

Enquiries to:
Victoria McGuffog

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Direct Email:
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Date: 22nd October 2021

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held in **Council Chamber of the Town Hall, Nuneaton on Tuesday, 2nd November 2021 at 6.00p.m.**

Public Consultation on planning applications will commence at 6.00 p.m. (see Agenda Item No. 6 for clarification).

Please note that meetings may be recorded for future broadcast.

Yours faithfully,

BRENT DAVIS

Executive Director - Operations

To: All Members of the Planning
Applications Committee

Councillor L. Cvetkovic (Chair)
Councillors S. Croft, K. Evans, B.
Hammersley, K. Kondakor, S. Markham, B.
Pandher, M. Rudkin, J. Sheppard (Vice-
Chair), R. Smith, and K. Wilson.

AGENDA

PART I - PUBLIC BUSINESS

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside the Virgin Money building (formally the Yorkshire Bank) on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

Chair to advise the meeting if all or part of the meeting will be recorded for future broadcast.

2. APOLOGIES - To receive apologies for absence from the meeting.

3. MINUTES - To confirm the minutes of the meeting held on 12th October 2021, attached **(Page 5)**.

4. DECLARATIONS OF INTEREST

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made for interests that are declared regularly by members to be appended to the agenda **(Page 13)**. Any interest noted in the Schedule at the back of the agenda papers will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule.

There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.

2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

5. DECLARATIONS OF CONTACT

Members are reminded that contacts about any Planning Applications on this agenda must be declared before the application is considered

6. APPLICATIONS FOR PLANNING PERMISSION ON WHICH THE PUBLIC HAVE INDICATED A DESIRE TO SPEAK. EACH SPEAKER WILL BE ALLOWED 3 MINUTES ONLY TO MAKE THEIR POINTS – the report of the Head of Development Control attached. **(Page)**

7. APPLICATIONS FOR PLANNING PERMISSION ON WHICH NO MEMBER OF THE PUBLIC HAS INDICATED A DESIRE TO SPEAK – the report of the Head of Development Control attached. **(Page)**
8. ANY OTHER ITEMS which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

12th October 2021

A meeting of the Planning Applications Committee was held on Tuesday, 12th October 2021, in the Council Chamber.

Present

Councillor L. Cvetkovic (Chair)

Councillors: S. Croft, K. Evans, B. Hammersley, K. Kondakor, S. Markham, B. Pandher, N. Phillips (substituting for Councillor M. Rudkin), J. Sheppard (Vice-Chair), R. Smith and K. Wilson

Apologies: Councillor M. Rudkin

PLA30 **Minutes**

RESOLVED that the minutes of the meeting held on 7th September 2021 be confirmed and signed by the Chair.

PLA31 **Declarations of Interest**

RESOLVED that the Declarations of Interest for this meeting are as set out in the Schedule attached to these minutes.

PLA32 **Declarations of Contact**

Councillor S. Croft declared that he had received contact from the applicant and residents regarding Item 2 (Application 037742 – 92 Coleshill Road, Hartshill) as a result he excused himself from the meeting when the item was debated and voting upon.

Councillor K. Evans declared that he had been in contact with the Chairman of the Ambleside Leisure Centre (Application 037073) and had expressed his support for the application. As a result, he excused himself from the meeting for the duration of the debate and vote on this item.

Councillor K. Kondakor declared that he had commented on the original cycling map for Item 3 (Application 037631 – Site 52D067 – Land off Eastboro Way). He also declared that he had received contact from both of the public objectors on this item.

Councillor R. Smith declared that he had supported resident's objections to Item 5 (Application 038142 – Site 120B005 – Land rear of 71 – 77 Coventry Road) and so he excused himself from this debate and vote on this item.

Additionally, Councillor Smith informed the Committee that he had received contact and visited the site of Item 7 (Application 038182 – 11 Ribbonbrook, Nuneaton) but did not disclose his voting intention.

Councillor L. Cvetkovic declared that he had been contacted regarding Item 5 (Application 038142 – Site 1208005 – Land rear of 71 – 77 Coventry Road).

IN PUBLIC SESSION

PLA33 **Planning Applications**

(Note: Names of the members of the public who submitted statements or spoke are recorded in the Schedule).

RESOLVED that decisions made on applications for planning permission are as shown in the attached schedule, for the reasons and with the conditions set out in the report and addendum, unless stated otherwise.

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND
RELATED MATTERS REFERRED TO IN MINUTE PLA33 OF THE
PLANNING APPLICATIONS COMMITTEE ON 12TH OCTOBER 2021

037894 – 11 Sunningdale Close, Nuneaton, CV11 6NB

Applicant: Ms A Karczmarczuk

Public Statements: None

DECISION

Planning permission be granted subject to the conditions as printed in the agenda.

0037742 – 92 Coleshill Road, Hartshill, Warwickshire, CV10 0PH

Applicant: Mr S Chaudry

Councillor S. Croft left the meeting and took no part in the debate or vote on this item.

Councillor K. Wilson abstained from voting as he was not in attendance for the whole presentation.

Public Statements: None

DECISION

Planning permission be granted subject to the conditions as printed in the agenda and the addendum.

037631 – Site 52D067 – Land off Eastboro Way, Nuneaton, Warwickshire

Applicant: Ms Jolande Bowater

Public Statements: Ms Jolande Bowater, Mr P. Bateman and Mr Gamblin.

DECISION

Planning permission be granted subject to the conditions as printed on the agenda and addendum.

038119 – 92 Lutterworth Road, Nuneaton, Warwickshire, CV11 6PH

Applicant: Paul and Caroline Coombs

Public Statements: None

DECISION

Planning permission be granted subject to the conditions printed in the agenda.

0038142 – Site 120B005 – Land rear of 71 – 77 Coventry Road, Bulkington

Applicant: Mr G. Allen.

Councillor R. Smith left the meeting and took no part in the debate or vote on this item.

Public Statements: Mr P. Brown and Mr R. Smith

DECISION

Planning permission be refused for the reasons as outlined in the agenda.

037973 – Ambleside Leisure Association, Ambleside Way, Nuneaton, Warwickshire, CV11 6AT.Mr Bosworth

Councillor K. Evans left the meeting and took no part in the debate or vote on this item.

Public Statements: Councillor R. Tromans and Mr D. Carr

DECISION

Planning permission be granted subject to the conditions as printed on the agenda with the additional condition no development shall commence until details on an acoustic boundary fence have been submitted to and approved in writing by the Council. The use of the pavilion shall not commence until the fence is installed on site in accordance with these details. The fence shall remain on site in perpetuity unless otherwise agreed in writing by the Council.

037834 – 206 Camp Hill Road, Camp Hill, Nuneaton, CV10 0JL

Applicant: Camp Hill Dental Practice

Public Statements: Councillor T. Cooper

DECISION

planning permission be refused as the proposals by way of their size, massing and scale would lead to an over-intensification of the use on the site to the detriment of the amenities of the area. .

