

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00255/FUL
LOCATION:	10 Wimpole Road Beeston Nottinghamshire NG9 3LQ
PROPOSAL:	Construct single storey rear extension and lower rear garden level

RECOMMENDATION BY OFFICER - APPROVE

REASON FOR REFUSAL - The scale of the proposed extension would result in overdevelopment of the plot, resulting in a substandard level of amenity for existing and future occupiers, and be out of keeping with the character of properties in the locality. Accordingly, the proposed development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).

LEVEL OF DECISION: PLANNING COMMITTEE

APPEAL ALLOWED

The Inspector considered the main issues to be the impact of the proposed development upon the character and appearance of the area and the living conditions of the occupiers of the adjacent dwellings and the future occupiers of the appeal dwelling.

The Inspector considered that although the proposed rear extension would have a large footprint, it would be designed to be sympathetic to the character and appearance of the existing dwelling as it would have matching materials and a pitched roof. It would not impact the character and appearance of the street scene as it would be predominantly to the rear and single storey. The Inspector stated that a sufficient sized garden would remain, and thus the proposal would not be overdevelopment.

In regard to neighbour amenity, the Inspector stated that due to its single storey height, its roof design, the existing boundary treatments and ground levels, and the extension to No. 12, the proposal would not cause harm.

In regards to the provision of outdoor amenity space, the Inspector stated that the space proposed would not result in an unacceptable living environment for the occupiers of the appeal dwelling.

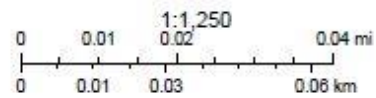
The Inspector concluded that the proposal would not harm the character and appearance of the area, would not harm the living conditions of the occupiers of the adjacent dwellings and would provide an appropriate amount of outside amenity space for the future occupiers of the appeal dwelling.

10 Wimpole Road



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 Site



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