



COMMITTEE DATE 25/08/2021 **WARD** Hucknall West

APP REF V/2021/0497

APPLICANT Craig Chambers

PROPOSAL Full Planning Consent for Two Detached Dwellings with
Associated Access and Car Parking

LOCATION 344 348 Land Rear of, Watnall Road, Hucknall, Notts

WEB-LINK <https://www.google.co.uk/maps/@53.0244698,-1.221306,19z>

BACKGROUND PAPERS A, B, D, E

App Registered 24/06/2021

Expiry Date 18/08/2021

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

This application has been referred to Planning Committee by Councillor Rostance on the grounds of the impact on the character and appearance of the area.

The Application

This is full application for 2 detached dwellings with associated access, off-street and private amenity space.

It should be noted that planning permission for 2 bungalows (v/2020/0760) was granted at January 2021 Planning committee. The reason for granting approval was that the proposal included 2 bungalows which will have no significant impact on the street scene due to the single storey design of the proposed development set back from the highway.

Recently, planning permission for 2 detached two storey dwellings (V/2021/0268) was refused. The proposed dwellings were significantly larger in height and footprint than the previously approved bungalows and therefore the two storey dwellings were considered to be visually imposing to the detriment of the visual amenity of the locality.

This is a resubmission of an application for 2 detached two storey dwellings which are significantly larger in height, width and depth than the previously approved 2 bungalows.

Consultations

A site notice has been posted together with individual notification of surrounding residents.

ADC Environmental Health – no objections subject to mitigation measures.

- Mitigation measures including a 1.8 – 2m close timber board fence will be installed to break the line of acoustic sight between the vehicles and the noise sensitive residential receivers including the garden areas.
- In the interest of residential properties on the access route, the Environmental Protection Team would recommend the mitigation measure is carried out as stated in Report undertaken by MAS Environmental, Dated: 18th November 2020.

ADC Environmental Protection (contamination) – No objections. Due to a former landfill to the south-east of the site, the following condition is recommended:

- The development shall not be occupied unless either a:
 - a) Reinforced concrete cast in situ floor slab (suspended, non-suspended or raft) with at least 1200 g DPM and underfloor venting; or
 - b) Beam and block or pre-cast concrete and 2000 g DPM/reinforced gas membrane and underfloor venting are first installed with all joints and penetrations sealed so that the gas protection measures shall meet the requirements of CIRIA Report C665 (Assessing risks posed by hazardous ground gases to buildings, London, 2007).

Following completion of gas protection measures and prior to occupation, a verification report which demonstrates that the measures were effectively carried out shall be produced, and subject to the approval in writing of the Local Planning Authority. Evidence of the installation of effective gas protection measures should include photos, receipts, builders' letters etc to accompany the verification statement.

NCC Highways - no objections subject to conditions.

- The Highway Authority would not wish to raise objection subject to conditions relating to the following:
 - The shared private driveway shall be surfaced to a width of 5.8m for at least 5m behind the highway and shall be carried out in accordance with the submitted layout plan.
 - The proposed driveway shall be surfaced in a hard-bound material for a minimum of 5m behind the highway boundary.

- The existing dropped kerb access, at the site frontage of 346 Watnall Road, is permanently closed and the access crossing reinstated as a footway.
- The access driveway is constructed with provision to prevent the unregulated discharge of surface water from the driveway.
- A wheelie bin collection point shall be provided near to but not within the public adopted highway.

Policy

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

Ashfield Local Plan Review ALPR 2002

- ST1 – Development
- ST2 – Main urban area
- HG5 – New residential development
- RC5 – Allotments

National Planning Policy Framework NPPF 2021

- Part 2 – Achieving well designed places
- Part 4 – Decision making
- Part 5 – Delivering a sufficient supply of homes
- Part 9 – Promoting sustainable transport
- Part 11 – Making effective use of land
- Part 12 – Achieving well designed places
- Part 15 – Conserving and enhancing the natural environment

Supplementary Planning Documents 2014

- Residential Design Guide
- Residential Car Parking Standards

Relevant Planning History

340 Watnall Road, Hucknall:

- **V2018/0802** – Bungalow with associated access (refused 01.02.2019).