038182 –11 Ribbonbrook, Nuneaton, CV11 4LN

Applicant: Mr A Hollyhoke

Public Statements: Mr A Hollyhoke, Mr B Gallemore and Councillor A. Sargeant.

DECISION

The application for consent be approved to remove a Lime tree (T4) which is covered by Tree Preservation Order 11/97 subject to the provision of a replacement tree.

Planning Applications Committee - Schedule of Declarations of Interests – 2021/2022

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	General dispensations granted to all members under s.33 of the Localism Act 2011			Granted to all members of the Council in the areas of: <ul style="list-style-type: none"> - Housing matters - Statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992 - An allowance, payment given to members - An indemnity given to members - Any ceremonial honour given to members - Setting council tax or a precept under the Local Government Finance Act 1992 - Planning and Licensing matters - Allotments - Local Enterprise Partnership
	S. Croft	Employed at Holland & Barrett Retail Ltd	Treasurer of the Conservative Association Member of the following Outside Bodies: <ul style="list-style-type: none"> • Champion for Safeguarding (Children and Adults) • Local Government Superannuation Scheme Consultative Board • West Midlands Employers 	
	L. Cvetkovic	Head of Geography (Teacher), Sidney Stringer Academy, Coventry	The Bulkington Volunteers (Founder); Bulkington Sports and Social Club (Trustee) Member on the following Outside Bodies: <ul style="list-style-type: none"> • Building Control Partnership Steering Group 	
	K. Evans	Employed by UK Parliament	Sponsorship: Election Expenses – North Warwickshire Conservative Association Membership of Other Bodies: <ul style="list-style-type: none"> • Sherbourne Asset Co Shareholder Committee; • Nuneaton and Bedworth Sports Forum; 	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
			<ul style="list-style-type: none"> • Warwickshire Direct Partnership; • Warwickshire Waste Partnership; West Midlands Combined Authority Audit Committee. Executive Officer – North Warwickshire Conservative Association; Member of the Conservative and Unionist Party; Member of the Governing Body – Race Leys Infant School	
	B. Hammersley	County Councillor – W.C.C.		
	K.A. Kondakor	Electronic Design Engineer (self-employed semi-retired); Statistical data analyst and expert witness (self employed)	Unpaid director of 100PERCENTRENEWABLEUK LTD Spouse: Leafleting for your Call Magazine one day every 6 weeks	
	S. Markham	County Councillor – W.C.C.	Member of the following Outside Bodies: <ul style="list-style-type: none"> • Bedworth Neighbourhood Watch 	
	B. Pandher	Member of Warwickshire County Council	Treasurer & Trustee of Nanaksar Gurdwara Gursikh Temple; Coordinator of Council of Sikh Temples in Coventry; Secretary of Coventry Indian Community; Trustee of Sikh Monument Trust Vice Chair Exhall Multicultural Group Member of the following Outside Bodies: <ul style="list-style-type: none"> • Foleshill Charity Trustee – Proffitt's Charity 	
	M. Rudkin	Employee of Coventry City Council	Unite the Union	
	J. Sheppard		Partnership member of the Hill Top and Caldwell Big Local. Director of Wembrook Community Centre.	Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
			Member of the Management Committee at the Mental Health Drop in.	
	R. Smith		<p>Chairman of Volunteer Friends, Bulkington; Trustee of Bulkington Sports and Social Club;</p> <p>Member of the following Outside Bodies:</p> <ul style="list-style-type: none"> • A5 Member Partnership; • Patrol (Parking and Traffic Regulation Outside of London) Joint Committee; • Building Control Partnership Steering Group • Bulkington Village Community and Conference Centre • Representative on the Nuneaton and Bedworth Older Peoples Forum 	
	K.D. Wilson	Acting Delivery Manager, Nuneaton and Warwick County Courts, HMCTS, Warwickshire Justice Centre, Nuneaton	<p>Nuneaton Conservative Association</p> <p>Corporate Tenancies: properties are leased by NBBC to Nuneaton and Bedworth Community Enterprises Ltd, of which I am a Council appointed Director.</p> <p>Representative on the following:</p> <ul style="list-style-type: none"> • Director of Nuneaton and Bedworth Community Enterprises Ltd (NABCEL) • Coventry, Warwickshire and Hinckley & Bosworth Joint Committee • District Council Network • Local Government Association • Director of Coventry and Warwickshire Local Enterprise Partnership Ltd (CWLEP) • West Midlands Combined Authority • Deputy Chairman – Nuneaton Conservative Association • District Council Network • Local Government Association 	

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	K. Evans	Employed by UK Parliament	Sponsorship: Election Expenses – North Warwickshire Conservative Association Membership of Other Bodies: <ul style="list-style-type: none"> • Sherbourne Asset Co Shareholder Committee; • Nuneaton and Bedworth Sports Forum; 	

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	B. Hammersley	County Councillor – W.C.C.		
	K.A. Kondakor	Electronic Design Engineer (self-employed semi-retired); Statistical data analyst and expert witness (self employed)	Unpaid director of 100PERCENTRENEWABLEUK LTD Spouse: Leafleting for your Call Magazine one day every 6 weeks	
	S. Markham	County Councillor – W.C.C.	Member of the following Outside Bodies: <ul style="list-style-type: none"> • Bedworth Neighbourhood Watch 	
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Applications for Planning Permission etc.
Agenda Item Index

Planning Applications

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1.	038153/CH	384 Tuttle Hill, Nuneaton	17
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Wards:					
AB	Abbey	AR	Arbury	AT	Attleborough
BA	Barpool	BE	Bede	BU	Bulkington
CH	Camp Hill	EX	Exhall	GC	Galley Common
HE	Heath	KI	Kingswood	PO	Poplar
SL	Slough	SN	St Nicolas	WB	Wembrook
WE	Weddington	WH	Whitstone		

PLANNING APPLICATIONS

Item No. 1

REFERENCE No. 038153

Site Address: 384 Tuttle Hill Nuneaton Warwickshire CV10 0HR

Description of Development: Existing single storey extension and conservatory to be demolished and a single storey side extension to be constructed. Change of use from one single dwelling to three separate flats with separate entrances and additional communal area outdoors

Applicant: Mr Ashok Kumar Bhakta

Ward: CH

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject to the conditions printed.

INTRODUCTION:

This application is to demolish an existing single storey extension and conservatory and erection of a single storey extension as a replacement of the conservatory with a new roof over. The proposed depth of the extension is 2.88m and the maximum height (to ridge level) is proposed at 2.6m. The extension will be located to the side of the dwelling, as the front door to the property is located off Hollystitches Road. In addition, the dwelling will be converted from one single dwelling to three separate flats. Each flat will have its own separate entrance and there will be an additional communal outdoor area. A new dropped kerb is proposed off Hollystitches Road to allow access to the new parking area which is to be located to the side of the property. A total of 4 car parking spaces have been proposed as part of the proposal.

