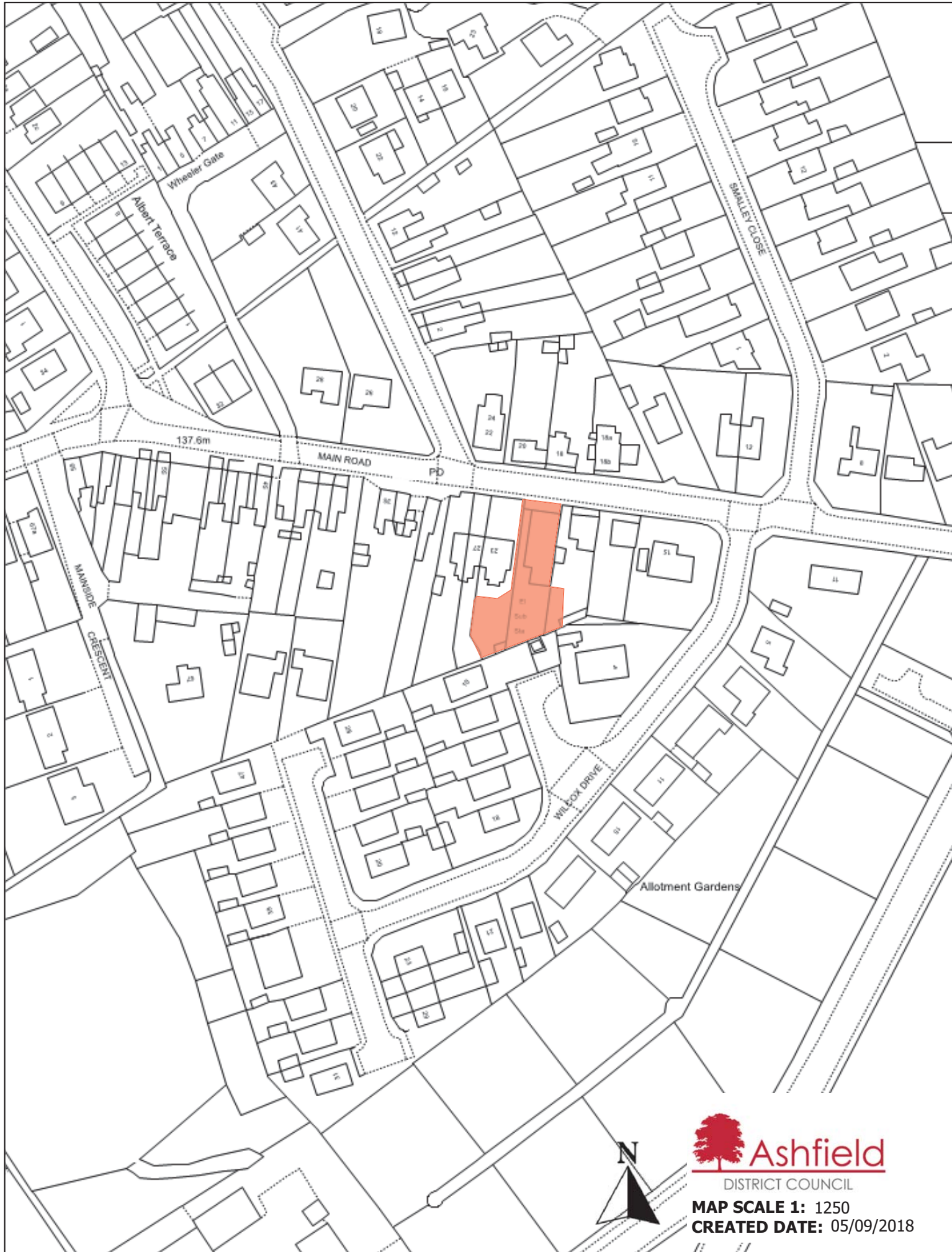


V/2018/0423 - 19-21 Main Road, Underwood



COMMITTEE DATE 20/09/2018 **WARD** Underwood

APP REF V/2018/0423

APPLICANT P Hughes Construction Ltd

PROPOSAL First Floor Office Extension Over Existing Flat Roof Extension to the Rear of 21 Main Road. Change of Use of Part of Garden of 19 Main Road to Car Parking Area to Serve 21 Main Road.

LOCATION 19-21 Main Road, Underwood, Nottingham, NG16 5GP

WEB-LINK <https://www.google.co.uk/maps/@53.0493397,-1.2977793,19z>

BACKGROUND PAPERS A, C, D, K

App Registered: 16/07/2018

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 by Cllr. Sears-Piccavey on the grounds of flooding.

The Application

This is an application for a first floor office extension over an existing flat roof extension to the rear of 21 Main Road, and the Change of Use of part of the rear garden of 19 Main Road to a car parking area to serve 21 Main Road.

Consultations

Site Notices have been posted together with individual notification of surrounding residents.

The following consultation responses have been received:

Resident Comments:

2 letter of objection has been received from local residents. The grounds for the objections are:

- Noise
- Anti-social behaviour
- Overlooking
- Overbearing
- Decrease in property value

ADC Drainage:

There are no known drainage issues with the site. An informative in respect of drainage is required.

Local Lead Flood Team:

Have no comments to make as the site falls outside of a flood risk area.

NCC Highways:

The proposal is considered to be minor and will have a minimal material impact on the highway network.

