The Proposal

The application is for a single storey side extension that would sit flush with the front elevation and measure 3.49m wide and project 4.26m deep. The height is 3.55m to the ridge. A new pedestrian side gate would be attached to the site of this allowing access into the garden.

A new dropped kerb is also proposed.

The Submission

The following plans have been considered:

- Drawing No. 3; Existing ground floor

- Drawing no. 4; Existing first floor
- Drawing no. 5; Existing elevations
- Drawing no. 6; Proposed extension layout
- Drawing no. 7; Proposed dropped kerb
- Drawing no. 8; Proposed elevations
- Drawing no. 9; Proposed section
- Block Plan, unreferenced
- Site Location Plan

Departure/Public Advertisement Procedure

Occupiers of 7 properties have been individually notified by letter. The consultation period expires 7th October 2019.

Planning Policy Framework

The Development Plan

Southwell Neighbourhood Plan (October 2016)

Policy SD1 - Delivering Sustainable Development
 Policy DH1 – Sense of Place
 Southwell Design Guide

Newark and Sherwood Core Strategy DPD (adopted March 2011)

Core Policy 9 -Sustainable Design
 SoAP1 – Role and Setting of Southwell

Allocations & Development Management DPD

DM5 – Design
 DM6 – Householder Development
 DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2019
- Planning Practice Guidance

Consultations

Southwell Town Council – Comments awaited.

One letter of support had been received at the time of agenda print.

Comments of the Business Manager

Preliminary Matter

The pedestrian side gate is permitted development under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. The report considers this element no further.

Principle

The principle of householder extensions are acceptable as per Policy DM6 subject to consideration of site specific impacts which are considered below.

Design/Character and Appearance

The proposed extension would be visible from the public domain given its side location. However its design which incorporates a roofscape that broadly reflects the hipped roofline of the main dwelling, albeit at a slacker pitch, helps to ensure that the addition is in keeping with the host dwelling. Provided the materials match the host dwelling, which can be conditioned, I am satisfied that the scheme accords with CP9, DM5 and DM6 of the Development Plan in terms of providing an acceptable character and appearance.

Residential Amenity

The side extension would be located nearest to number 9 Allenby Road to the north. The proposed blank single storey gable of the extension would sit 1.07m from the common boundary albeit the neighbouring dwelling lies a further c4.6m beyond this. Given the design and modest size and distances to neighbours, I do not consider that the scheme would cause any loss of amenity to any neighbour in terms of overlooking, loss of privacy, overshadowing or being overbearing. The proposal accords with the policy expectations as set out in the Development Plan in terms of living conditions.

Highway Safety

The proposal seeks to install 4 new kerbstones to allow a flush access over the threshold from the road, over the footpath to the dwelling. Planning permission for this is required because Allenby Road is classified. This is not anticipated to cause any highway safety objections as it would improve upon the existing situation and accords with DM5 &6 in this regard.

Conclusion

Having identified no adverse impacts from the proposal, the application is considered in line with the Development Plan and is recommended for approval.

RECOMMENDATION

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

The development hereby permitted shall not be carried out except in accordance with the following approved plans, drawing numbers 6 (Proposed extension layout), 7 (Proposed dropped kerb), 8 (Proposed elevations), 9 (Proposed section) and an unreferenced Block and Site Location Plan 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 through an application seeking a non-material amendment.

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) Order 2015 (as amended).

BACKGROUND PAPERS

Application case file.

For further information, please contact Clare Walker on ext 5834.

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

Committee Plan - 19/01648/FUL