A total of 3 one bedroom flats are to be created as part of the proposal – two to be located at ground floor and one at first floor level.

The site sits on the corner of Tuttle Hill and Hollystitches Road. The dwelling is attached to the neighbour to the west (No. 386). To the east of the site on the opposite side of the road is a convenience store and post office. There are further residential properties to the south of the site and to the north, opposite the site is Judkins Quarry.

The dwelling was previously an off licence with residential to the rear and upstairs. In 1999, the site was converted to wholly residential (see relevant planning history for details). As such, there are 2 accesses to the property located off Hollstitches Road. The dwelling is completely rendered with plain clay roof tiles. The existing conservatory which is to be demolished is made of uPVC and glass with a flat roof over.

BACKGROUND:

This application is being reported to Committee at the request of Councillor Hocking.

RELEVANT PLANNING HISTORY:

- 006322 – Change of use of shop area to residential – approved 11/10/1999
- 008105 – Retention of illuminated advert – refused 07/01/1999
- 024843 – New 2.0 metre high timber fence to replace old timber fence – approved 01/08/1984
- 024040 – Extension to front of garage – approved 19/04/1983
- 023990 – Extension to existing shop – approved 28/03/1983
- 032713 – Store room and garage – refused 29/09/1982

RELEVANT PLANNING POLICIES:

- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).
- Policies of the Borough Plan 2021:
 - DS1 – Presumption in favour of sustainable development
 - BE3 – Sustainable design and construction
- Sustainable Design and Construction Supplementary Planning Document (SPD) 2020.

CONSULTEES NOTIFIED:

WCC Highways, NBBC Policy and NBBC Environmental Health

CONSULTATION RESPONSES:

No objection from:

NBBC Environmental Health

No objection subject to conditions from:

WCC Highways

No response from:

NBBC Policy

NEIGHBOURS NOTIFIED:

Neighbouring properties were sent letters including “Tuttle Hill Post Office” 382 and 386 Tuttle Hill & 1 Hollystitches Road notifying them of the proposed development on 13th July 2021. A subsequent letter was sent on 2nd September 2021 to the above addresses as well as 388 Tuttle Hill, 3 and 7 Hollystitches Road. A site notice was erected on street furniture on 23rd July 2021.

NEIGHBOUR RESPONSES:

There have been a total of 18 objections from 5 addresses. The comments are summarised below;

1. Parking and access issues
2. Overdevelopment of the site
3. Impact on visual amenity
4. Loss of light
5. Loss of privacy

6. Noise
7. Safety
8. Boundary issues
9. Loss of property value

APPRAISAL:

The key issues to assess in the determination of this application are;

1. Impact on Residential Amenity
2. Impact on Visual Amenity
3. The Principle of the Development
4. Impact on Highway Safety
5. Conclusion

1. Impact on Residential Amenity

The way in which the buildings relate to each other on Tuttle Hill and Hollystitches Road, their orientation and separation distance must protect the acceptable levels of amenity for both existing and future residents. The impact of the proposal on residential amenity is of main concern here, particularly the impact on 386 Tuttle Hill and 1 Hollystitches Road.

386 Tuttle Hill

The demolition of the existing conservatory and subsequent erection of a single storey side extension will be built along the boundary line of this neighbour. The proposed depth of the extension is 2.88m, which is the same as the current conservatory. In addition, a new roof is proposed over the new and existing rear extension. The roof of the conservatory is currently a flat roof and so the new pitched roof will be slightly higher at 2.6m tall to ridge and 2.12 to eaves.

The proposal has been amended since the original submission as per officer comments. It is considered that, given the existing built form of the dwelling, the replacement of the conservatory with a brick built extension and slightly taller roof would not cause any further significant loss of light nor would it be considered overbearing to neighbour amenity.

The property currently has 2 bedrooms at first floor level. The proposal includes converting the dwelling from a single unit to 3 self-contained flats, which would increase the number of bedrooms on the site as a whole to 3. It is not considered that this increase of bedrooms is above and beyond what could be expected in a residential setting such as this site. Therefore, it is not considered that the flats would cause any detrimental harm to neighbour amenity.

1 Hollystitches Road

The proposed single storey side extension would have a window to serve a living room. However, the view out of this window towards 1 Hollystitches Road would be obscured by the communal area/ bike store in the garden. As the proposal has been amended and the first floor extension is no longer proposed, it is not considered that the proposed single storey extension would create any loss of privacy or loss of light to this neighbour. It is also considered that the change of the property to 3 self-contained flats would not cause any detrimental harm to neighbour amenity.

A number of concerns were raised by neighbours in respect of the overdevelopment of the site, the loss of light and privacy. It is considered that through amended plans, all of these concerns have been addressed.

Objections have been received in respect of both internal and external noise and the potential disturbance to neighbours. NBBC Environmental Health were consulted as part of the application and had no concerns with regards to noise. Furthermore, it is considered that as the existing use of the site is a dwellinghouse, some noise is to be expected. There is expected to be some external noise in any residential setting. No concerns were raised by Environmental Health, as the adjoining boundaries with the neighbours have existing close board fencing and as such, no further conditions were considered to be necessary.

Concerns were raised to do with safety, in particular, having a kitchen on the second floor of the property which could be a potential fire hazard. Fire hazards such as this will be considered as part of the building regulations application and is therefore not a material planning consideration.

Issues were raised regarding boundary issues in relation to the erection of scaffolding. It is unlikely that the amended plans which are for a ground floor extension only will require scaffolding. Nonetheless, any boundary issues or party wall issues will be between the developer and neighbour, rather than the council and is therefore not a material planning consideration. The impact on the value of houses is also not a material planning consideration.

It is therefore considered that the proposal will not have a detrimental impact upon neighbour amenity in terms of loss of light, appear overbearing or intrusive or cause a lack of privacy. As such, the proposal is found to be in accordance with the council's Sustainable Design and Construction supplementary planning document.

2. Impact on Visual Amenity

The proposed single storey side extension is relatively small in scale. It would be visible from public view points within Hollystitches Road. The design and materials proposed for the extension will be to match the palette of materials of the host dwelling. The walls of the extension are proposed to be rendered and the roof tiles and windows are to match those of the existing dwelling.

It is considered that the extension has been designed in a way to integrate well with the host dwelling, introducing a pitched roof to the extension will better integrate with the character of the dwelling and the wider street scene. Therefore, the proposed extension would be in keeping with the dwelling and would not appear as an obtrusive addition to the street scene and as such, is in accordance with planning policies contained within the Borough Plan, the Sustainable Design and Construction supplementary planning document as well as guidance contained within the NPPF with regards to good design.

