

Report of the Chief Executive

APPEAL SUMMARY

Application Number:	21/00495/FUL
Location:	Chaworth, Long Lane, Watnall, Nottinghamshire, NG16 1HZ
Proposal:	Construct single storey rear and side extensions, change roof from pitched to flat and timber clad the front elevation

Level of Decision: Delegated

APPEAL ALLOWED

The application was refused planning permission 4 February 2022 and at appeal was considered by The Planning Inspectorate by way of written representations.

The Inspector issued a decision letter and considered the main issues to be the effect of the proposal on the character and appearance of the area.

The proposal was to construct single storey rear and side extensions and timber clad the front elevation. The dwelling is a detached bungalow at the start of a private lane surrounded by residential development to the north and west (Farnsworth Close and Chaworth Avenue) and to the south other dwellings along the private lane.

The dwelling would be most visible on approach along Long Lane from the north east. From here, the extensions would add significantly to its footprint, and would effectively result in a wholly redesigned dwelling in a contemporary style, with expansive flat roof, white render walls and feature cladding to the front elevation with full height glazing. The dwelling is set back significant distance back into the plot and would be seen mainly by itself in passing views from Long Lane.

The Inspector concluded that the proposal would preserve the character and appearance of the area and would accord with Policy 10 of the Aligned Core Strategies Part 1 Local Plan (September 2014) and Policy 17 of the Broxtowe Part 2 Local Plan (October 2019).

Subject to planning conditions as per the appeal notice, the Inspector concluded that the appeal should be allowed.