

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	21/01005/FUL
LOCATION:	116 Derby Road, Bramcote, Nottinghamshire, NG9 3HP
PROPOSAL:	Construct two storey side/rear extension, dormer to rear elevation and detached outbuilding ancillary to main dwelling

RECOMMENDATION BY OFFICER - APPROVE

REASON FOR REFUSAL - The two storey part of the proposal by virtue of its height and location along the common boundary, would have an unacceptable impact on the amenity of the neighbouring property. 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 PARTIALLY DISMISSED**

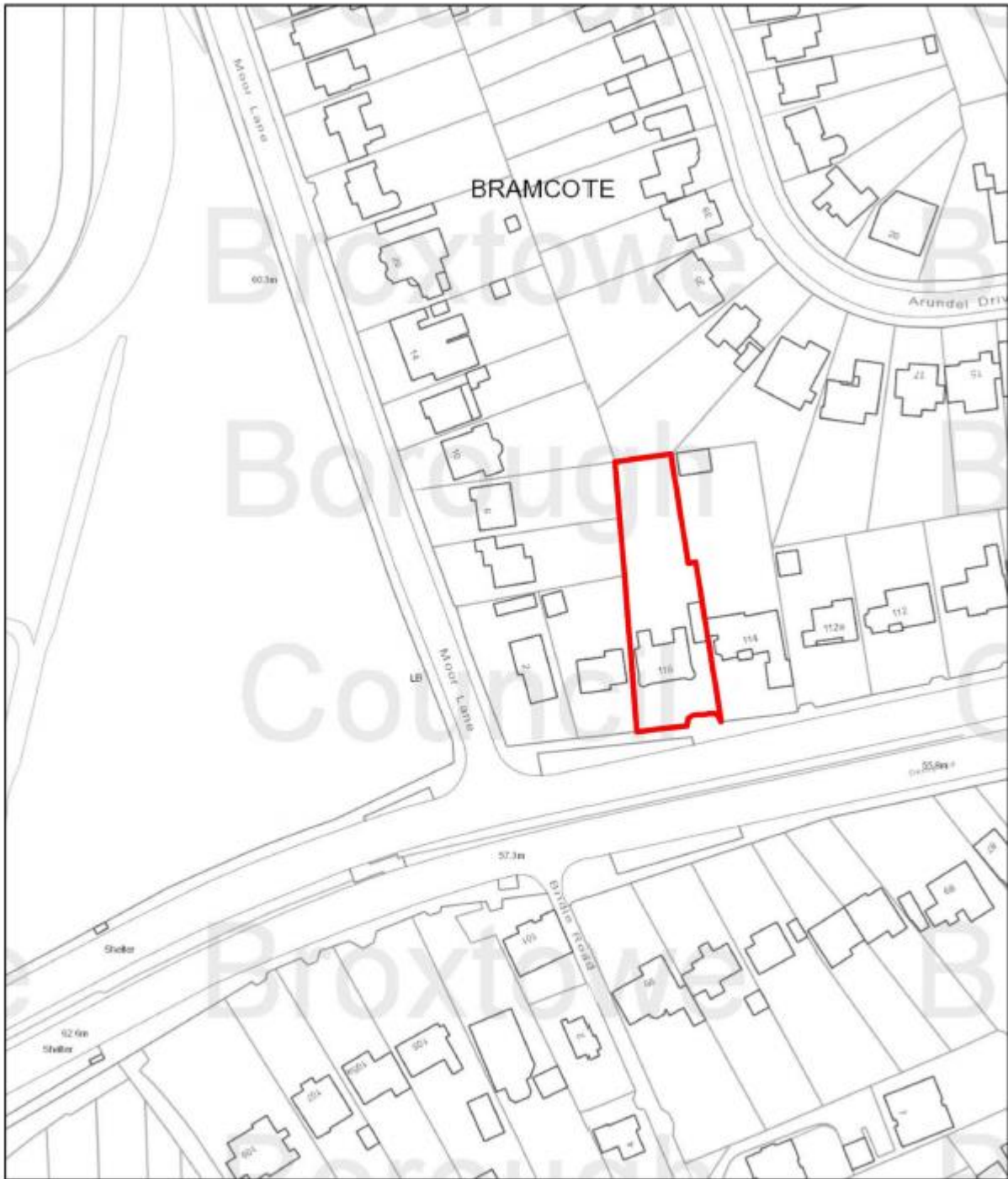
The appeal is dismissed in so far as it relates to the two storey side/rear extension and dormer to rear elevation, the appeal is allowed in so far as it relates to the detached outbuilding ancillary to main dwelling

The Inspector considered the main issues is the effect of the proposal on the living conditions of the occupiers of No. 114 Derby Road with particular regard to outlook. The Inspector noted that the Council had raised no issue in relation to the proposed rear detached outbuilding and therefore allowed it.

The Inspector stated that the existing single storey side outbuilding projects a significant distance along the shared boundary, well beyond the single storey extension added to the rear of the dwelling at No. 114. And therefore, replacing this outbuilding with a two storey structure projecting some 2.5 metres further rearwards would significantly increase the overall scale and massing of built development along the boundary. The proposed extension would not cause overlooking issues into the rear garden of No. 114 because the only openings on the related side elevation would be high level rooflights. Nevertheless, the enlarged outbuilding, due to the increased rearward projection, increased height and increased overall bulk, would be much more imposing when viewed from the rear of this neighbouring dwelling. In the Inspector's view, the effect would be unduly oppressive and would unacceptably harm the outlook from the patio area of No. 114. The proposed extension would not harm the living conditions of any other neighbours in surrounding dwellings, and only one tree would be removed.

Therefore, the Inspector concluded that the proposed extension would unacceptably harm the outlook from the rear of No. 114 Derby Road.

116 Derby Road, Bramcote



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