Land to the rear of 344-348 Watnall Road, Hucknall:

- **V/2019/0693** - Application for Outline Planning Permission With All Matters Reserved For Residential Development (refused 11.12.2019)
- Appeal Ref. APP/W3005/W/20/3247673 – Dismissed 19.06.2020.

Land to the rear of 344-348 Watnall Road, Hucknall:

- **V/2020/0595** – Application for full planning permission for 4 dwellings (refused 13.10.2020).

- **V/2020/0760** – Two Bungalows (approved 15.02.2021)
- **V/2021/0268** - Two Detached Dwellings (refused 27.05.2021)

Comment:

The site is located within the main urban area of Hucknall. The application site forms garden land to the rear of 344, 346 and 348 Watnall Road, with a new access road that runs from the highway between 346 and 344.

The main issues to consider in this application are the:

- Principle of development;
- Character and appearance of the area;
- Residential Amenity; and
- Highway safety.

Principle of development

Planning permission for 2 3-bedroom bungalows (v/2020/0760) was granted in this location. As a result, the principle of 2 bungalows to the rear of 344-348 Watnall Road is accepted.

Character and Appearance

Saved policy HG5 (g) of the ALPR 2002 states residential development will be permitted where its design is acceptable in terms of appearance, scale and siting. Paragraph 124 of the NPPF 2021, states that planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an areas prevailing character and setting (including residential gardens). Paragraph 130 of the NPPF, also sets out that planning decisions should ensure that developments: (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

Planning permission has been refused for residential development and an appeal has also been dismissed because of the impact on the character and appearance of the area. Planning permission was however granted for 2 bungalows (v/2020/0760) in January 2021. The proposal included a pair of detached 3-bedroom bungalows, set back from the highway by approximately 86m. The approved scheme consisted of two bungalows approximately 5.3m in height, 11.5m in width and 9.1m in depth.

The applicant referred members at the time to similar bungalows and members were of the view that the proposed bungalows were a size, scale and design that would not significantly impact the character and appearance of the locality. As such, the

application was considered to be compliant with policy ST1 and Policy HG5 and the National Planning Policy Framework.

This year, planning permission for 2 detached two storey dwellings (V/2021/0268) was refused. Both dwellings were two storeys approximately 9.8m in height, 11.5m in width and 15.8m in depth. The proposed two storey dwellings were significantly different to the previously approved bungalows and furthermore due to their size, scale and design will be visible from Watnall Road and be visually imposing to the detriment of the visual amenity of the locality.

This application similarly proposes 2 detached two storey dwellings set back from the highway by approximately 80m and are sited side by side facing the rear gardens of 344 – 348 Watnall Road. Both dwellings are approximately 7.6m in height, 11.5m in width and 17.6m in depth. Both proposed dwellings include a dual pitched roof with a ridgeline running side by side facing Watnall Road. The resulting effect of both dwellings side by side is significantly visually imposing on the street scene due to the siting, size, scale and design of the proposed development. In particular plot B will be highly visible from Watnall Road and will appear incongruous with the prevailing character of properties in this location.

The proposed two storey dwellings are significantly different to the previously approved scheme due to the fact that the proposed dwellings are larger in size and highly visible to the detriment of the character and appearance of the locality.

The proposal is considered to be inappropriate in size, scale and design to the detriment of the character and appearance of the locality. Therefore, the proposal would not conform with saved policy ST1 (b) and HG5 (g) of the ALPR 2002 and Part 12 – Achieving Well Designed Places of the NPPF 2021, which seeks to ensure that developments add to the overall quality of an area, and are sympathetic to local character and history, including the surrounding built environment.

