

PLANNING COMMITTEE – 2 JUNE 2020

Application No:	20/00537/FUL		
Proposal:	Single storey rear extension		
Location:	9 Chestnut Avenue, Newark On Trent, NG24 2BZ		
Applicant:	Newark And Sherwood District Council		
Agent:	N/A		
Registered:	03 April 2020	Target Date: 28 May 2020	
		Extension of Time Agreed Until 04 Month 2020	
Website Link:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q8013OLBGMJ00		

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

The Site

The application site comprises a two storey semi-detached dwelling in a built up residential area of Newark. The dwelling is constructed out of red brick with a slate roof and render at first floor and is surrounded by properties of a similar style and size. Boundaries to the front of the site comprise a 1.5 m approx. high mature hedge and to the rear, the common boundary with no. 7 is formed by a 1.8 m approx. high close boarded fence. The properties rear garden is 15 m x 8.8 m approx. The site does not lie within the conservation area and does not lie within an area at flood risk.

Relevant Planning History

No relevant planning history.

The Proposal

Permission is sought for the erection of a single storey rear extension.

The extension is proposed to be 4.2 m deep x 5.7 m wide, 3.7 m to the ridge and 2.6 m to the eaves, set in 0.8 m off the common boundary with no. 7 Chestnut Ave (1.5 m off this properties side elevation of the conservatory). The extension would be constructed out of Forterra County Multi Smooth facing brick to match the dwelling and the roof is proposed to be Metrotile Shingle metal single lap roof tiles in charcoal colour to match in with the slate roof of the hostdwelling.

Fenestration: one window is proposed in the SE side elevation, one window and a door are proposed on the SW rear elevation and the NW side elevation is proposed to be blank.

It is also proposed to construct a level access ramp to the rear door that is proposed on the extension.

Departure/Public Advertisement Procedure

Occupiers of four properties have been individually notified by letter.

Planning Policy Framework **The Development Plan**

Newark and Sherwood Core Strategy DPD (adopted March 2019)

Core Policy 9 -Sustainable Design

Allocations & Development Management DPD (2013)

DM5 – Design

DM6 – Householder Development

Other Material Planning Considerations

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

Consultations

Newark Town Council – No objection.

No representations have been received from local resident/interested parties.

Comments of the Business Manager

Current government restrictions on all but essential travel as a result of the Covid-19 pandemic have prevented me from undertaking a site visit, however, upon request the applicant has provided me with a number of photos of the site and surrounding area which, in conjunction with the Council's aerial photography and other online street view images have enabled me to undertake the following assessment.

Principle of Development

Householder developments are accepted in principle subject to an assessment of numerous criteria outlined in Policy DM6. These criteria include the provision that the proposal should respect the character of the surrounding area. The overall shape, size and position of an extension must not dominate the existing house or the character of the surrounding area.

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

Impact on Character of the Area

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.

The extension is proposed to the rear of the property so from the public realm, views would be limited. The extension has been designed in proportion with the host dwelling, with a subservient ridge height and would be set in from the main walls of the dwelling helping it to appear as a natural addition. The extension would also be constructed in materials to match which would help assimilate the extension with the host dwelling further. It is also considered to be proportional to the host dwelling which is semi-detached and set within a reasonable plot.

There would be no detrimental impact on the character of the area as a result of this application. On the basis of the above, I am satisfied that the proposal complies with Policies DM5 and DM6 of the DPD.

Impact on Residential Amenity

The NPPF seeks to secure high quality design and a high standard of amenity for all existing and future occupants of land and buildings. Policy DM6 of the DPD states that development proposals should ensure no unacceptable reduction in amenity upon neighbouring development. Policy DM5 of the DPD states planning permission will be granted for development provided it would not adversely affect the amenities of the adjoining premises.

Given the site context I am of the view that the only property likely to be impacted by this proposal is the adjoining occupier at No 7 which benefits from a single storey conservatory which is approximately 4.2 m deep. The application proposes an extension of a similar depth set in 1.5 m from the side elevation of this conservatory. Given the existing boundary treatment here comprising a 1.8 m approx. close boarded fence the proposal would not result in any overbearing impact, particularly given the hipped roof design and the set in off the common boundary. Similarly, as there are no windows proposed in the side elevation and no adverse overlooking impacts would be created. Given the orientation of the host dwelling to the east of the neighbour I do not consider the extension would result in any adverse overshadowing impact. I am also mindful that the extension only exceeds what could be built under permitted development by 0.2 m in depth, the comparative impact of which would be de minimis.

On the basis of the above the proposed extension is not considered to affect the residential amenity of any neighbouring residents including loss of light, privacy or overbearing impacts, in accordance with Policies DM5 and DM6.

Conclusion

In conclusion it is considered that the proposed single storey side and rear extension would not detrimentally impact the character of the area, nor would it result in any adverse impact on surrounding neighbouring amenity. The property would retain an ample sized rear garden to adequately serve the occupiers. As such 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:

- Site Location Plan
- Revised Proposed Block Plan – Drawing 2
- Proposed Side Elevation – Drawing 9
- Proposed Rear Elevation – Drawing 8
- Proposed Ground Floor Plan – Drawing 7
- Proposed Section – Drawing 10
- Window Details – Drawing 12
- Proposed Side Elevation – Drawing 13

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 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).

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
Business Manager – Planning Development

Committee Plan - 20/00537/FUL

