

Report of the Chief Executive

APPEAL DECISION

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| APPLICATION NUMBER: | 21/00738/FUL |
| LOCATION: | 12 Hope Street, Beeston, Nottinghamshire, NG9 1DR |
| PROPOSAL: | Construct two storey side, single/two storey rear and first floor front, and front extensions, front and rear dormers, demolish garage and construct detached garage |

RECOMMENDATION BY OFFICER - APPROVE

REASON FOR REFUSAL - The development, by virtue of the scale and massing of the extensions, would be out of keeping with the character of properties in the immediate area, would result in an overbearing impact on the neighbouring properties and would represent an over-intensive development for the size of the plot. In addition, the rear dormer windows would have a detrimental impact on neighbour amenity by virtue of the overlooking. 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 the impact of the development upon the character and appearance of the area and the living conditions of the occupiers of neighbouring properties in respect of outlook and privacy.

The Inspector considered that the detached appeal building, while having common characteristics typical of the area, is somewhat taller than its neighbours, and especially in relation to the two bungalows which adjoin it, one on Hope Street and the other on Cyril Avenue. Its rendered, off-white, upper area under a hipped roof, located on the corner of Hope Street and Cyril Avenue, give it a somewhat imposing presence in the street scene.

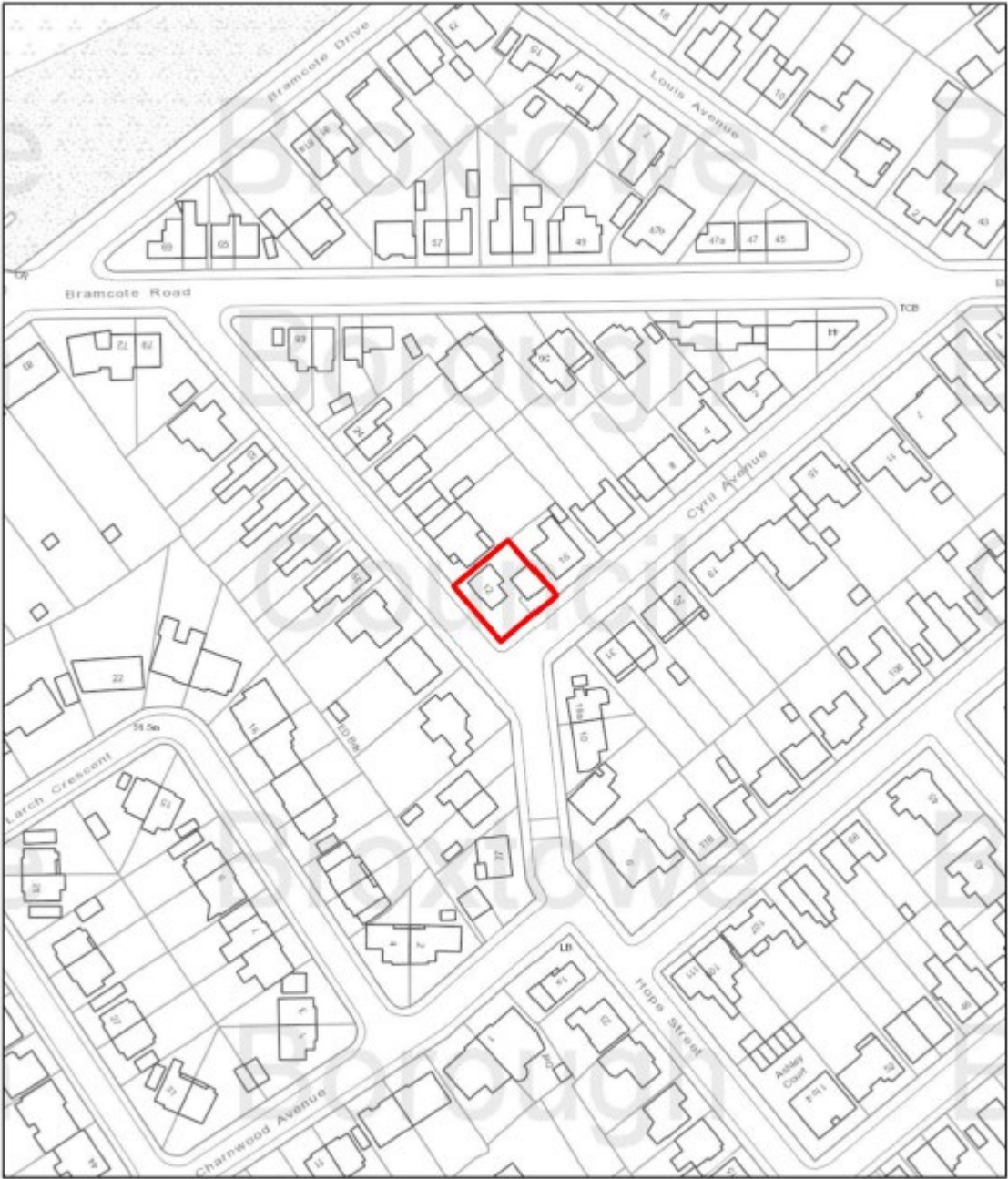
In terms of design, the Inspector stated while the proposed extensions would add significantly to the scale of the host property, it would continue to have a reasonable amount of amenity space around it and in itself, the proposed development would not be disproportionate or unacceptable in design terms. However, the proposed development would significantly change the character and appearance of the host building when appreciated within the street scene. The three-storey glazed front gable would introduce an incongruous element and whilst there are occasional dormer windows in the area, these were small and were the exception to largely unbroken roof lines. Furthermore, the change from a hipped roof to a gable would not accord with the prevailing roof patterns in the area. The proposed raising of the roof by approximately 0.9 metres would also give the building an unsatisfactory visual dominance in the street scene, especially when viewed alongside the bungalows to either side.

In terms of privacy and outlook the Inspector stated, the impact on no. 14 would be the increase to the height of the host building and the proposed single storey extension. The latter, by its limited height would not have a significantly adverse impact upon privacy, and

while the increased height of the building would give some adverse impact in terms of outlook, this would be limited to views from the outdoor amenity spaces of the bungalow and when viewed in a sideways direction from the front and rear of the property. And for no 16, the proposed single storey rear extension to the host property would bring the building closer to its boundary with No.16 Cyril Avenue and especially to the latter's rear amenity space. By its single storey height and position, but it would not have a materially harmful effect upon the outlook or privacy of the occupants of the bungalow. However, the incorporation of the box dormer would effectively add another storey to habitable rooms in the appeal property and this, plus the proposed additional overall height to the property, would have a significantly adverse impact upon the outlook and privacy of the occupants of the bungalow. The proposed use of obscure glass to the dormers (though not shown for the roof lights) would reduce the impact upon privacy, but not to outlook.

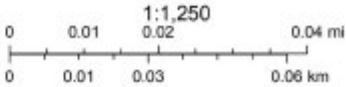
Therefore, the Inspector concluded that the proposed development would not accord with policy 10 of the Broxtowe Core Strategy 2014 (CS) which requires that new development should reinforce local characteristics and architectural styles, or with policy 17 of Part 2 of the Local Plan 2018 (LP) which requires new development to integrate into its surroundings and to make a positive contribution to the character and appearance of the area. In addition, it would not conform to chapter 12 of the National Planning Policy Framework 2021 (the Framework) which gives great importance to the need for good design, and that it would fail to accord with policy 10 of the Core Strategy and policy 17 of the Local Plan which aim to protect the amenities of the occupiers of neighbouring properties.

12 Hope Street, Beeston



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