

# V/2018/0431 - 49 Chestnut Avenue, Kirkby



**COMMITTEE DATE**    20/09/2018                      **WARD**            Kirkby Cross and Portland

**APP REF**                      V/2018/0431

**APPLICANT**                      P Crawford

**PROPOSAL**                      Construction of Single Storey Side and Rear Extension and  
Porch to Front Elevation

**LOCATION**                      49 Chestnut Avenue, Kirkby in Ashfield, Nottingham, NG17 8BA

**WEB-LINK**                      [https://www.google.co.uk/maps/@53.0983143,-  
1.2581121,166m/data=!3m1!1e3](https://www.google.co.uk/maps/@53.0983143,-1.2581121,166m/data=!3m1!1e3)

**BACKGROUND PAPERS**    A

App Registered: 20/07/2018

Expiry Date: 21/09/2018

*Consideration has been given to the Equalities Act 2010 in processing this application.*

*This application has been referred to Planning Committee as the applicant is a member of staff of the planning teams.*

**The Application**

This is an application for construction of single storey side and rear extension, and a porch to the front elevation.

**Consultations**

Individual notification to surrounding residents has been sent.

No objections have been received from statutory consultees or residents in respect of the proposal.

**Policy**

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

**National Planning Policy Framework (NPPF) 2018:**

Part 12 – Achieving Well Designed Places

**Ashfield Local Plan Review (ALPR) 2002:**

ST1 – Development

ST2 – Main Urban Area

HG7 – Residential Extensions

## **SPD Residential Extensions Design Guide**

### **Relevant Planning History**

**V/1975/0720**

Details: Carport

Decision: Conditional consent

Date: 17/10/75

### **Comment :**

The proposal is to remove the existing carport and rear extensions, and erect a single storey side and rear extension, and a new front porch at 49 Chestnut Avenue.

The extension is proposed to project from the rear of the property by approximately 2.5m, and will be roughly 8.5m in width, extending beyond the side elevation of the property by around 2.5m. The side element of the proposal will project forward from the rear down the side of the existing property by roughly 8m. The extension will have a maximum height of approximately 3.5m.

The property is located within the Main Urban Area of Kirkby in Ashfield, where the principle of development is acceptable under policy ST2 of the ALPR 2002.

### ***Visual Amenity:***

The side element of the extension is proposed to project around 0.5m forward from the principle elevation of the property, and comprises of a garage and a new front porch. The front elevation of the side extension also incorporates a dual pitched roof.

The garage and porch are proposed to be constructed in matching facing brick, whilst the remainder of the extension and main property is proposed to be rendered in White. Oak effect cladding is also proposed on the bay windows and on the front apex of the garage.

Within the immediate locality of the application site are numerous examples of residential properties of varying style and design. Render is also a common feature within the surrounding area. It is therefore considered that the proposal will not appear as a prominent addition or out of character in terms of appearance with the surrounding street scene.

### ***Residential Amenity:***

No objections have been received from local residents.

Whilst the extension is to be built up to the boundaries with neighbouring properties 47 and 51 Chestnut Avenue, the proposal is single storey in height and is therefore considered to not have a significant overbearing impact on neighbouring residents.

Loss of light to neighbouring property 47 Chestnut Avenue has been assessed using the BRE 45° Code. Whilst the code is breached in plan, it is not breached in elevation, indicating that there will not be a detrimental loss of light to number 47 arising from the proposed rear element of the extension.

There will be no overlooking impact on neighbouring residents arising from the development.

**Conclusion :**

Overall, the proposal is considered to be appropriate in terms of scale and siting within the site, and will not appear out of character within the surrounding street scene. The proposal is also considered to not have a significant detrimental overbearing, overshadowing or overlooking impact on the adjacent neighbouring properties. Approval is therefore recommended for this application, subject to the below conditions:

**Recommendation: Grant – Conditional Consent**

**CONDITIONS**

- 1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The materials and finishes to be used for the external elevations and roof of the proposal shall match those detailed in the submitted Planning Statement and as detailed in the email received on 20/08/18 from the applicant.**
- 3. This permission shall be read in accordance with the following plans: Elevations, Drawing No. V1-2018, Received 18/07/18; Plan View, Drawing No. V2-2018, Received 18/07/18. The development shall thereafter be undertaken in accordance with these plans unless**

**REASONS**

- 1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.**
- 2. To ensure the satisfactory appearance of the development.**
- 3. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.**

**INFORMATIVE**

- 1. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).**