

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	19/00689/FUL
LOCATION:	102 Ewe Lamb Lane, Bramcote, Nottinghamshire, NG9 3JW
PROPOSAL:	Convert existing garage into habitable room and construct detached double garage

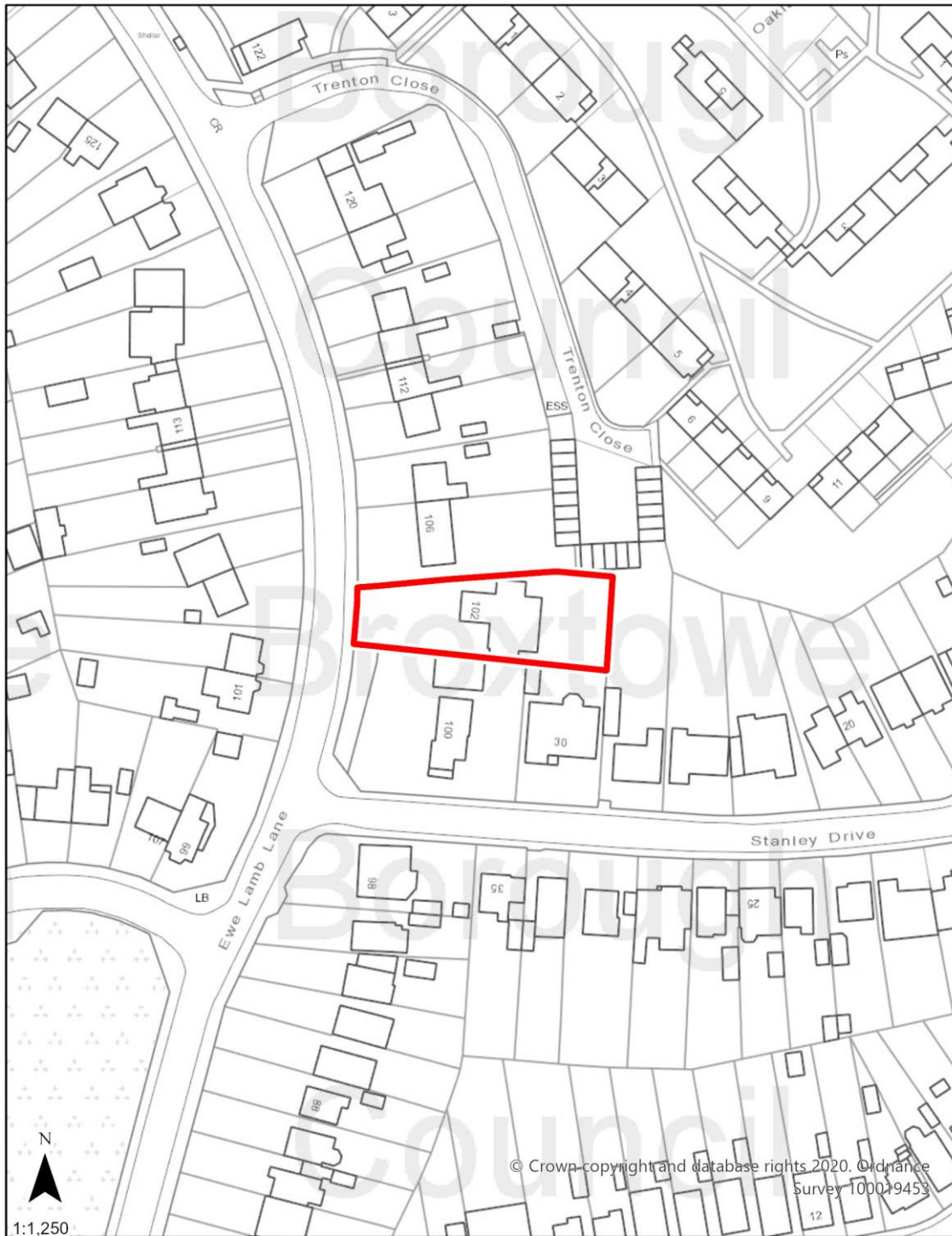
LEVEL OF DECISION: DELEGATED**APPEAL DISMISSED**

The Inspector dismissed the appeal due to the fact the garage would obscure most of the views of the dwelling with a substantive mass and its proximity to the highway. This would therefore be highly visible from the street, despite adjacent boundary fencing and hedges. Furthermore, it would present a frontage that would substantially reduce the existing visual interest of the plot.

Whilst the Inspector noted that nos. 100 and 99 Ewe Lamb Lane had detached double garages, these aligned with the front elevations and did not dominate the street or individual plots. It was concluded that the positioning of the proposed garage would have meant it would have been an overt, dominant addition to the street and would therefore be harmful to the appearance of the site and wider street scene due to its dominance and scale.

To conclude, the Inspector dismissed the appeal based on the proposed garage obscuring the views of the dwelling with its substantive mass and proximity to the highway, its overt dominance and harm to the wider street scene due to its dominance and scale.

Map



Legend

 Site Outline