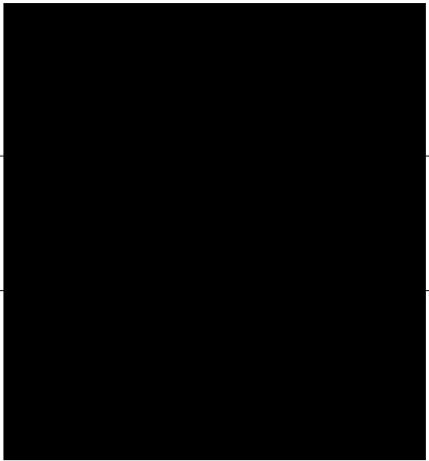


Delegated Report

Application Number: V/2021/0185
Address: 333, Watnall Road, Hucknall, Nottingham, NG15 6EP
Description of Works: Conservatory

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|------------------------------|---|
| The Application | Conservatory |
| Policy Considerations | <p>Ashfield Local Plan Review 2002 ST1 – Development ST2 – Main Urban Area HG7 – Residential Extensions</p> <p>National Planning Policy Framework 2019 12 – Achieving well designed places</p> <p>Residential Extensions Design Guide SPD 2014 Residential Design Guide SPD 2014 Residential Car Parking Standards 2014</p> |
| Relevant Planning History | No relevant history |
| Summary of comments received | No comments received |
| Comments on above | - |
| Summary | <p>The site and the application The application site is a semi-detached property located in the Hucknall main urban area.</p> <p>The applicant seeks consent for a single storey conservatory located to the rear of the dwelling that projects by 5m from the original rear elevation. There is an existing conservatory in the location which will be removed to allow for the proposed new conservatory.</p> <p>Residential amenity A full assessment of the proposed development has been carried out; this has included the use of the 45-degree code to assess the overshadowing and overbearing impacts. The proposal would breach the 45-degree line in plan form to the adjoining property due to its length and proximity to this neighbour. However, this neighbour does also have a conservatory which the proposal would only project approximately 1.5m beyond. The proposed brick side wall may have a slight overbearing impact, however it is located north/north-east of 335 Watnall Road and so its overshadowing impact and the loss of light to this conservatory is likely to be limited. Its impact over and above the existing conservatory is limited and not significantly detrimental to the</p> |

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| | <p>amenity of 335 Watnall Road.</p> <p>The conservatory will not provide views into habitable rooms or over and above boundary treatments that would result in a significant loss of privacy for nearby residents.</p> <p>On balance, the impact of the proposal on the amenity of nearby residential properties is considered to be acceptable and the development will not lead to a significant detrimental impact on residential amenity.</p> <p>Visual amenity The proposal is located to the rear of the dwelling and will have no noticeable impact on the appearance of the site when viewed from the public highway. The size and design of the proposed conservatory is in keeping with the character of the dwelling and the area when viewed from surrounding gardens. Matching brickwork where required will ensure a satisfactory appearance. Overall, it is considered that the proposed development will not result in a negative impact on the visual amenity of the area.</p> <p>Other The application site has an adequate provision of off-street car parking and the proposal will not lead to an unacceptable risk to highway safety.</p> <p>Conclusion Having reviewed all the submitted information, and assessed this against all relevant policies and material planning considerations, conditional consent is recommended for this application.</p> | | |
| Recommendation | Conditional consent | | |
| Conditions Reason | & Condition Code | Text | Monitor |
| | | <ol style="list-style-type: none"> 1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission. 2. The brickwork to be used for the external elevations of the proposal shall match those used in the construction of the existing building. 3. This permission shall be read in accordance with the following plans: . Site Location Plan, Block Plan, Existing & Proposed Floor Plans and Elevations; all received on 11/03/2021. The development shall thereafter be undertaken in accordance with these plans | |

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| | | unless otherwise agreed in writing by the Local Planning Authority. | |
| | Reason Code | Text | Monitor |
| | | <ol style="list-style-type: none"> 1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended. 2. To ensure the satisfactory appearance of the development. 3. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application. | |
| Informative | Informative Code | Informative Text | |
| | General Liability Warning | The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000). | |
| Proactive Working | The application as submitted is acceptable. In granting planning permission the District Planning Authority is implicitly working proactively and positively with the applicant. | | |
| | Signed | | Dated |
| Case Officer |  | | 27/04/2021 |
| Development Team Manager | | | |
| Determined by Service Director Or on their behalf | | | |