

<b>Application No:</b>	<b>18/00514/FUL</b>
<b>Proposal:</b>	<b>Householder application for proposed extensions and alterations to the dwelling, including the demolition of a single storey outbuilding and the erection of a western boundary fence.</b>
<b>Location:</b>	<b>Lanresse, 24 Station Road, Collingham</b>
<b>Applicant:</b>	<b>Mr M Thomas</b>
<b>Registered:</b>	<b>14 March 2018</b>
	<b>Target Date: 08 May 2018</b>
	<b>Extension of Time Agreed until 09 May 2018</b>

**This application is being presented to the Planning Committee in the interests of transparency as the applicant is the partner of a member staff within the planning team.**

### The Site

The application site comprises a residential dwelling and its associated curtilage on the southern side of Station Road in Collingham. Located directly opposite the entrance to the football club, a public right of way runs alongside the western boundary connecting Station Road to the east and south of the village. Beyond this PRow to the west is a modern cul-de-sac, Nursery Close, comprising two storey dwellings whilst to the east is no. 26 Station Road a modern two storey detached dwelling (with attached single storey garage to its frontage) which is set well back from the roadside. The area is predominantly residential in nature and generally has a mixture of single and two storey dwellings of different designs.

The host dwelling itself is an attractive two storey red brick dwelling with clay plain tile roof and timber windows. This is set behind high vegetation along the site frontage. It appears the dwelling is currently vacant. Access is currently taken via the north-western corner of the site through an existing opening in the vegetation, albeit this does not appear to be wide enough currently for vehicular access. An existing modest brick constructed outbuilding lies to the rear of the dwelling and there are a number of trees within the garden.

### Relevant Planning History

There is no relevant planning history.

### The Proposal

Full planning permission is sought for proposed extensions and alterations to the dwelling comprising a two storey side extension to the west of the property which is approximately 5m wide extending the full depth of the dwelling (c7.95m) and beyond by c5.7m and a single storey lean to rear extension measuring c7.1m across by c5.7m in depth to match the two storey extension.

The proposal also involves removal of the existing chimney stack and relocating a replacement to the rear and an infill lean to porch on the front elevation.

This application also includes the demolition of an existing single storey outbuilding located to the rear of the existing dwelling and the erection of fencing alongside the western boundary. This fencing would comprise of a 2m high close boarded fence to the site frontage, extending along the western side of the house and beyond into the rear garden for c15 meters where it would change to a 2m high chain link fence extending to the rear/southern boundary.

The application is accompanied by the following plans:

- Site Location Plan (drawing no. 18001 P000)
- Existing and Proposed Site Plan (drawing no. 18001 P001)
- Existing Building Layout (drawing no. 18001 P002)
- Existing Elevations (drawing no. 18001 P003)
- Proposed Building Layout (drawing no. 18001 P004)
- Proposed Elevations (drawing no. 18001 P005)
- Western Boundary Fencing Details (drawing no. 18001 P006)
- CIL Liability form

#### Departure/Public Advertisement Procedure

Occupiers of eight properties have been individually notified by letter with an overall expiry consultation expiry date of 4 April 2018.

#### Planning Policy Framework

##### The Development Plan

##### **Newark and Sherwood Core Strategy DPD (adopted March 2011)**

- Spatial Policy 7 – Sustainable Transport
- Core Policy 9 – Sustainable Design

##### **Allocations & Development Management DPD**

- Policy DM5 – Design
- Policy DM6 – Householder Development

#### Other Material Planning Considerations

- National Planning Policy Framework 2012
- Planning Practice Guidance 2014

#### Consultations

**Collingham Parish Council** – Support (7 support, 0 objections and 0 abstentions)

**Neighbours/Interested parties** – No written representations have been received in respect of this application.

## Comments of the Business Manager

Householder developments are accepted in principle subject to an assessment of numerous criteria outlined in Policy DM6.

### Impact upon Character of Area

DM6 requires that the proposal respects the design, material and detailing of the host dwelling and the character and the appearance of the area. It also requires the host dwelling to retain a reasonable amount of amenity space relative to its size. The SPD on householder development cites the overall objective in relation to extensions should be based around the successful integration with the host dwelling and its surrounding area, avoiding terracing effects and over dominance.

In this case, the proposed extensions proposed are large amounting to a c176% increase in floor area. However this would be in a site context that in my opinion can readily accommodate this level of accommodation without undue harm to the character and appearance of the area. The two storey side extension would project towards the west (towards the public footpath) and is designed in such a way as to assimilate well to the host dwelling. This is not an extension that could be described as subservient to the host dwelling. However I do not consider that it would need to be in this context. There is no uniform type of design or house type on this part of Station Road and the extension would result in a larger dwelling house that would simply appear that it had always been this large. The rear extension would not be visible from the public realm and in my opinion causes no harm to the appearance of the host dwelling.

I also note that a proposed 2m high fence is proposed in front on the dwelling along the western side boundary with the existing public footpath. At present the boundary treatment here is formed by low wire mesh fencing and vegetation along the application site boundary. I am mindful that the proposed fencing would be visible from the public realm, but equally note that there is existing 2m high fencing forming the other side of the PRow boundary which is in my view visually acceptable which this would mirror. Details of the fence have been provided upon request and this would be close boarded fencing with concrete posts with a natural stain finish. I consider that this is acceptable given the site context.

Overall I consider that the proposal is acceptable in terms of its impact upon both the host dwelling and the wider character and appearance of the area.

### Impact on Residential Amenity

Policy DM6 of the DPD states 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 and over-bearing impacts.

There is no dwelling immediately to the west that would be impacted by the extension (what lies to the west beyond the PRow is the private road of Nursery Close with the dwellings located to the west of this). Likewise to the east, the nearest plot is no. 26 Station Road which is set back well beyond where the proposed extension would be located resulting in no loss of amenity through loss of privacy, overbearing or loss of light. Therefore whilst the extensions are large, there would be no loss of amenity to any dwelling as a result of the application and in my view the proposal accords with DM6.

## Highway Impacts

DM6 requires developments to have a safe and inclusive access, to ensure that parking provision can be achieved and to ensure there is no adverse impact on the highway network as a result of the proposal.

The proposal would include a large integral garage (sufficient in size to easily accommodate one vehicle) as well as providing two parking spaces in the front garden area behind existing vegetation. This is adequate for the size of the dwelling and would have no adverse impact upon the highway network. I therefore find it to be in accordance with DM6.

## Conclusion

Householder applications are acceptable in principle subject to having an acceptable impact in terms of their design and visual appearance, impact on residential amenity and the highway. I have concluded that the scheme is acceptable in respect of all of these and recommend approval subject to the conditions below.

## **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 complete accordance with the following approved plans, references

- Existing and Proposed Site Plan (drawing no. 18001 P001)
- Proposed Building Layout (drawing no. 18001 P004)
- Proposed Elevations (drawing no. 18001 P005)
- Western Boundary Fencing Details (drawing no. 18001 P006)

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

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).

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](http://www.newark-sherwooddc.gov.uk)

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: [www.newark-sherwooddc.gov.uk/cil/](http://www.newark-sherwooddc.gov.uk/cil/) or from the Planning Portal: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

### 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](http://www.newark-sherwooddc.gov.uk).

**Matt Lamb**  
**Business Manager Growth & Regeneration**

Committee Plan - 18/00514/FUL

