

## PARISH Shirebrook

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**APPLICATION** Single Storey Side Extension

**LOCATION** 48 Recreation Road, Shirebrook

**APPLICANT** Mr Ubhi

**APPLICATION NO.** 15/00353/FUL                      **FILE NO.**

**CASE OFFICER** Mrs Karen Wake (Mon, Tues, Wed)

**DATE RECEIVED** 17/7/2015

Delegated Application referred to Committee by Cllr Anderson

Reason for referral: Highway and Density reasons

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### SITE

Three storey end terrace property with large timber outbuilding to the side. 1.2m high fence along the northern side boundary with attached dwelling beyond. Low wall on rear (east) boundary with highway beyond. Low wall and 1.8m high fence along the southern side boundary, again with highway beyond. There is a vehicular access in the southern side boundary and one parking space on site

### PROPOSAL

The application is for the demolition of the existing timber outbuilding and the construction of a single storey extension to the southern side of the dwelling. The extension extends approx. 6.4m out to the side of the dwelling, is approx. 5.3m wide and has a pitched roof in part and a flat roof in part which is 4.1m high at the highest point.

### AMENDMENTS

None

### HISTORY (if relevant)

None

### CONSULTATIONS

Senior Engineer: There is a public combined sewer within the footprint of the proposed extension. The applicant should contact Severn Trent Water in order to determine their responsibilities under the relevant legislation and in respect of any sewer diversion that may be proposed and/or necessary to protect the sewer: 30/7/2015

DCC Highways: No objections: 30/7/2015

Parish Council: Expressed concern about the future use of the property as a HMO as there are already a large number of HMO's in Shirebrook saturating the market: 21/8/2015

### PUBLICITY

Site notice and 1 neighbour notified. Twenty one letters of objection received which raise the following issues:

1. No objection to the actual extension but object to the house being converted to a HMO with 6 bedrooms. This will result in noise disturbance to the residents of adjacent

dwellings.

2. The use of the property as a HMO will have a potentially dangerous impact on children and families of adjacent properties as these properties are predominantly occupied by single males and this increases the violence and drunken behaviour in the area.
3. There are already a number of HMO's in Shirebrook which house people employed at Sports Direct seeking temporary accommodation. This is resulting in a serious shortage of rented accommodation for local working families which has a detrimental impact on the local community. As the number of HMO's rises, the lack of family rented accommodation is not being addressed.
4. The use of the property as a HMO will result in increased on street parking and turning resulting in congestion, criminal behaviour, double parking and obstruction of the highway preventing access for emergency vehicles and obstructing the adjacent bus terminus.
5. The existing drainage system is not adequate to cope with the increase in the number of residents caused by the number of HMO's in the area.
6. The GP surgery is over stretched and cannot cope with the increased number of residents in the area.
7. Noise and disturbance to surrounding residents from HMO.
8. Goes against Government policy for retention of affordable housing.
9. In absence of a Local Plan Councillors will have little ground to object to the application under current regulations.

## **POLICY**

### Bolsover District Local Plan (BDLP)

GEN 1 (Minimum requirements for Development) &  
GEN 2 (Impact of Development on the Environment)

### NPPF:

Should approve sustainable development that accords with the development plan without delay. Where the Development Plan is silent or out of date then the policies of the NPPF should be given full weight.

### Other (specify)

Successful Places: Sustainable Housing Layout and Design

## **ASSESSMENT**

The site is within the settlement framework in a predominantly residential area.

The proposed extension is to an end terraced property. The application has been submitted as a householder application. Clarification has been sought that the property is a single residence and the applicant's agent has confirmed that this is the case. The application therefore has to be considered as a domestic extension to a single residence.

The extension replaces a timber outbuilding which is in poor repair. The extension is considered to be in keeping with the original dwelling and the street scene in terms of character, scale, design and materials and is not considered to appear unduly prominent in that street scene.

The extension is not visible from the attached dwelling, there are no dwellings directly to the east and south of the site and the extension is set well away from the dwelling to the west of the site. In addition the dwelling to the west has a large shed along the boundary, screening the garden and rear windows of that property. The proposal is therefore not considered to result in a significant loss of privacy or amenity for residents of adjacent dwellings and is considered to meet the requirements of Policy GEN 2 of the Bolsover District Local Plan and the Successful Places Sustainable Housing Layout and Design Guidance.

