

PLANNING COMMITTEE – 1 DECEMBER 2020

Application No:	20/01481/FUL	
Proposal:	1 No. 1-bed unit and associated landscaping and parking	
Location:	Land at Healey Close, Collingham	
Applicant:	Newark and Sherwood District Council	
Registered:	15.09.2020	Target Date: 09.11.2020
	Agreed extension of time: 03.12.2020	

This application is one of several schemes currently being considered by the Council for the residential development on land owned by the Council. The need for affordable housing remains high on the Council's agenda, as indeed it does nationally. The developments are being put forward as part of a five year building programme by Newark and Sherwood Homes (NASH) to deliver approximately 360 new affordable dwellings across the District to directly meet affordable housing need. Under the Council's constitution, schemes submitted specifically as part of this 5 year affordable housing programme only need to be determined by the Planning Committee where the officer recommendation differs from that of the host Parish or Town Council. This application is being presented to the Planning Committee as Collingham Parish Council has objected to the application, which differs to the professional officer recommendation.

The Site

The application site is within the defined built up area of Collingham, which in Spatial Strategy 1 of the Amended Core Strategy as a Principle village.

The application site comprises with a parcel of green space fronting onto Regents Close. The proposed site is situated within an established residential area, forming an almost rectangle piece of land, measuring approximately 395 square metres.

A semi-detached bungalow fronting onto Regents Close is adjacent to the northern boundary of the site; currently, there is no boundary treatment between the proposed site and no. 23 Regents Close. No.2 Healey Close is also a bungalow, with its principle elevation located west to the proposed site. Timber fences at c1.2m and c1.8 m form the boundary treatment.

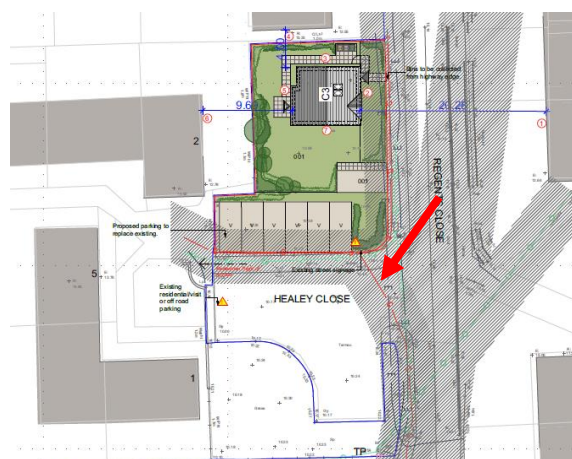
There is an existing pedestrian access linking Regents Close onto Healey Close south of the application site and beyond that is an area of communal car parking with green space surrounding it. Two storey dwellings are located south of the proposed development area on Regents Close. There are bungalows and two storey dwellings on the other side of the Regents Close.

The area of the proposed development is relative flat and there are no trees within the proposed

development area. The site does not lie within a conservation area, nor does it lie within the flood zone.



View to the communal car parking with green space



communal car parking with green space on proposed site layout – direction as the red arrow

Relevant Planning History

Pre-application advice was sorted back in 2019.

The Proposal

The application seeks planning permission for a detached one and a half storey dwelling with one bedroom for two people. The new property would be positioned on the north part of the proposed site, fronting onto Regents Close, with one allocated parking space accessible from Regents Close. An additional 6 visitor parking spaces will be located south of the proposed dwelling and north of the existing pedestrian access between Regents Close onto Healey Close.

The proposed dwelling would measure 6.3m in width and 7.4m in depth; standing at eaves and ridge height at 2.85m and 5.73m approximately. The ground floor consists of a bathroom, kitchen and living room with a bedroom above. Two small rooflights are located to the roof slope on the front elevation.

The proposed facing materials are Cadeby red multi bricks and Russell Grampain (Slate Grey) roof tiles.

The dwelling would be owned by Newark & Sherwood Homes and would be rented to applicants on the Council's housing register as an Affordable Rented product as part of the Council's 5 year Build Programme.

The application is accompanied by the following drawings and documents:

- Site Location Plan 100 416 ID217 001D, received on 07 August 2020
- Proposed Site Layout Opt3 – 100 416 ID217 005F, received on 07 August 2020
- Proposed Boundary Treatment - 100 416 ID217 007C, received on 07 August 2020
- Proposed Plans & Elevations 100 416 ID217 010, received on 07 August 2020
- Proposed Levels and Kerbing Layout G042 (ID217) C 0110, received on 19 November 2020
- Phase 1 Desk Top Study Report by CollinsHallGreen Ltd dated December 2019, received on 07 August 2020
- Phase 2 Desk Top Study Report, Revision A by CollinsHallGreen Ltd dated April 2020,

received on 07 August 2020.

