

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	21/00250/FUL
LOCATION:	181 Bye Pass Road, Chilwell
PROPOSAL:	Construct single/two storey front/side extension and replacement wall along part of side boundary (following demolition of garage)

APPEAL ALLOWED

The application was refused under delegated powers on 8 December 2021 as it was considered that the proposed extensions and re modelling of the detached dwelling, by virtue of their scale, massing and design, would fail to make a positive contribution to the character and appearance of the area, dominating the existing building therefore would fail to accord with paragraph 130 of the National Planning Policy Framework, Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

The Inspector considered the main issue in this case is the effect of the proposed extensions on the character and appearance of the area around Bye Pass Road.

The Inspector assessed the proposed development and considered that the proposal would project a little forward of the existing front elevation and to the side elevation following the demolition of the detached garage, it would not be a prominent feature in the street scene, but acknowledged whilst some of the materials in the proposal would be contemporary, there are no established style or appearance to the properties in the immediate vicinity.

To conclude the Inspector stated the proposed extension would make a positive contribution to the character and appearance of the area and would not dominate the existing building or appear over prominent in the street scene.