The proposal does not result in a requirement for additional parking and does not result in a loss of the one existing parking space on site. The proposal is therefore not considered to be detrimental to highway safety and is considered to meet the requirements of Policy GEN 1 of the Bolsover District Local Plan.

The issues raised by local residents do not relate to the extension but to the use of the property as a HMO. This does not form part of this application and therefore the issues raised cannot be considered as part of the judgement in this case.

It should be noted that in the recent changes to the permitted development rights the Government introduced a right to change from a dwelling to a small HMO (defined as not more than 6 people living together in a single dwelling) without the need to obtain planning permission from the Local Planning Authority.

### **Other Matters**

Listed Building: N/A

Conservation Area: N/A

Crime and Disorder: N/A

Equalities: N/A

Access for Disabled: N/A

Trees (Preservation and Planting): N/A

SSSI Impacts: N/A

Biodiversity: N/A

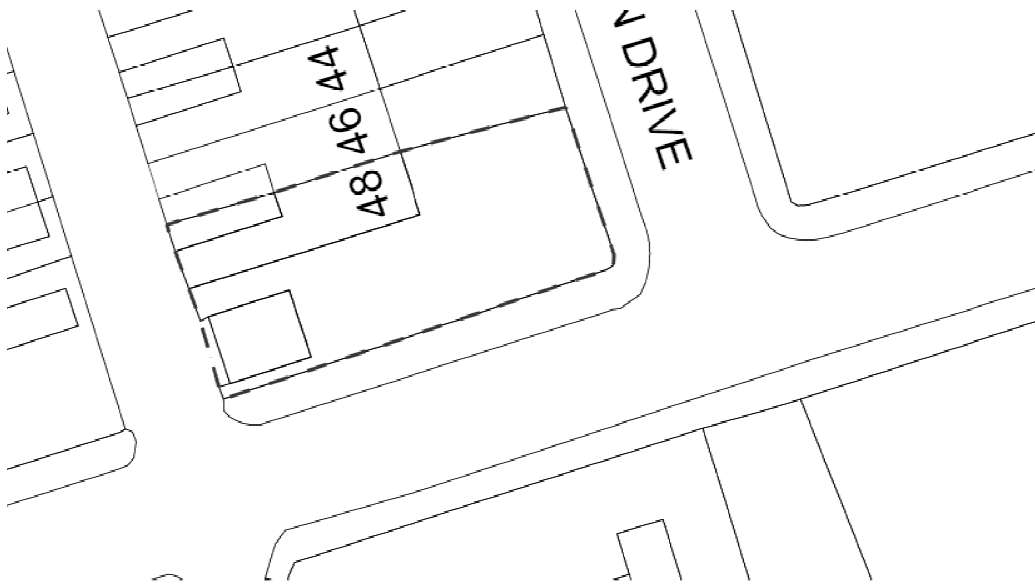
Human Rights: N/A

### **RECOMMENDATION: Approve subject to the following conditions:**

1. Start within 3 years
2. Materials to match the existing dwelling

### **Notes**

1. The applicant is advised that there is a public combined sewer within the footprint of the proposed extension. Before construction of the extension starts on site, the applicant should contact Severn Trent Water in order to determine their responsibilities under the relevant legislation and in respect of any sewer diversion that may be proposed and/or necessary to protect the sewer.



No.	Date	Description	Drawn/Checked by
CLIENT			
Flat Cap Developments Ltd			
PROJECT			
48 Recreation drive, Shirebrook, NG20 8BX.			
TITLE			
Existing site plan			
DRAWING STATUS			
Planning			
DRAWN	GAC	CHECKED	WB
SCALE 1:250 @ A3			
DATE 02.06.15			



