

PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT - HOUSEHOLDER

Valid Date: 2 August 2022

Expiry Date: 27 September 2022

Application Ref.	22/01033/HSE	
Site Address	9 Stonehill Close Ranskill Retford Nottinghamshire DN22 8NG	
Proposal	Single Storey Side Extension to form Hobby Room, WC/Shower Room and Utility	
Case Officer	Ellie Grant	
Decision Level	Delegated	
Reason(s) for PCG referral		
PCG Sign off and date		
	Signature	Date
Case Officer	Ellie Grant	12/09/2022
Principal Planner		
Authorised signing Manager		14 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>
------------------------------	---

silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in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:

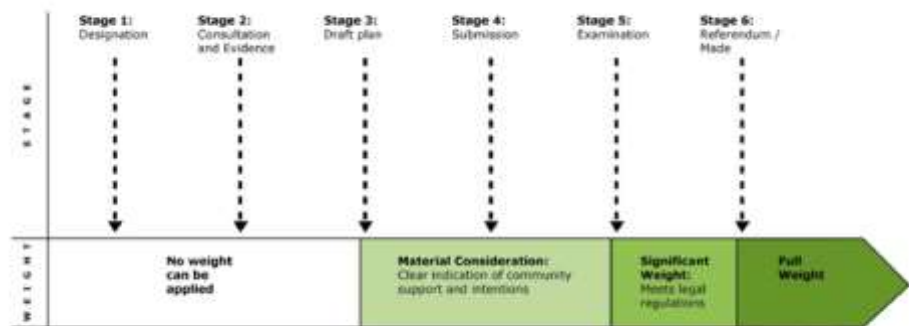
- Para 7 – Achieving sustainable development
- Para 8 – Three strands to sustainable development
- Para 10 – Presumption in favour of sustainable development
- Para 11 – Decision making
- Para 12 – Development plan as the starting point for decision making
- 110-112 – Highway safety
- Para 126 – Good 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.

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 Draft stage. It can therefore can only be accorded weight as a material consideration.



Other relevant guidance/SPDs

Bassetlaw District Council – Successful Places: A Guide to Sustainable Housing Layout and Design (Adopted December 2013)

Relevant Planning History

A pre-application enquiry was made in 2022 to Demolish Existing Garage and Rear Utility, Proposed Single Storey Side Extension

2019 - 19/00788/HSE - Erection of Conservatory to Side Elevation – Granted – (lapsed, works not carried out)

Consultation date(s)	Consultation and publicity expiry date: 25/08/2022
Summary of Consultation Responses	Ranskill Parish – No objections.
Summary of Publicity	This application was advertised by neighbour letter and site notice. 1 Letter has been received from No. 7 stating they have no objections to the proposed development.
Site Context	The application site is a detached mid-twentieth century bungalow situated on a corner plot within a culdesac. It has a rendered finish with a pitched roof with solar panels mounted to one side. The property has a detached flat roof single garage on the east side which is adjoined to the house by a covered walkway between the two structures, as well as a small offshoot extension on the west.
The Proposal	The application proposes to demolish the existing garage to the east and replace with a larger single storey extension. The extension will be similar in form to the garage with a flat roof only it will directly adjoin the east elevation and will be approximately 4 metres wide and span 9.2 metres in length. Note plans have been amended during the course of the application to remove the proposed rooflights by preference of the applicant.
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>

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 extension will appear quite similar to the existing garage but will have a larger footprint. There will be a simple window in the north front elevation and it will have an external entrance point on the on the rear elevation.

It will have a rendered finish to match the house and so will integrate well with the original property and will not detract from the streetscene.

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 Councils 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.

There are three properties in proximity to the dwelling. The primary window will look towards the blank gable of the property opposite and will have no different relationship to the properties as existing. There are two further properties, Stonehill Close to the east and 11 Stonehill Close to the south. The impact to the property immediately east is considered to be negligible; it will be in a similar position to the garage (in relation to the boundary) and be of a similar form, albeit on a slightly larger footprint. It is not considered to pose significant risk of overshadowing to this property.

Likewise, it is not considered to pose harm to 11 Stonehill Close, the extended area will sit in excess of 20 metres from the front elevation of No. 11. As such, there will be limited impact.

It is therefore in accordance 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.

Conclusions

The conversion and extension of the former garage will have a wholly acceptable impact on the dwelling and its wider setting. It is therefore recommended for approval subject to conditions.