

PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT - GENERAL

Valid Date: 6 July 2022

Expiry Date: 31 August 2022

Application Ref.	22/00913/HSE	
Site Address	Ponderosa Eastgate Normanton On Trent Newark Nottinghamshire	
Proposal	Erect Single Storey Side Extension and Construct New Pitched Roof to Replace Existing Flat Roof to Rear Elevation	
Case Officer	John McKeown	
Decision Level	- Delegated	
Recommendation	- Grant planning permission	
Reason(s) for PCG referral		
PCG Sign off and date		
	Signature	Date
Case Officer	JM	26/8/22
Authorised signing Manager		30 th August 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 2021</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with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would</p>
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	<p>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:</p> <p>Part 12. Achieving well-designed places</p> <p><u>Bassetlaw District Council – Local Development Framework Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011):</u></p> <ul style="list-style-type: none"> • CS1 - Settlement hierarchy • CS9 – All Other Settlements • DM4 - Design & character <p><u>Neighbourhood Plan (including status and relevant policies)</u></p> <p>Normanton on Trent isn't a Neighbourhood Plan area and as such, there isn't an adopted Neighbourhood Plan in place for consideration as part of this scheme.</p>
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	1986- permission to extend dwelling.
Consultation date(s)	Consultation and Publicity Expiry Date: 11 August 2022
Summary of Consultation Responses	None
Summary of Publicity	This application was advertised by neighbour letter and site notice and no comments have been received.
Site Context	Normanton on Trent is identified as an 'other settlement' in the Bassetlaw Local Development Framework ie. a settlement without a Development Boundary. The site lies within the built form of the village and forms part of a linear form of development. The site lies within an Area of Archaeological Interest.
The Proposal	The application proposes the erection of a single storey side extension and a new pitched roof to an existing rear flat roofed bedroom/sitting room/utility area.
Assessment of Proposal	Extensions and alterations to existing dwellings are considered to be acceptable subject to compliance with the relevant policies in the development plan and other material considerations. Policy DM4 of the Bassetlaw Core Strategy requires that proposals for householder development are well designed, in keeping with the character of the area and of an appropriate scale. By virtue of the proposed design and scale, the proposed erection of a single storey side and rear extension is considered to be acceptable in principle.

VISUAL AMENITY

Section 12 of the NPPF refers to achieving well designed places. Specifically, paragraph 126 states that good design is a key aspect of sustainable development; it creates better places in which to live and work in and helps make development acceptable to local communities. Paragraph 130 states that decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is “proper to seek to promote or reinforce local distinctiveness” (para 130) and permission should be “refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions” (para 134).

Policy DM4 of the Bassetlaw Core Strategy provides general design principles which should be applied to all schemes. The policy states that all development proposals will need to be in keeping with the character and appearance of the wider area and when they are in historic locations, they should respect existing development patterns. All schemes must respect their context and not create a pastiche development which would be incorrect in their context.

The bungalow is set back from the highway and to the rear of dwellings to the east and west which adjoin the highway.

The proposed side extension incorporates a pitched roof to match the existing bungalow and at a lower ridge height than the existing. The extension is set back from the front elevation of the bungalow and replaces an existing flat roofed garage which is linked to flat roofed rear accommodation. This rear accommodation is to be reconfigured to form a dining area, kitchen and utility room area. A pitched roof at the same ridge height as the existing is to be erected over this area.

Given the form, size and siting of the proposed extensions, the existing flat roofed structures to be replaced/altered and with the use of materials of construction to match those of the existing dwelling, it is considered that the proposal would be of no detriment to the character and appearance of the area as a whole.

RESIDENTIAL AMENITY

Policy DM4 of the 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.

The dwelling to the east is sited forward of the host dwelling and at the east boundary of the plot. A cart shed style garage/store building is sited on the south boundary, close to the east boundary of the application site. A wall and dense shrub/tree planting forms the common boundary. The existing garage and en-suite area is sited on this boundary and the proposed side extension will be set in slightly

from the boundary. Windows to an en-suite and utility room area are proposed in the side, east elevation of the extension.

The dwelling to the west is also sited forward of the host property and a 1.8 metre high fence and tall hedge to the rear forms the common boundary. Bi-fold doors are proposed in the west elevation of the reconfigured rear accommodation area.

In view of the form, size and siting of the extensions/alterations, the proposal would result in no loss of privacy, light or outlook to occupiers of adjoining dwellings.

Adequate private amenity area would remain for occupiers of the host dwelling as a result of the proposed development.

HIGHWAYS MATTERS

Paragraph 110 of the NPPF states that schemes can be supported where they provide safe and suitable access for all. This requirement is also contained in policy DM4 of the Council's Core Strategy. Paragraph 111 of the NPPF makes it clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 92 of the NPPF states that all development should aim to achieve healthy, inclusive and safe places which encourage social interaction, are safe and accessible and enable and support healthy lifestyles. Paragraph 110 of the NPPF requires schemes to provide safe and suitable access for all users as well as looking at appropriate opportunities to promote sustainable transport modes.

Paragraph 112b of the NPPF requires schemes to address the needs of people with disabilities and reduced mobility in relation to all modes of transport.

The proposal results in the loss of a garage space but adequate vehicle parking/manoeuvring space is available forward of the dwelling and clear of highway limits. As such and given the relatively lightly trafficked nature of Eastgate, it is considered that the proposal will not exacerbate any existing highway safety issues in the locality.

CONCLUSION/PLANNING BALANCE

In line with relevant national and local planning advice and policies, the proposal would be of no detriment to the character and appearance of the area as a whole, would be of no detriment to the amenities of local residents and would not exacerbate any existing highway safety issues in the locality. As such, it is recommended that planning permission is granted.