3. The Principle of the Development

No response has been received from NBBC Policy. However, the proposed residential use is considered to be within a sustainable location within the Borough. It would be considered a windfall site for housing that would assist in meeting the Borough's housing needs. The proposal also makes provision for cycle storage.

It is therefore considered that the creation of 3 self-contained flats is acceptable in principle.

4. Impact on Highway Safety

WCC Highways were consulted and following the submission of amended plans, offer no objection to the proposal.

A total of 4 parking spaces are proposed – 2 to the front garden area fronting Tuttle Hill and 2 to the side of which all 4 parking spaces will be accessed off Hollystitches Road. A new dropped kerb is proposed for access to the new parking spaces

The amended plans show that the parking area to the east of the site will have the small garden wall retained as per WCC Highways comments. This is so that any vehicles manoeuvring off the drive would be away from the 20mph sign that fronts the site and will also prevent any vehicles manoeuvring over the pedestrian crossing.

As recommended by Highways, the south of the site will have a continuous fence to replace the existing gates to ensure that vehicles entering/exiting the site from the dropped kerb.

Objections have been raised with regards to parking and access, It is considered that the 4 parking spaces proposed for the 3 No. 1 bedroom flats is sufficient and is in accordance with the councils Car Parking Standards. As per the amendments listed above, the proposal is considered to be acceptable in terms of the impact on the highway network and the Highway Authority submits a response of no objection.

5. Conclusion

In conclusion, the NPPF promotes a presumption in favour of sustainable development, and in line with the Planning and Compulsory Purchase Act 2004 states that decisions should be made in line with an adopted Development Plan, unless material considerations indicate otherwise.

The potential impacts of the proposed development in relation to residential amenity, visual amenity and highway safety have all been considered. The assessment has subsequently shown that there would be no adverse impacts in all instances.

Considering the above assessment, it is consequently considered that the proposed development would be in accordance with the development plan and other policies within the NPPF. Furthermore, there are no material considerations or adverse impacts which indicate that the application should be refused. It is therefore considered that the proposed development should consequently be approved subject to conditions.

REASONS FOR APPROVAL:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above and the consultation responses received , it is considered that subject to compliance with the conditions attached to

this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

SCHEDULE OF CONDITIONS:

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Location & site plan	0003 Rev. 01	12 th October 2021
Proposed elevations	0004 Rev. 02	12 th October 2021
Proposed ground floor	0005-A Rev. 03	12 th October 2021
Proposed first floor	0005-B Rev. 03	12 th October 2021
Proposed roof plan	0006 Rev. 03	12 th October 2021
Proposed parking plan	0007 Rev. 03	12 th October 2021

3. No external materials shall be used in the extensions other than of the same type, texture and colour as those used in the existing buildings, unless otherwise agreed in writing by the Council.

Location and site plan



LOCATION PLAN
SCALE: 1:1250



SITE PLAN
SCALE: 1:500

NOTES

EXISTING FOUNDATIONS, LEVELS AND WALLS TO BE CHECKED ON SITE FOR ADDITIONAL LOADINGS.

ALL WORK TO BE IN STRICT ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS & TO COMPLY WITH ALL RELEVANT BRITISH STANDARDS & BUILDING CODES OF PRACTICE.

THIS IS NOT A WORKING DRAWING. ALL DIMENSIONS & LEVELS MUST BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE. USE WRITTEN DIMENSIONS ONLY.

EXISTING WALLS MARKED FOR REMOVAL ARE TO BE CONFIRMED NON-LOAD-BEARING PRIOR TO DEMOLITION. CONTRACTOR TO PROVIDE METHOD STATEMENT FOR DEMOLITION OF ALL ELEMENTS CONCERNED TO BE APPROVED BY THE BUILDING INSPECTOR.

DEMOLITION OF STRUCTURAL LOAD-BEARING ELEMENTS REQUIRE CALCULATIONS FROM A STRUCTURAL ENGINEER AND APPROVAL FROM THE BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK.

Client

Mr. A. K. BHAKTA

Project Title

384 Tuttle Hill Cv10 0HR

Drawing Title

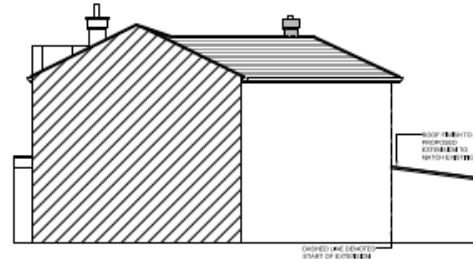
EXISTING ROOF, LOCATION AND SITE PLAN

01	07/2021	PLANNING SUBMISSION	SM	UD
Rev.	Date	Details of Issue / Revision	Drawn	Plot
ISSUES & REVISIONS				
Scale	1:100	A3	Drawn	SM
Status	Purpose of Issue		Project No.	UD
	PLANNING APPROVAL		2285	
Drawing No.	0003			Revision
				01