- Revised Phase 2 Desk Top Study Report, Revision B by CollinsHallGreen Ltd dated September 2020, received on 14 September 2020.
- Policy statement received on 14 September 2020

Departure/Public Advertisement Procedure

Occupiers of 15 properties have been individually notified by letter.

Planning Policy Framework

Newark and Sherwood District Council Core Strategy DPD (adopted March 2019)

- Spatial Policy 1 – Settlement Hierarchy
- Spatial Policy 2 – Spatial Distribution of Growth
- Spatial Policy 7 – Sustainable Transport
- Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities
- Core Policy 3 – Housing Mix, Type and Density
- Core Policy 9 – Sustainable Design
- Core Policy 10 – Climate Change
- Core Policy 12 - Biodiversity and Green Infrastructure
- Policy Co/MOA: Collingham – Main Open Areas

Allocations and Development Plan Development Plan Document

- Policy DM1 - Development within Settlements Central to Delivering the Spatial Strategy
- Policy DM5 – Design
- Policy DM7 – Biodiversity and Green Infrastructure
- Policy DM12 – Presumption in Favour of Sustainable Development

Other Material Considerations

- National Planning Policy Framework (2019)
- Planning Practice Guidance

Consultations

Collingham Parish Council unanimously objects to the proposal on the following grounds:

- Design and visual impact – the proposed unit (2 storey) is not in keeping with its surroundings (bungalows)
- Privacy/daylight/sunlight – the new unit will be built to the south of an existing bungalow within close proximity, the existing dwelling will lose all of its sunlight from the property and garden area.

Nottinghamshire County Council Highways: No objection subject to conditions; considered that this proposal will have little impact on the public highway; the additional parking space will be beneficial to the safety and free flow of traffic. The dropped kerb crossings will be required in accordance with NCC standards.

East Midland Building Consultancy supports this proposal, stating that this is good use of Council land.

NSDC Environmental Health do not objection to the proposal; consider the submitted Phase 1

desktop study and Phase 2 ground investigation reports are agreeable. However, certified clean topsoil confirmation will need to be provided and agreed prior to topsoil to be used on site. A condition has been added to the recommendation.

Trent Valley Internal Drainage Board provide standard advice, state that the site is outside of the TVIDB district but within the catchment.

No other Representations have been received.

Comments of the Business Manager

The Council has an up to date Development Plan for decision making purposes and can demonstrate in excess of the 5 year housing land supply.

Principle of Development

The site is located within the main built up area of Collingham village, which is defined in Spatial Policy 1 of the Amended Core Strategy as a Principal Village. Residential development is acceptable in principle within principal villages subject to site specific impacts. The proposal is therefore in accordance with the settlement hierarchy and Spatial Policies 1 and 2 as a matter of principle.

Loss of Green Space

The site is not a formally designated green open space in the Development Plan but is an area of amenity green space comprising approximately 395 square metres in area. This is not used as functional space (as noted by the sign which forbids ball games) but it does offer a pleasant green area for residents to visually enjoy which would be lost to the development. The proposal is not a leisure or community facility in a true sense. However as a worst case scenario, the proposal has been assessed against SP8 which seeks to ensure that leisure and community facilities are not lost without sufficient alternative provision being made elsewhere which is equally accessible and of the same or better quality than the facility being lost.

A statement of justification for the loss/reduction of the green space has been submitted which states that the proposed site is in the immediate vicinity of six alternative areas of incidental amenity space. These are primarily located off Braemer Road, which is a short 150-meter walk. The nearest area of amenity space is located directly opposite the site off Healey Close. Collingham Community Park is also easily accessible from the site and is only a short 500-meter walking distance away; this offers play/skate equipment and a large area of open space. An area of green space to the south to the parking space for Healey Close will remain as existing.

Overall given that the land to be lost to development is not functional space and that a sense of openness will still prevail from the space to the south, this need not be a barrier to development. Given the above, it is satisfied that there is sufficient provision of alternative areas of amenity space for existing and new residents. Therefore, the proposed development is considered complied with Policy SP8 in this regard.

Housing Mix

Core Policy 3 sets out the mix of housing required in the District and says that particular emphasis

will be placed on securing smaller houses of 2 bedrooms or less and those for the elderly and disabled population.

The Council undertook a district wide housing market and needs assessment in 2014. The results showed a demand for over 842 affordable properties, with smaller dwellings (1 and 2) bedroom making up the majority of demand. The dwelling would be built and retained by Newark & Sherwood Homes and it would be offered as an affordable rented dwelling. Taking this into consideration, there is a need for affordable rental properties within the area which this proposal would contribute positively towards.

It should be noted that a scheme for 1 no. dwelling would not require any affordable dwellings in policy terms albeit this is welcomed. However given that the scheme is acceptable in any event, it is not considered that it is necessary to secure the housing as an affordable unit.

