

## Report of the Chief Executive

## APPEAL SUMMARY

<b>Application Number:</b>	<b>22/00421/FUL</b>
<b>Location:</b>	<b>86 Baker Road, Newthorpe, Nottinghamshire, NG16 2DP</b>
<b>Proposal:</b>	<b>Construct ground floor front and rear extension and hip to gable roof conversion with dormer windows.</b>

**APPEAL DISMISSED**

The application was refused planning permission 17 August 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 both the character and appearance the existing dwelling and street scene.

The property is a small detached single storey bungalow with a hipped roof with the rear garden backing onto open countryside. To the rear is a public footpath.

The Inspector noted other dwellings within the vicinity of the appeal site vary in size, age and appearance, mixture of two storey and single storey dwellings, some of which has been extended and altered.

The proposal seeks to substantially alter and extend the dwelling by construction of a ground floor front and rear additions, a hip to gable roof extension with front and rear dormers. Solar panels would be installed on the rear roof slope.

The Inspector noted the changes to the dwelling would have an impact on the street scene due to the increased bulk and mass and would appear visually dominant and over prominent within the street scene. The ridge of the proposed roof would be taller than the dwellings either side (including the recently extended height of 84 Baker Road.

The Inspector noted the mixture of housing types along Baker Road and agrees with the Local Planning Authority a reduced scheme would be acceptable. However, for the reasons above the proposal is unacceptable and would have a detrimental effect on the character and appearance of the street scene. Therefore, it would conflict with the provisions of the Development Plan Policy 10 of Broxtowe Aligned Core Strategy 2014 and Policy 17 of the Broxtowe Part 2 Local Plan 2019.