Residential Amenity

The application has been considered against the requirements of paragraph 130 of the Framework, which seeks to create places which promote health and well-being, with a high standard of amenity for existing and future users. Consideration has also been given to the requirements of policy HG5 of the ALPR 2002, which states that residential development will be permitted where the amenity of neighbouring properties is protected.

In support of the application, given the proposed overall size, scale and siting of the dwellings within the plot, approximately 51m from the nearest residential property 346 Watnall Road, the proposal would not give rise to any detrimental massing, overshadowing or overlooking impacts on nearby residential occupiers.

Furthermore, the proposed dwellings would provide any future occupier with an acceptable standard of amenity, through the provision of adequate internal standards, and a generous area of private amenity space to the rear.

Both dwellings 346 and 348 Watnall Road have primary windows on the front and rear elevations and although there are small windows on the side elevation these are non-habitable rooms. The rear gardens of both neighbouring properties would run alongside the access road.

The applicant has submitted a noise report undertaken by MAS Environmental, which states the proposal is likely to create transport movements from the access to around 6-8 per dwelling per day. The primary noise source will be the exhaust resulting from the comings and goings of vehicles. Mitigation measures implemented in the form of 1.8 – 2m close boarded timber fencing will be installed alongside the rear gardens of 344 and 346, to break the line of acoustic sight between the vehicles and the noise sensitive residential receivers within the garden areas.

ADC Environmental Health have reviewed the submitted noise report and have provided no objections subject to the recommended fencing to be installed in the interests of protecting the amenity of neighbouring properties.

Highway Safety

The application has been considered against Part 9 – Promoting Sustainable Transport of the NPPF 2021, which seeks to ensure that safe and suitable access to the site can be achieved for all users, whilst minimising significant impacts on the transport network or highway safety.

The application proposes a shared access to serve existing dwellings 344 and 346 Watnall Road and the proposed 2 dwellings. The off-street parking for 344 and 346 is shown to be accessed from this private drive, with a new 0.9m high boundary wall proposed at the site frontage of both properties.

The proposed access width meets the requirements of 5.8m in accordance with the Nottinghamshire Highway Design Guide which states that a new access that serves up to 6 dwellings is required to have a minimum width of 5.8m (minimum 4.8m 1m added as the access is bounded by a wall each side). The submitted details demonstrate that the proposal can meet the requirements for highway visibility splays to ensure safe access and egress.

The site access can accommodate a two-way flow traffic to limit any potential congestion on Watnall Road, whilst providing turning space for visiting vehicles. The site can also accommodate the minimum off-street car parking spaces, in accordance with the Councils adopted Supplementary Planning Document: Residential Car Parking Standards 2014.

Conclusion:

The NPPF states that proposals should be considered in the context of the presumption of sustainable development, which is defined by economic, social and environmental dimensions.

The Council cannot currently demonstrate a five year housing land supply, the tilted balance is therefore engaged, and planning permission should be granted unless the adverse impacts demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

It is acknowledged that the proposal would provide a number of benefits, including support for a small house builder and other economic benefits that would be generated during the construction of the dwellings and occupation thereafter. The proposal would also assist in providing a contribution towards the Districts housing supply, albeit modest. These benefits are however met if the approved scheme for bungalows is carried out.

The proposal is significantly different to the previously approved scheme by virtue of its size, scale and design and is considered to be out of keeping with reducing the visual impact of the proposed properties in this location to the detriment of the visual amenity of the locality. The proposal results in significant harm to the character and appearance of the area. The application is therefore recommended for refusal.

Recommendation: - Refusal**REASON**

- 1. The proposal by virtue of its size, scale and design will result in a development which is prominent and visually detrimental and out of keeping with the character and appearance of buildings in this back land location. The proposal would therefore result in significant harm to the character and appearance of the area and is therefore considered contrary to saved policy ST1 (a and b) and HG5 (g) of the Ashfield Local Plan Review 2002, as well as Part 11 and 12 of the National Planning Policy Framework 2021.**