Impact on Visual Amenity

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 DM5 of the DPD sets out the criteria by which all new development should be assessed. It includes (but not limited to): safe and inclusive access; parking provision; impact on amenity; local distinctiveness and character; and flood risk. In relation to the character of the area it states, 'the rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.'

The site comprises a parcel of land measuring 395m² approximately on relatively flat land, within an established residential area, with various types of properties in the area. For example bungalows are sited to the adjoining boundaries to the north and west and there are two storey properties located to south and on the opposite side of Regents Close.

The area for the proposed new dwelling and garden area would be approximately 225m², sited to the northern part of the proposed site. The one and a half storey new dwelling would be slightly taller than the adjacent properties by c1.5m. It is also acknowledged that the proposed dwelling would sit forward in the building line when compared to the adjacent bungalows to the north. However the new dwelling would still be set back from the pavement by 3.0m, which in my view is sufficient when viewed from the public highway. It is considered there would be minimal impact on the character and appearance of the area from this stepping forward.

The area has mix of properties in terms of their style, scale and appearance. The proposed site lies between semi-detached bungalows and two storey dwellings with a turning area in between and this proposal would add a further variation on house types to the area. Whilst the proposal does not fully replicate to the character of the adjacent properties, it is not considered that the proposal would be so out of character to result in an alien build or be so incongruous that it would be unduly harmful.



View from the proposed site to Regents Close and Healey Close



View from the proposed site to the adjacent properties



View from the proposed site to properties on the other side of Regents Close

The design of the one and a half storey dwelling is fairly simple, similar to the bungalows within the vicinity, the new dwelling would be completed with the use of Cadeby red multi bricks with Russell Grampian (Slate Grey) roof tiles which are considered acceptable as they would be similar to the materials used on Regents Close.

Having considered the character of the existing street scene, the scale of the existing and proposed properties, bearing in mind that the proposal is within an established residential area, also acknowledging the differences in the area, it is considered the proposal is an acceptable design and siting.

The proposed boundary treatment to the north and west of proposed development site would be 1.8m high close boarded fencing including 300mm trellis top. It was initially proposed that 1.8m high close boarded fencing/gates would be extended to the east and south. However, it is considered a softer edge with railings and planting on the southern and eastern boundaries would be more appropriate as both boundaries are adjacent to public domain. This has been agreed with the applicant and would be secured via condition.

Taking into account all of the above, the proposal would accord with Core Policy 9 of the ACS and Policy DM5 of the ADMDPD subject to a condition relating to the southern and eastern boundary treatment.

Impact on Residential Amenity

In relation to residential amenity, Policy DM5 states: 'The layout of development within sites and separation distances from neighboring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy. Proposals resulting in the loss of amenity space will require justification.'

The proposed new dwelling would front onto Regents Close, sited 4 metres away from the adjacent bungalow no.23 Regents Close. I am satisfied that with this distance, the step in the building line would not have a harmful impact on the adjacent dwelling in terms of loss of light, overshadowing or through being overbearing. The side elevation of the proposed dwelling will not have any openings facing this adjacent dwelling to the north thus avoiding overlooking.

The dwelling would be set further forward than the neighbouring property so as to create sufficient space with the dwelling to the rear where a distance of almost 10 metres would be achieved from its western elevation to no.2 Healey Close. The new dwelling would have two openings at the ground floor level only, neither will have a direct view of this neighbouring property to the rear given its slightly off-set positioning. I am satisfied that this distance is

acceptable to meet the needs of privacy and that this is sufficient to avoid adverse impacts such as overshadowing and overbearing impacts.



Proposed site layout



View of no.2 Healey Close (facing the proposed structure)

The level of amenity space provided to the dwelling is considered generous for the scale of the proposed bungalow for 2 people.

No adverse impacts upon residential amenity associated with the proposed parking spaces located to the south and east are anticipated.

The scheme is judged to accord with Policy DM5 of the Allocations and Development Management DPD in terms of the living conditions of residents.

Highways and Parking

Spatial Policy 7 states that 'the Council will encourage and support development proposals which promote an improved and integrated transport network and an emphasis on non-car modes as a means of access to services and facilities.' Policy DM5 of the DPD states that 'Provision should be made for safe and inclusive access to new development. Where practicable, this should make use of Green Infrastructure and as many alternative modes of transport as possible. Parking provision for vehicles and cycles should be based on the scale and specific location of the development.'

The proposed dwelling would have one allocated space for vehicle off road parking. Although the vehicle would have to reverse to exit the site, this situation is not uncommon along the what is a fairly quiet residential road. In addition, 6 further parking spaces will be created for other residents and visitors within the vicinity. This is a wider benefit as residents in the area appear to rely on on-street parking and the existing parking area is often full with cars then parking on the pavements etc. It is therefore considered the proposal would have a positive impact on highway safety and parking provision which weighs in favour of the scheme.

