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| **Application Number** | 2021/0371/HHA |
| **Date Received** | 10th May 2021 |
| **Date of Expiry** | 7th July 2021 |
| **Case Officer** | Jill Low |
| **Ward** | Eakring |
| **Ward Councillor** | Councillor Sinead Anderson |
| **Committee Date** | 5th July 2021 |

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| **Site Address:** | 88 Little Barn Lane Mansfield Nottinghamshire NG18 3JJ  |
| **Proposal:** | SINGLE STOREY SIDE EXTENSION |
| **Applicant:** | Mr And Mrs Ward  |

**RECOMMENDATION** - Grant Permission with Conditions

**DESCRIPTION OF PROPOSAL AND APPLICATION SITE**

This application is reported to Planning Committee as the applicants are related to an officer of the Council.

The application relates to the provision of a single storey extension to the side of the existing dwelling which is on a corner plot at the junction of Little Barn Court with Little Barn Lane. The property is semi-detached and has gardens to the front, side and rear and the front and side gardens are enclosed with a low brick wall and black metal railings and this is to be retained.

The property is side on to Little Barn Court and the extension would cover almost the full width of the gable end elevation, but it would be set in slightly from the front elevation and by approximately 1m from the rear elevation.. It would be constructed of brick to match the existing dwelling with a hipped roof, containing two roof lights. There would be a window to the front elevation and a window and door to the rear, but none on the side elevation facing Little Barn Court. The accommodation would comprise a new study and WC/shower room.

**RELEVANT SITE HISTORY**

None

**OBSERVATIONS RECEIVED**

*Throughout this report observations received in respect of each application are presented in summary form. The full letters and consultation responses received, including details of any non-material planning observations, are available for inspection both prior to and at the meeting.*

*Anyone wishing to make further comments in relation to the application must ensure these are received by the Council by 12 noon on the last working day before the date of the Committee.*

**Statutory, Internal and Other Consultees**

None

**Neighbour Comments**

None received

**POLICY AND GUIDANCE**

Adopted Mansfield District Local Plan 2020

P6 - House extensions and alterations - Seeks to ensure that house extensions and alterations would not have an adverse impact on the character and appearance of the dwelling, street-scene or the wider surrounding area; would not significantly reduce residential amenity of nearby existing occupiers or future occupiers of the property itself; and would allow for sufficient parking and outdoor amenity space.

P7 – Amenity – Seeks to ensure that development proposals do not have a significant adverse effect on the living conditions of existing and new residents, and do not generate a level of activity, noise, light, air-quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.

Other Guidance

IPG2 - Extension to Dwellings Interim Planning Guidance Note

**ISSUES**

The main issues to consider in relation to this application are the impact of the proposal on the visual amenity of the immediate area and the impact upon the residential amenity of neighbouring occupiers.

Visual amenity

The application property occupies a fairly prominent position at the entrance to Little Barn Court. However, the proposed extension would be single storey and appropriate in scale and size to the size of the plot and the existing dwelling. It would not appear unduly prominent in this location and the design and style are in keeping with the existing property. The proposal would not impact upon existing parking arrangements and sufficient garden space would still remain to serve the property. The proposal is therefore considered to accord with Policy P6 of the Local Plan.

Residential Amenity

The proposal would be sited far enough away from adjacent dwellings so as not to cause any adverse issues in relation to overlooking, or overshadowing. The property on the opposite side of Little Barn Court is set back from the road a similar distance to the application property and only has a door and landing window facing towards the application site. The side garden is also surrounded by a hedge. There are no side elevation windows proposed to the new extension – only roof lights and therefore this neighbouring property should not be affected by the new development. To the rear, the nearest property is side on to the extension and views from the new rear door and window would be largely screened by an existing small tree.

On the opposite side of Little Barn Lane there are residential bungalows but these are well separated from the site of the extension by front gardens and the public highway. Whilst there would be a new ground floor window facing towards them, this should not cause any significant loss of amenity. The proposal is considered to accord with Policy P7 of the Local Plan.

**CONCLUSION**

The development is considered to be appropriately designed and in keeping with the character of the area. It accords with Local Plan policies and guidance and is therefore considered acceptable.

**RECOMMENDED CONDITIONS/REASONS/NOTES**

(1)

Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

(1)

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990, as amended by S51(1) of the Planning and Compulsory Purchase Act 2004.

(2)

Condition: This permission shall be read in accordance with the Approved Plans listed below. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

(2)

Reason: To define the permission, for the avoidance of doubt.

(3)

Condition: The materials to be used in the development hereby permitted shall match as closely as possible those used in the construction of the house, unless otherwise agreed in writing by the Local Planning Authority.

(3)

Reason: In the interests of visual amenity and to accord with Policy P6 and P7 of the adopted Mansfield District Local Plan 2013- 2033.

**Informatives**

(1)

The Planning Authority has worked positively and proactively to determine this application in accordance with Local Plan policies.

**Approved Plans**

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| **Description** | **Reference No** | **Version** | **Date Received** |
| Location Plan | 88LBL/LO |  | 10th May 2021 |
| Proposed Plans and Elevations | 88/LBL/PP/2 |  | 10th May 2021 |

