

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	19/00791/FUL
LOCATION:	116 Marlborough Road, Beeston, Nottinghamshire, NG9 2HN
PROPOSAL:	Retain two/single storey extensions, boundary fence, hard standing area and sub-division of property to create additional dwelling unit

LEVEL OF DECISION: DELEGATED

REASONS FOR REFUSAL:

- 1) The proposed new dwelling would result in an unsatisfactory subdivision of a residential plot that would result in an over intensive use of the site which would be out of character by reason of its limited curtilage. The existing pattern of development is predominately characterised by dwellings with larger footprints, of which this proposal would be at direct divergence to.
- 2) The insufficient footprint coupled with small bedrooms would provide a substandard level of amenity for future occupants.

Accordingly, the proposal is contrary to Policy 17 of the Part 2 Local Plan (2019), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2019).

APPEAL DISMISSED

The Inspector identified that the dwellings in the surrounding area all had architectural detailing to distinguish themselves from one another and these characteristics give a pleasant sense of order, consistency and legibility to the street scene. The Inspector recognised that the narrow width of the property, absence of a front door and fenestration reflected the appearance of an extension and not dwelling and was at odds with the properties in the terraced row when viewed from Marlborough Road.

The Inspector concluded that whilst a landscape condition would be unreasonable, that it would be likely each property would seek out privacy through internal boundary treatments which would emphasise the narrow and incongruous design of the dwelling and the comparatively cramped nature of the resultant corner plot.

The Inspector concluded that the first floor would provide inadequate internal space and the dimensions would fall significantly short of national space standards.

The Inspector was in agreement with both reasons for refusal and therefore the appeal was dismissed.

Map



Legend

 Site Outline