Dropped kerbs will be carried out for the vehicle crossings on the southern boundary. The pedestrian access from Regents Close to Healey Close will remain after the drop kerbs are installed.

NCC Highways have no objections to the proposal. The conditions suggested by NCC Highways have been included in the recommendation.

Waste Management

The new dwelling would have a paved area to accommodate 3no. bins away from the access paths. It is considered the proposed layout plan to be acceptable in relation to bin storage.

Conclusion

Having regards to the above, it is considered that the proposal is acceptable in principle and would not result in the loss of any functional green space. Despite the loss of amenity green space, the proposal relates well to the surrounding properties and would have an acceptable impact on the character of the area and neighbouring amenity. There would be no adverse impacts in terms of highway safety and the proposal would bring about some welcome benefits by creating 6 additional off street parking spaces for local residents whilst retaining the existing footway link to the adjacent street. Furthermore the proposal would provide a much needed affordable housing unit, when there is a shortfall for such accommodation District wide. It is therefore recommended that planning permission is granted.

RECOMMENDATION

That full planning permission is approved subject to the following 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 approved proposed plans and documents reference:

- Site Location Plan 100 416 ID217 001D, received on 07 August 2020
- Proposed Site Layout Opt3 – 100 416 ID217 005F, received on 07 August 2020
- Proposed Plans & Elevations 100 416 ID217 010, received on 07 August 2020
- Proposed Levels and Kerbing Layout G042 (ID217) C 0110, received on 19 November 2020

Reason: So as to define this permission.

03

The development hereby permitted shall be constructed entirely of the materials details submitted on drawing no. 100 416 ID212 007.

Reason: In the interests of visual amenity.

04

Prior to first occupation of the dwelling hereby approved, certification for any imported topsoil shall be submitted to and approved in writing by the Local Planning Authority. The topsoil shall thereafter be brought onto the site in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

05

The dwelling hereby permitted shall not be occupied until its parking space and other parking spaces shown on the approved drawing are surfaced in a hard bound material (not loose gravel). The parking spaces shall then be maintained in such hard bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).

06

The dwelling hereby permitted shall not be occupied until dropped vehicular footway crossings to serve all parking spaces are available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

Reason: To protect the structural integrity of the highway and to allow for future maintenance.

07

The dwelling hereby permitted shall not be occupied until the parking spaces are constructed in such a way to prevent the unregulated discharge of surface water from the spaces to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

08

Notwithstanding the details submitted, prior to first occupation of the dwelling hereby approved, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation

measures, tree staking and guards, and structural cells. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species;

boundary treatments/means of enclosures.

Reason: This condition is necessary in the interests of visual amenity as the details submitted relating to the south and east boundaries is not considered appropriate being adjacent to the public realm.

09

The approved soft landscaping shall be completed during the first planting season following the first occupation/use of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees ; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations. The approved hard landscaping scheme shall be completed prior to first occupation or use.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

010

The bin storage facilities/area shown on the approved plan reference 100 416 ID217 005F shall be provided prior to first occupation of the dwelling hereby approved and retained for the lifetime of the development.

Reason: To ensure that adequate bin storage is provided for occupiers in the interests of residential and visual amenity.

Informative Notes:

01

This application has been the subject of pre-application discussions and has been approved in accordance with that advice. 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 understanding that CIL may not payable on the development hereby approved as the development is made up entirely of Social Housing provided by local housing authority, registered social landlord or registered provider of social housing and shared ownership housing. It is necessary to apply for a formal exemption to confirm this view, which must be made to the Council prior to the commencement of development on CIL 4 form which is also available on the Councils website.

03

The development makes it necessary to construct vehicular crossings over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Agent, Via East Midlands to arrange for these works to be carried out. Email: licences@viaem.co.uk Tel. 0300 500 8080 and further information at:

<https://www.nottinghamshire.gov.uk/transport/licences-permits/temporaryactivities>

04

Please note that the District Council no longer provides wheeled bins for residential developments free of charge. Wheeled bins can be purchased from the District Council or any other source provided they conform to appropriate standards and requirements of the Council. Enclosed is a leaflet from the District Council's Waste Management Section entitled 'Guidance for New Development – Waste Storage and Collection' which sets out these standards and requirements. If you wish to purchase wheeled bins or discuss this matter further please contact the Waste Management Officer on 01636 655677 or email: waste.management@nsdc.info.

BACKGROUND PAPERS

Application case file.

For further information, please contact Yeung Brown on ext 5893.

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 - 20/01481/FUL

