

## Report of the Chief Executive

## APPEAL DECISION

<b>APPLICATION NUMBER:</b>	<b>20/00538/FUL</b>
<b>LOCATION:</b>	<b>232 Queens Road Beeston Nottinghamshire NG9 2BN</b>
<b>PROPOSAL:</b>	<b>Construct three storey side extension, rear dormer, first floor rear extension and convert existing house to create 7 apartments, demolish existing garage, external alterations, new vehicular and pedestrian access, 6 car parking spaces and bin and cycle stores (revised scheme)</b>

**ORIGINAL RECOMMENDATION BY OFFICER - APPROVE**

**REASON FOR REFUSAL BY COMMITTEE** - The proposed development by virtue of its excessive scale and massing on a prominent corner plot location would create a significant social and environmental impact on the character and appearance of the area. Accordingly, the proposal would be 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).

**LEVEL OF DECISION: COMMITTEE****APPEAL ALLOWED**

The Inspector concluded that the proposal would not cause harm to the character and appearance of the area and would be an appropriate addition to it. It was considered that the design, character and appearance of the proposal would be visually attractive as a result of its layout and would be sympathetic to the surrounding built environment.

The Inspector stated that the scale and massing of the proposal clearly relates to the scale and massing of the host property and has an obvious symmetry of scale, proportion and massing with the host property and its attached neighbour. The detailing was also considered appropriate.

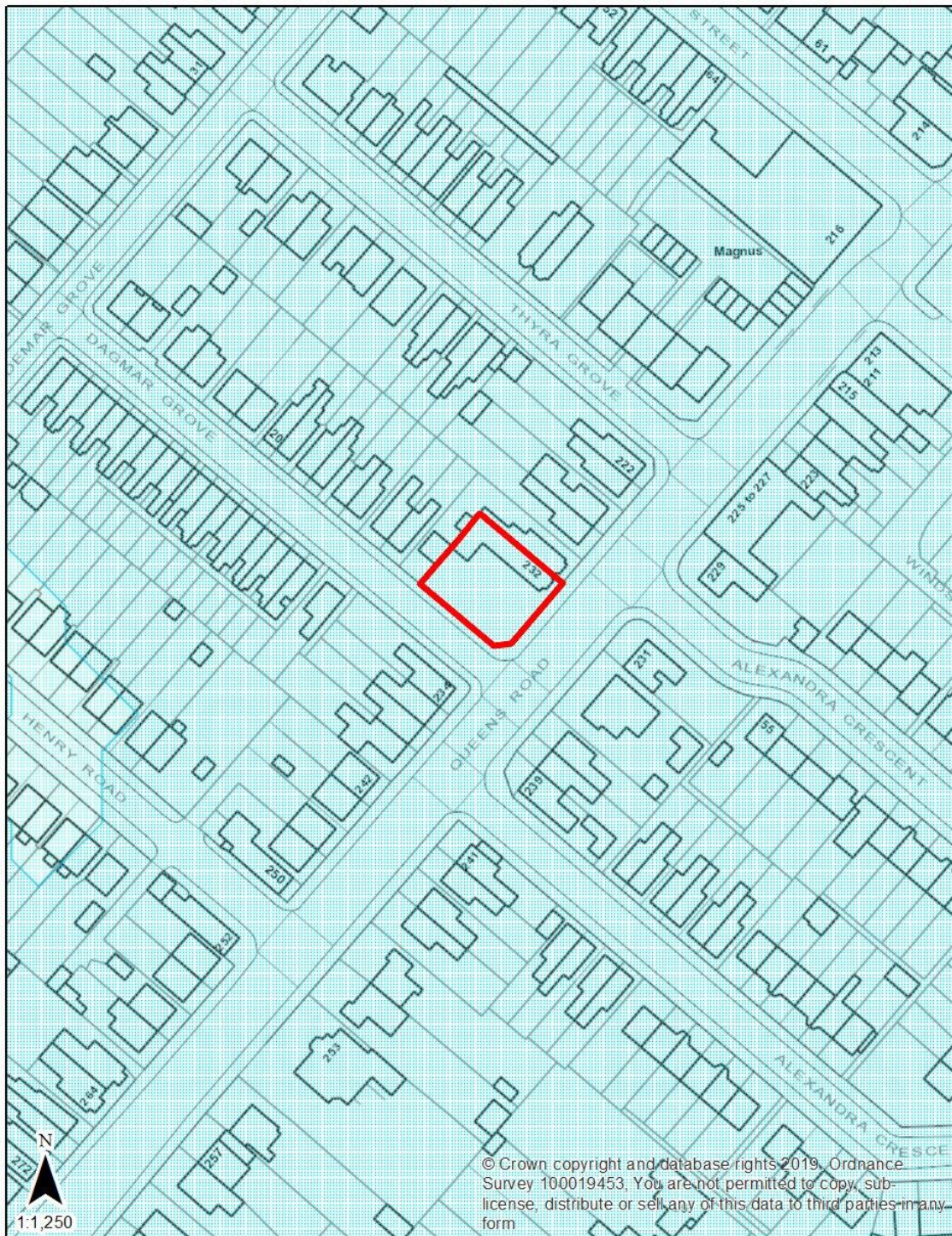
The Inspector acknowledged reductions in the proposal were made and that the building was now in line with the Dagmar Grove building line and consistent with no. 234 Queens Road. It was concluded that the scale was entirely appropriate.

The Inspector considered that the rear dormers did not add to the massing of the building so as to cause harm to the established character and appearance of the area.

The Inspector recognised that any development on a corner plot would be prominent but prominence is not synonymous with harm. It was considered that the design, character and appearance of the proposal, whilst clearly contemporary, plainly takes design, material and appearance cues from its mixed context, and as such is not harmful to the established character and appearance of the area.

To conclude, the Inspector allowed the appeal based on the proposal not causing harm to the character and appearance of the area, the design, character and appearance of the proposal being visually attractive as a result of its layout and that it would be sympathetic to the surrounding built environment

**Map**



**Legend**

-  Site
-  Flood Zone 3
-  Flood Zone 2