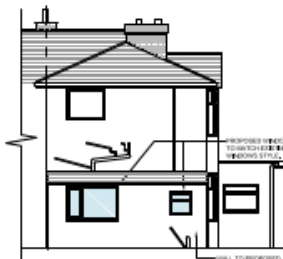
Proposed elevations



PROPOSED FRONT ELEVATION (HOLLY STITCHES ROAD)
SCALE: 1:100 @ A3



PROPOSED NORTH-WEST SIDE ELEVATION
SCALE: 1:100 @ A3



PROPOSED REAR ELEVATION
SCALE: 1:100 @ A3



PROPOSED FRONT ELEVATION (TUTTLE HILL)
SCALE: 1:100 @ A3

NOTES

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Client

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Project Title

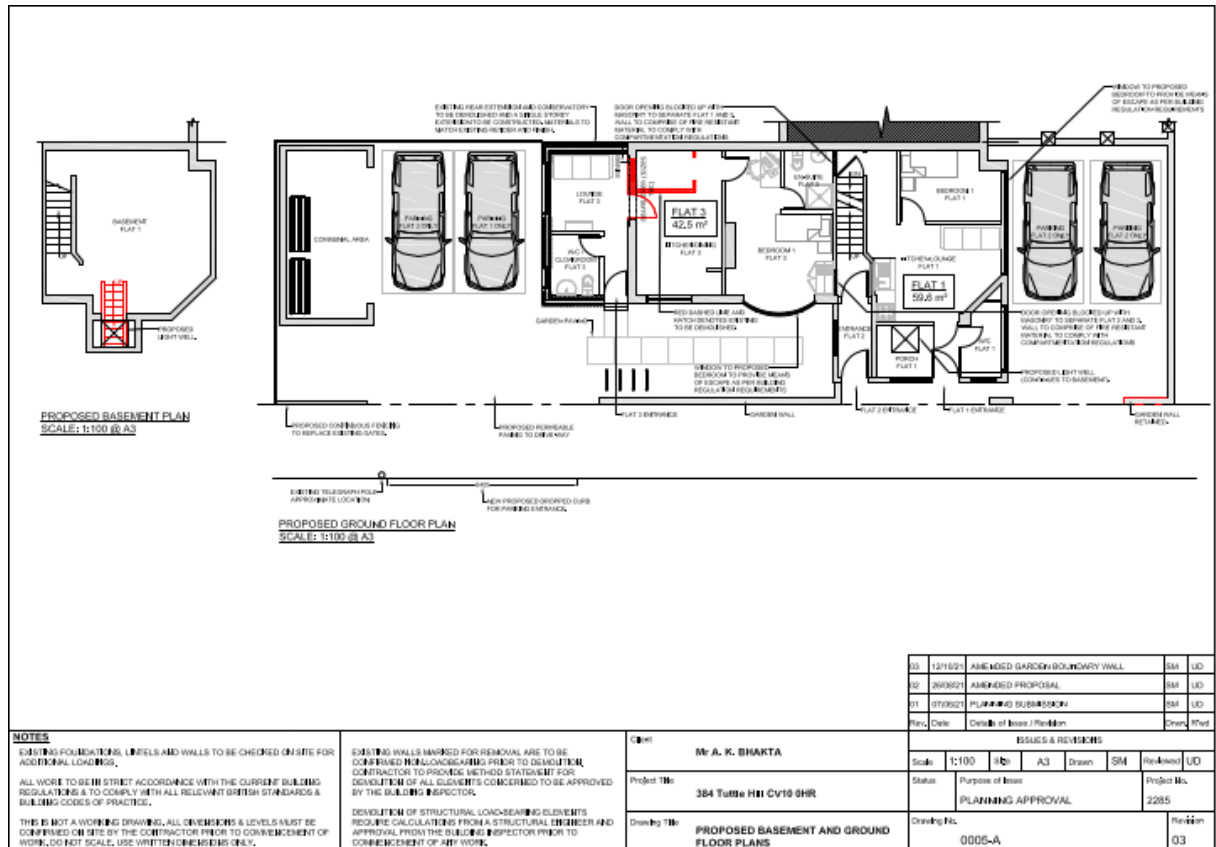
384 Tuttle Hill Cv10 0HR

Drawing Title

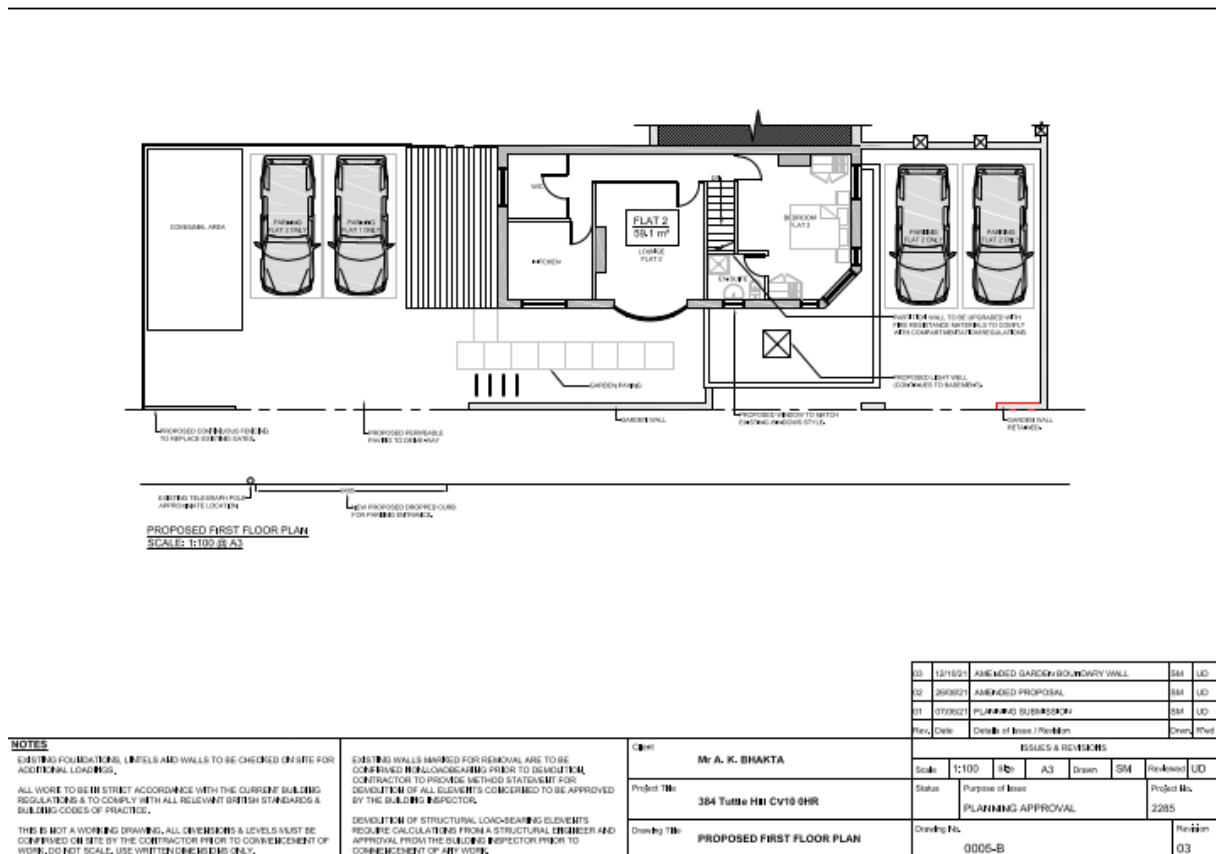
PROPOSED ELEVATIONS

00	20/09/21	AMENDED PROPOSAL	SM	UD
01	07/2021	PLANNING SUBMISSION	SM	UD
Rev.	Date	Details of Issue / Revision	Drawn	Plot
ISSUES & REVISIONS				
Scale	1:100	A3	Drawn	SM
Status	Purpose of Issue		Project No.	UD
	PLANNING APPROVAL		2285	
Drawing No.	0004			Revision
				02

