

PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT - HOUSEHOLDER

Valid Date: 21 July 2022

Expiry Date: 15 September 2022

Application Ref.	22/00954/HSE	
Site Address	Lorelei Lodge South Street Bole Retford Nottinghamshire	
Proposal	Porch to Front Elevation	
Case Officer	Ellie Grant	
Decision Level	Delegated	
Reason(s) for PCG referral		
PCG Sign off and date		
	Signature	Date
Case Officer	Ellie Grant	08/09/2022
Principal Planner		
Authorised signing Manager		8 th September 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silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in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

110-112 – 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.

Para 189 – Features of historic value should be conserved.

Para 199 – Great weight should be given to conservation.

Para 201 – Permission should be refused for applications which pose substantial harm to a heritage asset.

Para 206 – Local Authorities should look for opportunities for new development within heritage settings to better reveal their significance.

Bassetlaw District Local Development Framework

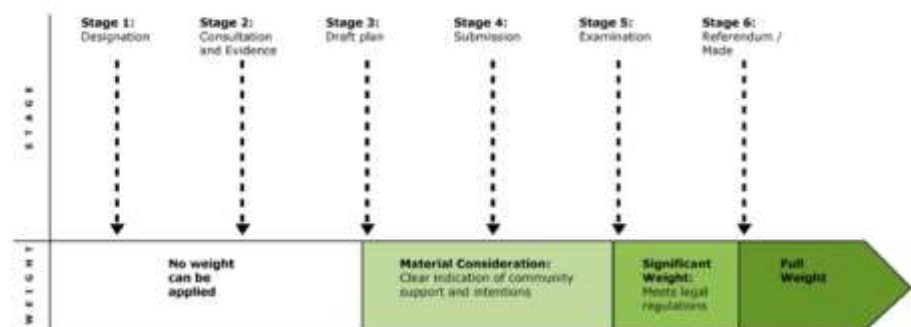
Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011)

- DM4 - Design & character
- DM8 – The Historic Environment

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 Sturton Ward Neighbourhood Plan was adopted at referendum in November 2021. It can therefore be accorded full weight. The relevant policies are:

- Policy 5 – Design principles
- Policy 6 – Protecting the historic environment



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	There is no recent, relevant planning history associated with this site.
Consultation date(s)	Consultation and publicity expiry date: 18/08/2022
Summary of Consultation Responses	Bole Parish – No response.
Summary of Publicity	This application was advertised by neighbour letter and site notice. No letters have been received in response.
Site Context	<p>The application site is a detached late twentieth century bungalow situated within a corner plot on the junction of South Street and East Street. The bungalow is orientated with its front elevation towards South Street. The bungalow has a T-shaped plan form with a catslide style roof on the northern end of the front elevation.</p> <p>The property is not of any heritage significance and is not considered to affect the setting of nearby heritage assets. However, it is noted that the property is within nearby vicinity of properties which are non-designated heritage assets and the Grade II Listed Church of St Martin on East Street.</p>
The Proposal	The application proposes to erect a porch extension to the front of the dwelling. It will measure approximately 5.6 metres wide, 3.3 metres deep and be 3 metres tall with a gently sloping roof. It is larger than what is allowed via permitted development and proposed in different materials so planning permission is required.
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>

The relevant issues are considered below.

Visual Amenity

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.

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

The porch is proposed to infill a section between the projecting gable and the catslide roof which both extend to the front of the dwelling.

The porch extension will be constructed of uPVC with oak effect panelling and frames, with a polycarbonate roof. There will be a set of French doors placed centrally to the front. This will become the front entrance to the property and the original front door will not be visible.

The design of the porch extension is of concern. Whilst the windows of the existing dwelling are UPVC, the structure proposed does not match the materials used in the construction of the dwelling, which is brick and tile. The structure will be placed on the front of the dwelling and so will be a prominent addition and would appear a somewhat incongruous addition to the front of the property. As such, it is felt to weaken the appearance and character of the property.

An alternative design of brick and tile roof construction would be encouraged so as to be more sympathetic to the appearance of the dwelling and to be of a greater longevity than a uPVC structure.

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.

The proposed extension will infill an area between two existing projections on the front of the dwelling. It will not extend the dwelling any closer to adjacent properties. There are no concerns in relation to neighbouring amenity.

The proposal is therefore 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.

Conclusion

The application proposes a relatively minor scale of development for a uPVC porch to the front of the property. However, the design is considered to be unsympathetic to the character and appearance of the dwelling and is sited prominently on the front elevation. As such, it fails to compliment or enhance the dwelling. It is therefore recommended that planning permission is refused.