ADDENDUM
27th October 2020

Item 2

AMEND REASONS FOR REFUSAL TO -
Refusal is recommended due to the following Policies:

1(i) The NPPF paragraph 124 states (in part):
"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

(ii) The NPPF Paragraph 127 states (in part):
"Planning policies and decisions should ensure that developments:
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

(iii) The Nuneaton and Bedworth Borough Plan 2019 - Policy DS1 states:
"Policy DS1 – Presumption in favour of sustainable development
When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Borough Plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the council will grant permission unless material considerations indicate otherwise – taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the Framework that indicate development should be restricted.

(iv) The Nuneaton and Bedworth Borough Plan 2019 Policy BE3 (in part) states:
"Policy BE3 - Sustainable design and construction

Development proposals must be:
1. Designed to a high standard.
2. Able to accommodate the changing needs of occupants.
3. Adaptable to, and minimise the impact of climate change.

Urban character
All development proposals must contribute to local distinctiveness and character by reflecting the positive attributes of the neighbouring area, respecting the sensitivity to change of the generic character types within each urban character area. Key characteristics to review/include:
1. Current use of buildings
2. Ownership/tenure
3. Street layout
4. Patterns of development
5. Residential amenity
6. Plot size and arrangement
7. Built form
Supplementary planning documents
Details information to help developers comply with this policy will be set out in the Sustainable Design and Construction supplementary planning document."

2. The recommended reasons for refusal are:
(i) The proposal is contrary to these policies in that the design is out of keeping with the original property which is resulting in a development that is incongruous, out of character and over dominant within the area to the detriment of visual amenity within the locality (contrary to sections 13.8, 13.9 and 13.10 of the Nuneaton and Bedworth Borough Council - Sustainable Design and Construction Supplementary Planning Document (2020) and paragraph 124 of the NPPF).

(ii) The proposal is also contrary to these policies in that the extension would result in overlooking and a loss of privacy to rear private amenity space of 66 North Avenue to the detriment of the enjoyment of these gardens (contrary to section 11.6 of the Nuneaton and Bedworth Borough Council - Sustainable Design and Construction Supplementary Planning Document (2020) and paragraph 127 of the NPPF).