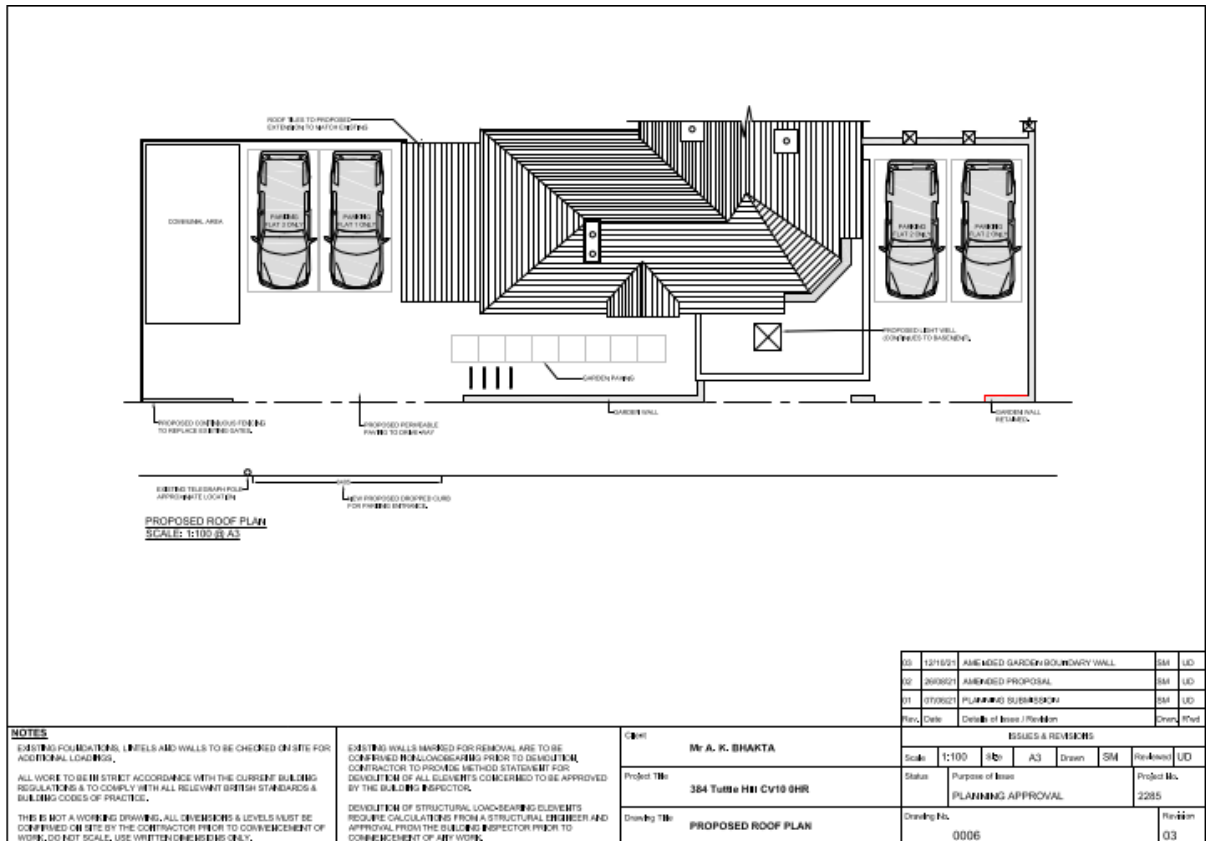
Proposed ground floor plan



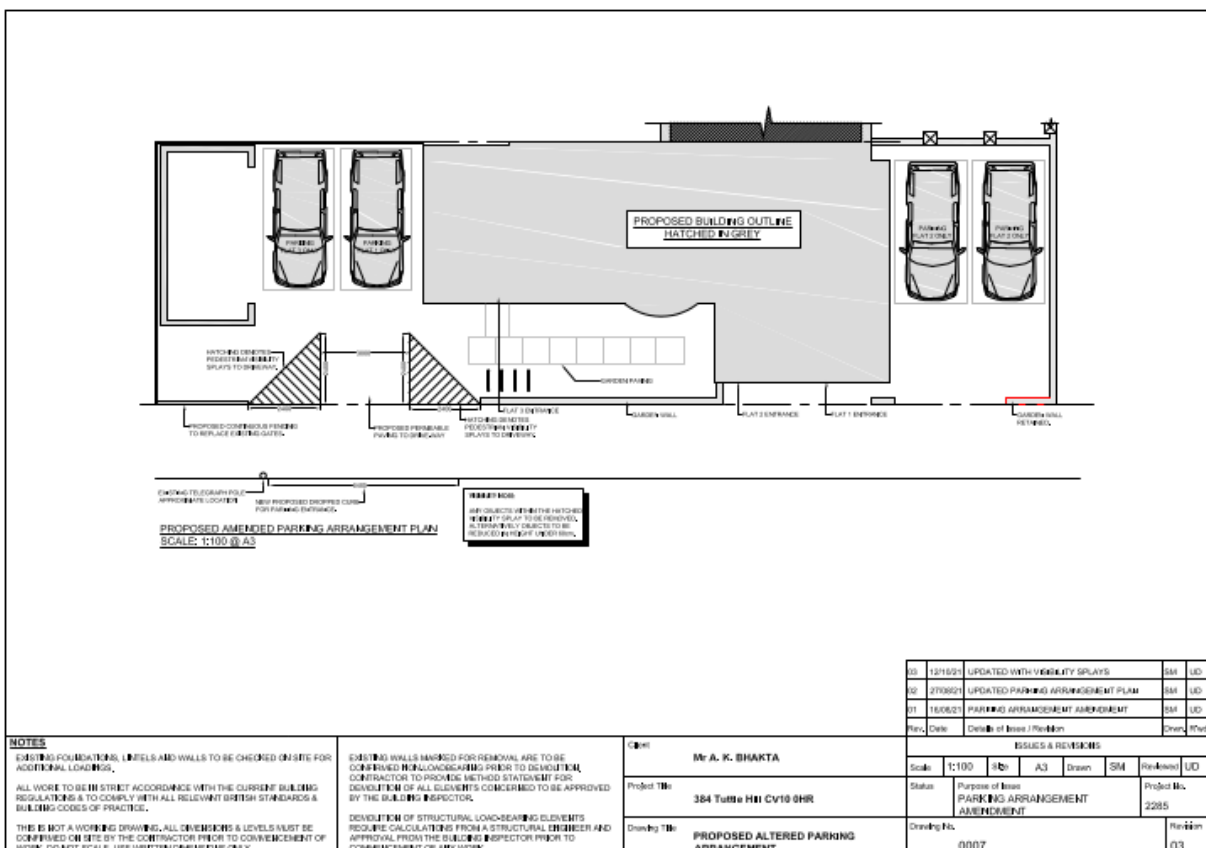
Proposed first floor plan



Proposed roof plan



Proposed parking plan



REFERENCE No. 038289

Site Address: 10 Elmfield Road Nuneaton Warwickshire CV10 0EA

Description of Development: Retention of detached outbuilding to rear

Applicant: Mr Frank Goldstein

Ward: WE

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject to the conditions printed.

INTRODUCTION:

Retention of detached outbuilding to rear at 10 Elmfield Road Nuneaton Warwickshire CV10 0EA.

The development proposed is the retention of the detached outbuilding, which is currently being used as a summerhouse. It is located in the rear corner of the rear garden of this property, and as this application is described as a 'retention of...' it is already constructed. This was an enforcement complaint and as if breached the limits set out under permitted development, the applicants were advised to apply for planning permission for the proposal.

