

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	21/00182/FUL
LOCATION:	29 Rivergreen Crescent, Bramcote, Nottinghamshire, NG9 3ET
PROPOSAL:	Construct two storey front and rear extensions, raise the ridge height inserting a hip roof to the existing/ extended dwelling including a loft conversion and rear box dormer, insert a hip roof to the existing single storey side extension and external alterations

RECOMMENDATION BY OFFICER - APPROVE

REASON FOR REFUSAL - The height and scale of the proposed extensions would be out of keeping with the character of properties in the locality and have a negative impact on neighbour amenity. 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 DISMISSED

The Inspector considered the main issues to be effect of the development on the character and appearance of the locality and the effect of the proposal on the living conditions of the occupiers of the neighbouring properties, with particular regard to light, outlook and privacy.

The Inspector considered that the variety in house types helps to provide an attractive streetscape but there remains a sense of coherence on account of the fact that each house type is regularly repeated throughout the wider estate and although there is variety in scale between bungalows and two storey properties, the two storey dwellings share similarities in height and scale, with regular spacing between dwellings. This provides the impression of a carefully planned estate and has resulted in an attractive residential environment, with the design of the appeal property attractive in its own right. The Inspector noted that the proposal would remove the distinctive bay and catslide roof and result in a comparatively bland front elevation with little architectural detail and unbalanced fenestration with openings to the left and centre but none on the right-hand side of the façade. Those alterations would significantly erode the attractive appearance of the dwelling, the scale of the dwelling, particularly the height, would be out of kilter with the established character of the area.

Consequently, the proposal would cause harm to the character and appearance of the dwelling and the wider estate on account of its design, the removal of attractive features and excessive scale.




In regard to neighbour amenity, the Inspector stated that the extensions would project a modest distance beyond the rear elevation and whilst the roof would be increased in height, the hipped design of the roof would ensure that the highest part of the roof is set away from the neighbouring properties, which would lessen any impact of the extension on these properties and would therefore not cause a significant overbearing impact, sense of enclosure or loss of light to these neighbouring properties.

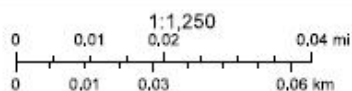
The Inspector concluded that the proposal would not cause harm to neighbouring living conditions, though that matter does not outweigh or obviate the need to comply with relevant policies in terms of good design, accordingly the proposal would cause harm to the character and appearance of the area.

29 Rivergreen Crescent



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-  Flood Zone 2
-  Flood Zone 3
-  Site



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