

## Report of the Chief Executive

## APPEAL DECISION

<b>APPLICATION NUMBER:</b>	<b>20/00154/FUL</b>
<b>LOCATION:</b>	<b>21 Barratt Lane, Attenborough, Nottinghamshire, NG9 6AD</b>
<b>PROPOSAL:</b>	<b>Construct detached dwelling with associated car parking, drive and vehicular access and construct boundary wall following the demolition of existing wall and outbuilding</b>

**LEVEL OF DECISION: DELEGATED****REASONS FOR REFUSAL:**

- 1) The proposed dwelling is positioned within close proximity and significantly forward of the host dwelling which erodes the spaciousness and compromises the character of no. 21 Barratt Lane. The loss of the outbuilding and boundary wall would significantly impact on the setting and character of no. 21 Barratt Lane. The proposal would therefore cause substantial harm to the character of both no. 21 Barratt Lane and the Attenborough, Barratt Lane Conservation Area.
- 2) The introduction of a dwelling on this site would likely give way to the pressure for more trees to be removed which would have a detrimental impact on the character and appearance of the conservation area.
- 3) The number of trees on site and high wall of the adjacent commercial building would mean outdoor amenity areas for future occupants would be significantly shaded and lead to an unacceptable standard of amenity.

Accordingly, the proposal is contrary to Policies 17 and 23 of the Part 2 Local Plan (2019), Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2019) and there are no other material considerations of compelling weight that would justify treating the proposal as an exception to the guidance and policies listed.

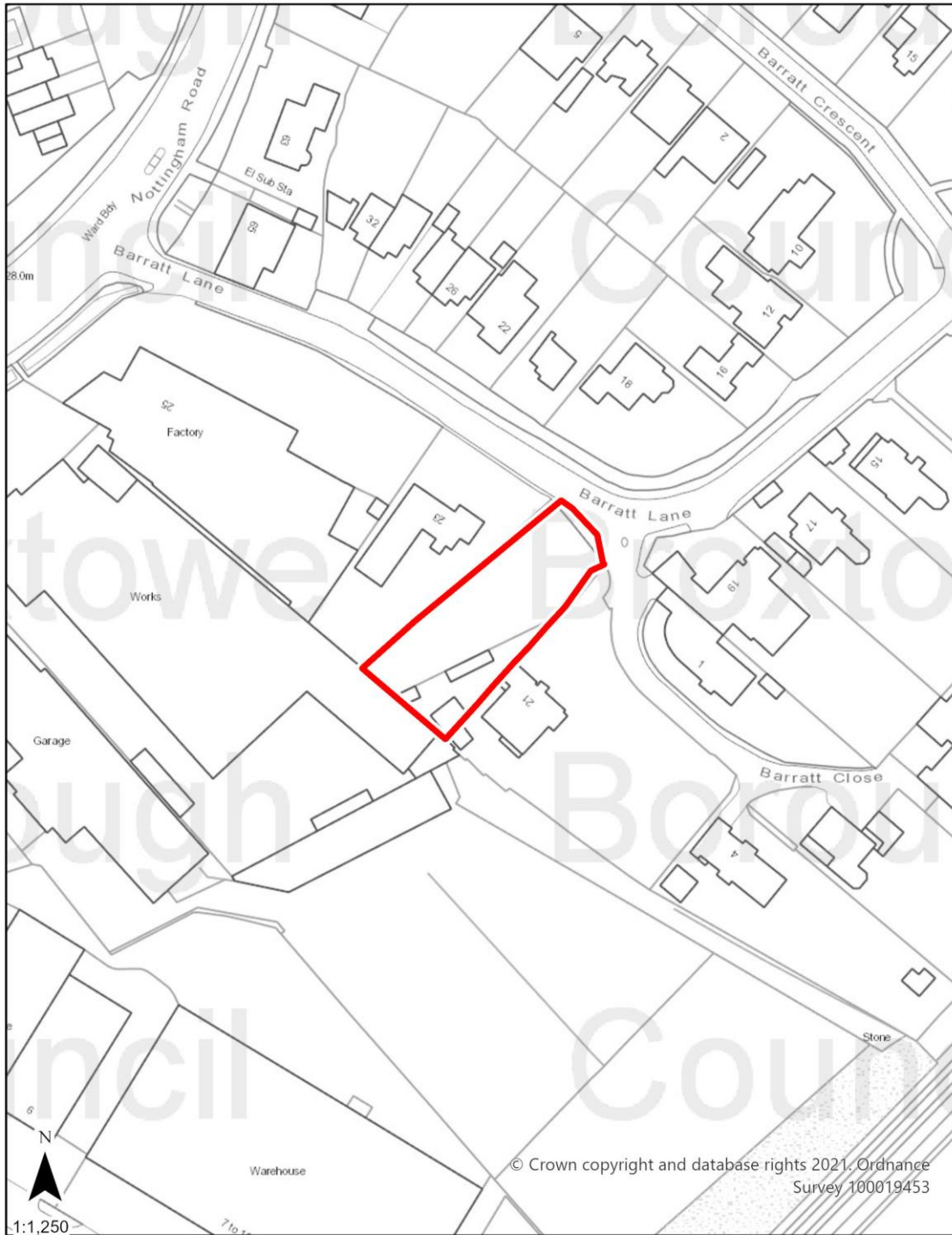
**APPEAL DISMISSED**

The Inspector concluded that the proposal would be a discordant feature which would neither preserve or enhance the character or appearance of the conservation area. The proposed dwelling was considered to be prominent against the recessed front elevation of the host dwelling and be visually intrusive. The loss of the outbuilding and boundary wall were considered to disrupt the visual connection between the host dwelling and its historic context.

The Inspector recognised the importance of the significant tree coverage but that the heavy shading would create future pressure for their removal. The trees coupled with the rear high boundary wall would create a gloomy garden with insufficient light which would result in adequate living conditions for future occupiers.

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

**Map**



**Legend**

 Site Outline