Existing rear elevation



Existing side elevation A



Existing front elevation



Existing side elevation B

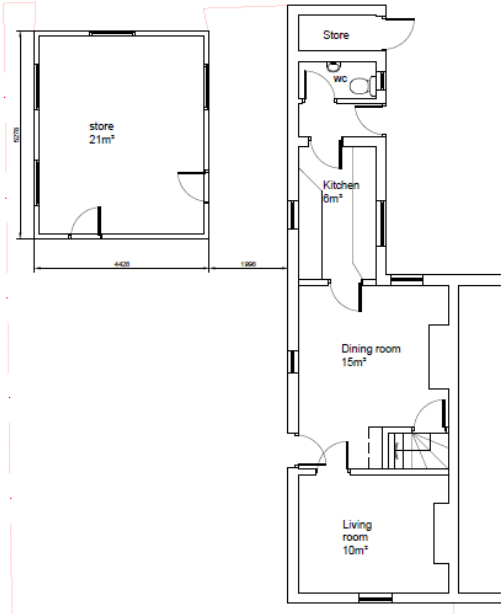
**Existing living accommodation**

3 Bedrooms (10m<sup>2</sup>, 15m<sup>2</sup>, 13m<sup>2</sup> + 4m<sup>2</sup> en-suite)

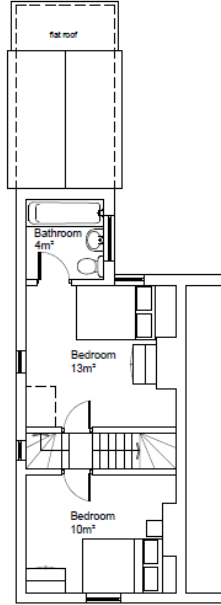
Living room/ Dining room (25m<sup>2</sup>)

Kitchen (6m<sup>2</sup>)

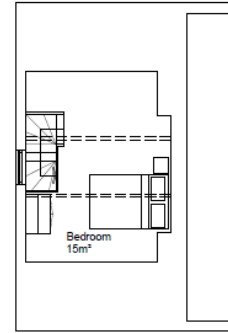
wc (1.5m<sup>2</sup>)



Existing ground floor plan



Existing first floor plan



Existing second floor plan

**Proposed living accommodation**

3 Bedrooms (14m<sup>2</sup>, 10m<sup>2</sup> + 4m<sup>2</sup> en-suite & 10m<sup>2</sup>).

Living room (15m<sup>2</sup>)

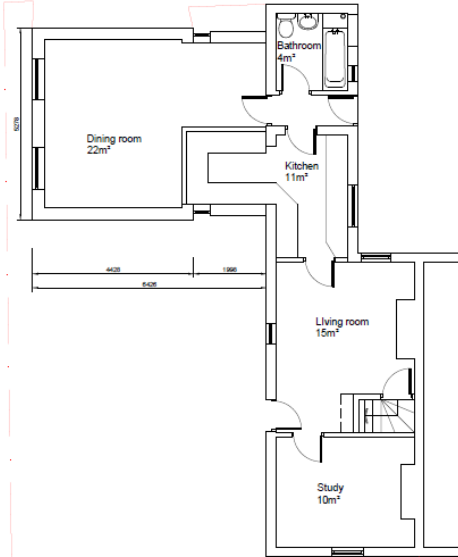
Dining room (22m<sup>2</sup>)

Study (11m<sup>2</sup>)

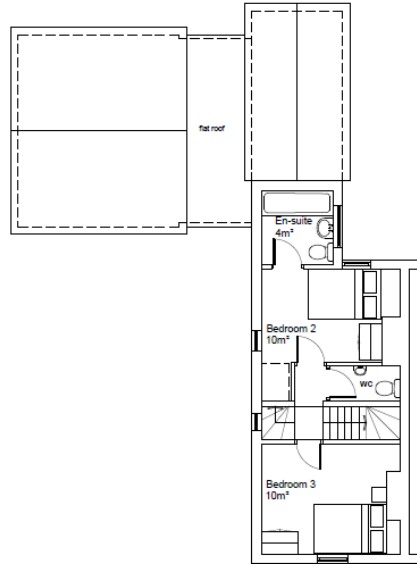
Kitchen (11m<sup>2</sup>)

Bathroom (4m<sup>2</sup>)

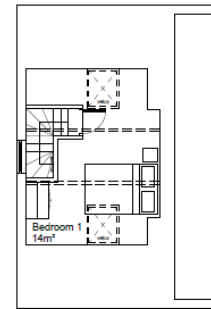
wc (2m<sup>2</sup>)



Proposed ground floor plan



Proposed first floor plan



Proposed second floor plan