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 6 – Building a Strong, Competitive Economy

Part 12 – Achieving Well Designed Places

Ashfield Local Plan Review (ALPR) 2002:

ST1 – Development

ST3 – Named Settlement

Relevant Planning History

V/2015/0683

Details: Change of use of existing garden at no. 23 to create extension to rear car park and alteration to associated access

Decision: Conditional consent

Date: 24/12/2015

Comment :

The application proposes the erection of a first floor extension to the rear of 21 Main Road, Underwood, and the change of use of part of the rear garden of 19 Main Road to a car parking area to serve the business operating at 21 Main Road.

The application site comprises of a large detached, two storey property utilised as commercial office space for a local construction business, within the named settlement of Underwood.

The proposed extension is to be built above the existing flat roofed rear element of the property, and will project from the rear wall by roughly 5m, and will have a width of just under. The extension will bring the total height of the rear of the property to around 8m.

Visual Amenity:

Whilst the proposed rear extension will not be visible from Main Road, the siting of the application site means that it will however be visible from Wilcox Drive, located to the rear.

The rear extension has been designed so that it incorporates a dual-pitched, gable ended roof, with a ridge height set roughly 1m lower than that of the main building. As such, it is considered that the proposal will appear subordinate to the existing property.

Furthermore, whilst it is acknowledged that the extension is increasing the height of the rear element of the property, the removal of the existing flat roof and the integration of a dual-pitched roof in to the design of the proposed extension, will further help to improve the visual amenity offered by the wider street scene.

Matching materials are proposed to be used in the scheme, including cream painted render and slate grey roof tiles.

It is therefore considered that the rear extension will appear sympathetic to the existing property, and will not have a significant detrimental impact on the appearance or character of the surrounding locality.

Residential Amenity:

Concerns have been raised by two local residents in respect of the proposal.

The extension will be sited approximately 4m from 23 Main Road, and approximately 20m or more from properties along Wilcox Drive, minimising any overbearing or overshadowing impacts on these properties. Whilst the extension will be built up to the boundary with 19 Main Road, the existence of a single storey garage directly adjacent to the proposal at the neighbouring property will help to minimise any overbearing impact that the extension will have on no. 19. The proposed extension will not exacerbate any overshadowing impacts currently experienced at 19 Main Road.

Overlooking impacts on neighbouring properties have also been raised. Windows are proposed to be sited in the rear elevation of the extension with an outlook towards properties along Wilcox Drive. The separation distance between the office windows and habitable room windows at neighbouring properties is approximately 20m. Due to the angling of the proposed extension in relation to the properties along Wilcox Drive, it is considered that there are no significant harmful overlooking impacts arising from the proposal.

Issues in relation to noise and anti-social behaviour have been raised in respect of the new parking facility. It is considered that there is no evidence to suggest that the parking area will be used to facilitate anti-social behaviour in the area, and an

additional three parking space will not result in a significant increase in comings and goings to the property, to the detriment of the amenity of neighbouring residents.

A 2m high close boarded fence has already been erected to the rear boundary of the application site. The existence of this fence will mitigate against the potential for vehicle lights shining into habitable rooms at properties along Wilcox Drive.

Highways:

The proposal incorporates a parcel of land to the rear of 19 Main Road, which is proposed to be converted from residential garden space into three additional car parking spaces in association with the business at 21 Main Road.

No objections have been received from the highways authority in respect of the proposal.

The parking facility is to be constructed using a permeable block paving system, and will match the parking facility approved in 2015 for additional car parking to the rear of 23 Main Road.

Flooding Risk:

The application was called in on the grounds that the parking area will exacerbate flooding in the area.

ADC Drainage have confirmed that there are no known drainage issues with the site, and raise no objections to the proposal.

Furthermore, the Local Lead Flood Team have also been consulted but have not provided comments on the application on the grounds that the site falls outside of any flood risk area.

As previously stated, whilst part of the rear garden area of 19 Main Road will be converted into a parking area, the parking area will be constructed using permeable block paving, which will not result in increased surface water runoff. A grassed garden area will be retained adjacent to the parking area, which will absorb any further surface water, should it materialise.

It is therefore considered that the proposal will not increase any surface water runoff or contribute to increased flooding in the local area.

Conclusion :

Overall, the proposal is considered to be appropriate in terms of size and scale. It is considered that the proposal will not result in any significant detrimental impact on the amenity of local residents through increased overbearing or overlooking, or increased noise and anti-social behavior. Additionally the scheme will not result in any increased flooding in the area. Approval is therefore recommended for this application, subject to the stated 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 used in the construction of the existing building and those detailed in the submitted application form.**
- 3. This permission shall be read in accordance with the following plans: Site Layout Plan, Drawing No. 024/18/03, Received 12/07/18; Proposed Elevations and Floor Plans, Drawing No. 024/18/02, Received 12/07/18; East Elevations and Cross Section, Drawing No. 024/18/05, Received 12/07/18. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.**

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).**
- 2. Landowners, individual property owners and users are responsible for managing the drainage of their own land. The applicant must satisfy themselves that drainage is managed in such a way as to prevent**

adverse impacts of neighbouring land. The council take no responsibility for incorrect information or interpretations made by the applicant or their representatives. The responsibility for the checking of the design, calculations and details remain with the developer, or agent acting on their behalf.