

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	21/00400/FUL
LOCATION:	199A Newlands Cottage, Main Street, Newthorpe
PROPOSAL:	Garage/workshop for vehicles

APPEAL DISMISSED / COSTS DISMISSED

The application was recommended for refusal under delegated powers by the Local Planning Authority on 11 April 2021. The application was refused for the following reason:

1. The proposal, by virtue of its siting, size, scale and design is out of keeping with the prevailing character of properties in this location to the detriment of the visual amenity of the locality. The proposed development is therefore contrary to 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 issues were the effect of the proposed development on the character and appearance of the street scene.

The Inspector considered that the proposal would be oversized and given its position in front of the dwelling, it would be unduly dominant rather than submissive. The Inspector concluded that the proposed garage/workshop would be disproportionately large in relation to the host dwelling and would harm the character and appearance of the local area.

No significant concerns were raised by the Inspector in regards to amenity or highway safety.

The Inspector refused costs and found the Council had not demonstrated unreasonable behaviour resulting in any unnecessary or wasted expense.

21/00400/FUL – Site Location Plan