10 Elmfield Road is a 2-storey semi-detached property, which is located in middle of a row of properties at the end of Elmfield Road. Elmfield Road is a smaller, narrower road of Glenfield Avenue and its levels above that of Glenfield Avenue significantly. However, within the applicant property and between the applicant property and neighbouring property there are not significant level changes. The main house is constructed of a mixture of red brick and white render, with white uPVC windows and doors. There is also evidence of a loft conversion, which was constructed under permitted development. The roof is a side gable and there is space for significant off-street parking. The adjacent neighbours are the attached neighbour, 9 Elmfield Road and a semi-detached block of 2 properties, 12 and 13 Elmfield Road. The neighbours that border the site mainly to the rear but as a result of the shape of the rear garden, also to the side are numbers 3-6 The Coppice.

The detached outbuilding has come through enforcement because under current planning legislation it can only be a maximum of 2.5m high within 2m of the boundary. This outbuilding has measured, and it is higher than the 2.5m maximum and is within 2m of the rear and side boundary of this property.

RELEVANT PLANNING HISTORY:

- 030044 Conservatory to rear- Received: February 2010 and Approved: May 2010

RELEVANT PLANNING POLICIES:

- Policies of the Borough Plan 2019:
 - DS1 – Presumption in favour of sustainable development
 - BE3 – Sustainable design and construction
 - Supplementary Planning Guidance / Supplementary Planning Documents.
- Sustainable Design and Construction SPD 2020.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

None.

CONSULTATION RESPONSES:

None.

NEIGHBOURS NOTIFIED:

The neighbouring properties that were notified are 9 and 11 Elmfield Road and 3, 4, 5, and 6 The Coppice.

Neighbouring properties were sent letters notifying them of the proposed development on 7th September 2021.

NEIGHBOUR RESPONSES:

There have been 8 objections from 5 addresses. The comments are summarised below;

1. Neighbours not informed prior to the erection of the outbuilding in this application.
2. Applicants have exhibited poor neighbourly behaviour throughout this process.
3. Given false information from applicant regarding location and dimensions of the summerhouse.
4. Not a summerhouse but a fully functioning gym.
5. Higher than the fences to the rear of neighbouring properties.
6. Having a negative impact on the mental health of residents and neighbours.
7. Cannot enjoy outside space.
8. The gardens of the street to the side and rear, The Coppice are small and this will remove all light and overshadow entire outside space.
9. Having no developments to rear of property was a primary reason for moving and now there is this summer house.
10. Too close to the boundaries of neighbouring properties.
11. Rear aspect has been compromised.
12. It's not compliant with current planning legislation.
13. An eyesore for neighbours.

APPRAISAL:

The key issues to assess in the determination of this application are;

1. Impact on Residential Amenity
2. Impact on Visual Amenity
3. Conclusion

1. Impact on Residential Amenity

Section 11 of the Sustainable Design and Construction SPD 2020 indicates how the impact on the residential amenity is assessed and how the proposed extension at 10 Elmfield Road will affect the neighbouring properties, which in this case are the adjacent neighbouring properties, 9 and 11 Elmfield Road and the neighbouring properties which border the applicant properties along the boundaries nearest the detached outbuilding. These properties are 3-6 The Coppice.

Impact on 9 and 11 Elmfield Road

These two properties are the adjacent neighbouring properties to the 10 Elmfield Road. They are in line with the applicant property and as such the rear gardens of these properties are the same orientation to that of 10 Elmfield Road. However, both of the rear elevations of these properties are over 30m from the outbuilding. This is over the minimum distance standards set out in section 11 of the Sustainable Design and Construction SPD and is therefore acceptable.

Impact on 3-6 The Coppice

These properties border the applicant property on the boundaries nearest the location of the detached outbuilding.

3 The Coppice is a 2-storey detached property that directly faces the side and rear elevations of the detached outbuilding. These elevations are blank and so if the ground floor of this property is original with habitable windows there needs to be at least 12m distance between the 2 elevations, as per paragraph 11.7. However, this property has a ground floor extension which extends across the entire ground floor of the rear elevation and so cannot be protected. As a result, this property is not significantly impacted by the proposal.

4 The Coppice is a 2-storey detached property that directly faces onto the rear and side elevations of the detached outbuilding. These elevations are blank and so if the ground floor of this property is original with habitable windows there needs to be at least 12m distance between the 2 elevations, as per paragraph 11.7. This property has a ground floor rear extension which projects approximately half of the elevation. On the other half of this elevation is a set of doors for a living room which can be protected under paragraph 11.3.

The distance between the original rear elevation and the nearest elevation of the outbuilding, which is blank, is approximately 11.5m and the eaves being right on the boundary which is approximately 11m from the window. This is under what is required in the SPD; however, the outbuilding is only slightly over what is allowed under permitted development rights, the pitched roof slopes away from the fence and this neighbouring property and does not reach its ridge height until approximately 2m further, and there are views past the outbuilding.

Furthermore, the rear lounge that the rear opening serves, extends across the entire rear of the ground floor of this property and the conservatory has extended over an opening to this room. Officers believe that the original opening is still the primary source of light to this room, but there are some minor, secondary sources of light available to the room through the other opening. All things considered, it is deemed that the detached outbuilding at 10 Elmfield Road is acceptable as although it is sited

0.5m less than the distance guidance states in section 11 of the Sustainable Design and Construction SPD 2020, it will not have a significant detrimental impact on the residential amenity of this property.

5 The Coppice is two-storey detached property that faces towards the boundary with 10 Elmfield Road. But the outbuilding does not directly face this property and so this property is unimpacted by the proposal.

6 The Coppice is a two-storey detached property that does border the applicant property, but not significantly and its elevations do not directly face the detached outbuilding and so is unimpacted by the outbuilding in the rear garden of 10 Elmfield Road.

2. Impact on Visual Amenity

Section 13, paragraphs 13.8-13.12, of the Sustainable Design and Construction SPD 2020, indicates how extensions and alterations to the existing houses should impact the visual amenity of an area.

It is considered that the single storey outbuilding respects the form and size of the original building (Paragraph 13.8) being only single storey and sited in the rear garden. The outbuilding will not appear out of place as single storey wooden structures are common in rear gardens, therefore it is considered to be in harmony with the design, character and layout of the property and the surrounding area. (Paragraph 13.9).

This outbuilding is completely detached from the main house, and is only single storey and so the ridge line of the main property is unimpacted (Paragraph 13.10). It is also considered that given the diminutive size of the outbuilding, and its placement to the rear, it should not appear intrusive, prominent, or incongruous in the street scene or from public areas.

This outbuilding is entirely to the rear and not visible in the street or from public areas. Paragraph 13.10 states that extensions and alterations should not result in large blank elevations visible in the street scene. Since the outbuilding is not visible in the street scene there are no concerns over the impact from any blank elevations.

The Sustainable Design SPD states that new extensions should not reduce the car parking provision of the existing house to the extent where significant on street parking may result. This outbuilding does not take up a car parking space, nor does it reduce any car parking manoeuvring areas (Paragraph 13.12).

