

PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT - HOUSEHOLDER

Valid Date: 18 May 2022

Expiry Date: 13 July 2022

Application Ref.	22/00666/HSE	
Site Address	18 Station Avenue Ranskill Retford Nottinghamshire DN22 8LF	
Proposal	Two Storey Side Extension	
Case Officer	Eleanor Grant	
Decision Level	Delegated	
Reason(s) for PCG referral		
PCG Sign off and date		
	Signature	Date
Case Officer	Ellie Grant	05/07/2022
Principal Planner		
Authorised signing Manager		7 th July 2022

Policy Considerations	<p>Having regard to Section 54A of the Town and Country Planning Act 1990, the main policy considerations are as follows:</p> <p><u>National Planning Policy Framework</u></p> <p>The National Planning Policy Framework (NPPF) sets out the Government's approach for the planning system and how these are expected to be applied.</p> <p>Paragraph 8 explains that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform an economic, social and environmental role.</p> <p>Paragraph 11 explains that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent,</p>
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silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted. The relevant policies are as follows:

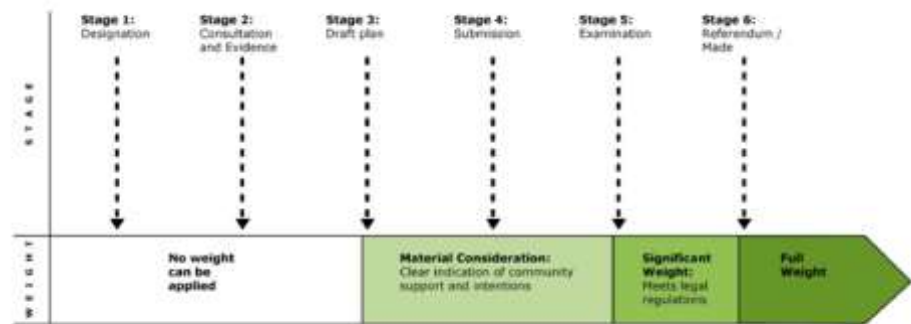
- Para 7 – Achieving sustainable development
- Para 8 – Three strands to sustainable development
- Para 10 – Presumption in favour of sustainable development
- Para 11 – Decision making
- Para 12 – Development plan as the starting point for decision making
- Para 108 – 110 – Highway safety
- Para 126 – Good design is a key aspect of sustainable development.
- Para 130 – Development should reflect local characteristics and should provide a good level of amenity for both existing and future users of the property.
- Para 134 – Poor design should be refused permission.

Bassetlaw District Local Development Framework
Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011)

- DM4 - Design & character

Neighbourhood Plan (including status and relevant policies)

The chart below shows the weight to be given to the Neighbourhood Plan set against the stage of the plan-making process. The Ranskill Neighbourhood Plan is at pre-submission draft stage and therefore cannot be given any weight.



Other relevant guidance/SPDs	<u>Bassetlaw District Council – Successful Places:</u> A Guide to Sustainable Housing Layout and Design (Adopted December 2013)
Relevant Planning History	1981: 39/81/00012 - ERECT DOUBLE GARAGE AND REAR CONSERVATORY - Granted
Consultation date(s)	Consultation and publicity expiry date: 14/06/2022

Summary of Consultation Responses	Parish Clerk to Ranskill – No objections.
Summary of Publicity	This application was advertised by neighbour letter and site notice. No letters have been received in response.
Site Context	The application site is a twentieth-century semi-detached dwelling situated on the east side of Station Avenue. The property is constructed of red brick with a pitched tile roof and front projecting gable. It sits within a larger corner plot with a detached garage to the rear.
The Proposal	A two storey side extension is proposed to adjoin the northern elevation. It will measure approximately 4 metres wide and 6.05 metres deep. It will be recessed behind the main gable elevation to sit in line with the neighbouring dwelling which adjoins the south elevation. As part of the proposal a brick built outbuilding to the rear of the property is planned to be demolished.
Assessment of Proposal	<p><u>Principle of Development</u></p> <p>Planning permission is sought to carry out works within the curtilage of an existing residential property. Paragraph 12 of the NPPF makes it clear that the development plan is the starting point for decision-making.</p> <p>The NPPF adds that in the absence of an up-to-date local plan or relevant development plan policies, permission should be granted unless it is clear that the development would result in harm that significantly outweighs the benefits of development.</p> <p>Paragraph 134 of the NPPF states that permission should be refused for development of poor design that fails to account for the opportunities to improve the character and quality of the area.</p> <p>Policy DM4 indicates that development proposals including new buildings and extensions, will only be acceptable where they meet the requirements of high-quality design.</p> <p>The relevant issues are considered below.</p> <p><u>Visual Amenity</u></p> <p>Section 12 of the NPPF refers to achieving well designed spaces. It outlines that any new development should be well-built to ensure longevity and a high standard of amenity for existing and future users. Design and materials should be sympathetic to the local character and optimise the potential of the site. Paragraph 134 of the NPPF states that permission should be refused for development of poor design that fails to account for the opportunities to improve the character and quality of the area.</p> <p>Policy DM4 of the Adopted Core Strategy provides a general design guide for all schemes. It makes clear that development should make clear physical links with existing development and should reflect the character and scale of its setting.</p>

This is also communicated in the Council's adopted SPD 'Successful Places' in regards to residential design.

The extension will be constructed of brick and have a pitched roof which is set at 90 degrees to the front projecting gable. It will be set back from the gable, in line with the neighbouring dwelling. This will unify the appearance with the existing arrangement.

The extension will be of a reasonable scale and will integrate well with the main dwelling and wider setting. The windows will be of a similar size and appearance to those on the original dwelling.

It is therefore in accordance with Section 12 of the NPPF and Core Strategy Policy DM4.

Residential Amenity

Policy DM4 of the Adopted Core Strategy requires that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. This requirement also forms part of paragraph 130 of the NPPF.

3.11.11 of the Council's adopted Successful Places SPD states Proposals should not cause a loss of daylight, over-shadowing or create overbearing relationships between buildings where this would be detrimental to residential amenity and goes on to describe how the impact of an extension on the daylight enjoyed by neighbouring occupiers can be assessed using the 45 degree rule.

As the property sits on a corner plot at a junction, there are a limited number of properties in close proximity. However, the rear elevation of the extension will be directly facing towards the side elevation of 20 Cherry Tree Close. 20 Cherry Tree Close has a two storey side extension which has a side window facing the rear elevation of the application site. There are two first floor windows proposed in the extended area therefore overlooking must be considered. The first floor windows will serve an en-suite and bedroom. These will be small windows and will offer some views towards the side window of the neighbouring dwelling which is approximately 13 metres away. As such, it has been agreed that these windows will be obscurely glazed.

19 Station Avenue (opposite/west) and 28 Station Avenue (opposite to side elevation/north) will not be impacted by the development as sufficient separation distance is afforded.

The proposal is considered to be congruent with national and local policy regarding amenity.

Community Infrastructure Levy

The total new floor area created would be less than 100sqm, therefore the proposal is not liable for CIL.

	<p><u>Conclusion</u></p> <p>The proposed extension will follow the form and appearance of the existing dwelling and will be of a reasonable scale. There will be no significant impacts to neighbouring amenity. It is therefore recommended for approval subject to conditions.</p>
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