Overall, the detached outbuilding, is acceptable under section 13, paragraphs 13.8-13.12 of the Sustainable Design and Construction SPD 2020.

3. Conclusion

In conclusion the recommendation is for the committee to approve the application based the reason stated.

The proposal and the development do not have a significant detrimental impact on the visual and residential amenity of the neighbouring properties and the surrounding area and as a result are acceptable under the polices and guidance set out in the documents stated.

Although not all distance standards are met, the distance between the ground floor residential window for a habitable room at 4 The Coppice and the rear elevation of the outbuilding is 11.5m and is not above the 12m required in section 11 of the SPD. Due to the fact that there are views past the outbuilding, the roof slopes away from the neighbouring property and the fence line and the fact that it is only 20cm over the limit under permitted development legislation it can be concluded that this proposal is acceptable and causes no *significant* harm.

REASONS FOR APPROVAL:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

SCHEDULE OF CONDITIONS:

1. The detached outbuilding hereby approved shall remain ancillary to the residential property at 10 Elmfield Road. It shall at no point form a separate dwelling unconnected to existing residential property.







Red Line Location Plan: 10 Elmfield Road



Glossary

Adoption – The final confirmation of a local plan by a local planning authority.

Advertisement consent – A type of consent required for certain kinds of advertisements, such as shop signs and hoardings. Some advertisements are allowed without the need for an application by the Town and Country Planning (Control of Advertisement) (England) Regulation 2007.

Affordable housing – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Authority monitoring report – A report that allows the Local Authority to assess the extent to which policies and proposals set out in all the local development documents are being achieved.

Appeal – The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.

Area action plan – A document forming part of the local plan containing proposals for a specific defined area.

Article 4 direction – A direction restricting permitted development rights within a specified area. They are often used in conservation areas to provide protection for things like windows, doors, chimneys, etc.

Brownfield – Land which has had a former use.

Conservation area – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

Conservation area consent – Consent needed for the demolition of unlisted buildings in a conservation area.

Consultation – A communication process with the local community that informs planning decision-making.

Certificate of lawfulness – A certificate that can be obtained from the local planning authority to confirm that existing development is lawful. Change of use – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

Character appraisal – An appraisal, usually of the historic and architectural character of conservation areas.

Community – A group of people that hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

Community engagement and involvement – Involving the local community in the decisions that are made regarding their area.

Design and access statement – A short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

Design Code - A design code provides detailed design guidance for a site or area they prescribe design requirements (or 'rules') that new development within the specified site or area should follow.

Development – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

Development management control – The process of administering and making decisions on different kinds of planning application.

Development plan – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Duty to co-operate – A requirement introduced by the Localism Act 2011 for local authorities to work together in dealing with cross-boundary issues such as public transport, housing allocations or large retail parks.

Economic development – Improvement of an area's economy through investment, development, job creation, and other measures.

Enforcement – Enforcement of planning control ensures that terms and conditions of planning decisions are carried out.

Enforcement notice – A legal notice served by the local planning authority requiring specified breaches of planning control to be corrected.

Environmental impact assessment – Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

Flood plain – An area prone to flooding.

Front loading – An approach to community engagement in which communities are consulted at the start of the planning process before any proposals have been produced. General (Permitted Development) Order The Town and Country Planning General (Permitted Development) Order is a statutory document that allows specified minor kinds of development (such as small house extensions) to be undertaken without formal planning permission

Green belt – A designated band of land around urban areas, designed to contain urban sprawl.

Greenfield site – Land where there has been no previous development.

Green infrastructure – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

Green space – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Green travel plan – A package of actions produced by a workplace or an organization setting out how employees, users or visitors will travel to the place in question using options that are healthy, safe and sustainable, and reduce the use of the private car.

Highway authority – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

Historic parks and gardens register – The national register managed by English Heritage which provides a listing and classification system for historic parks and gardens.

Housing associations – Not-for-profit organisations providing homes mainly to those in housing need.

Independent examination – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

Infrastructure – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Inquiry – A hearing by a planning inspector into a planning matter such as a local plan or appeal.

Judicial review – Legal challenge of a planning decision, to consider whether it has been made in a proper and lawful manner.

Legislation – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

Listed buildings – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

Listed building consent – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

Local authority – The administrative body that governs local services such as education, planning and social services.

Local plan - The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Local planning authority – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

Material considerations – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

Micro-generation – The small-scale generation of renewable energy usually consumed on the site where it is produced.

Mixed use – The development of a single building or site with two or more complementary uses.

National Planning Policy Framework (NPPF) – The government policy document first adopted in 2012 was updated in 2021. The NPPF introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Neighbourhood planning – A community initiated process in which people get together through a local forum or parish or town council and produce a neighbourhood plan or neighbourhood development order.

Non-determination – When a planning application is submitted and the local authority fails to give a decision on it within the defined statutory period.

Operational development – The carrying out of building, engineering, mining or other operations in, on over, or under land; part of the statutory definition of development (the other part being material changes of use of buildings or land).

Permitted development – Certain minor building works that don't need planning permission e.g. a boundary wall below a certain height.

Policy – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Parking standards – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

Plan-led – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

Planning gain – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through section 106 planning obligations or the setting of a community infrastructure levy.

Planning inspectorate – The government body established to provide an independent judgement on planning decisions which are taken to appeal.

Planning obligation – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Planning permission – Formal approval granted by a council allowing a proposed development to proceed. Planning Practice Guidance (PPG) The government's PPG can be read alongside the NPPF and is intended as a guidebook for planners. It is not a single document but an online resource which is kept current through regular updates. Presumption in favour of sustainable development The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The National Planning Policy Framework gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Public inquiry – See Inquiry.

Public open space – Open space to which the public has free access.

Public realm – Areas of space usually in town and city centres where the public can circulate freely, including streets, parks and public squares.

Regeneration - Upgrading an area through social, physical and economic improvements.

Retail – The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class E in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rural – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Scheduled ancient monument – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 – see Planning obligation.

Sequential test – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites, or developing sites within town centres before sites outside town centres.

Setting – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

Space standards – Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

Supplementary planning document – Provides detailed thematic or site-specific guidance explaining or supporting the policies in the local plan.

Sustainable development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Town and Country Planning Act 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the ‘principal act’.

Tree preservation order – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

Use classes order – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the 8 categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.

Urban – Having the characteristics of a town or a city; an area dominated by built development. Urban design – The design of towns and cities, including the physical characteristics of groups of buildings, streets and public spaces, whole neighbourhoods and districts, and even entire cities.

Urban fringe – The area on the edge of towns and cities where the urban form starts to fragment and the density of development reduces significantly.

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2021. The new use classes comprise:

Class E (Commercial, business and service uses),

Class F.1 (Learning and non-residential institutions)

Class F.2 (Local community uses)