

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	22/00421/FUL
LOCATION:	86 Baker Road Newthorpe Nottinghamshire NG16 2DP
PROPOSAL:	Construct ground floor front and rear extension and hip to gable roof conversion with dormer windows.

RECOMMENDATION BY OFFICER - REFUSAL**REASON FOR REFUSAL –**

1. The proposal to create two single storey extensions, hip to gable extension, increase in ridge height, two pitched dormers, a flat roof dormer and solar panels to a modest bungalow would have a negative impact and would be highly visible within the street scene. The roof design would result in a miss balanced and top heavy roof arrangement and would be out of character of the street scene to the detriment of the visual amenity of the area. 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), and there are no other material considerations that justify treating this proposal as an exception to these policies.

APPEAL DISMISSED

The proposal is to substantially alter and extend the dwelling by constructing ground floor front and rear extensions, a hip to gable roof extension and dormers to the principal and rear elevation along with the addition of solar panels.

The Inspector considered the main issue is the effect of the proposal on the character and appearance of both the existing dwelling and the street scene.

The Inspector noted the other dwellings in the vicinity of the appeal site vary in terms of their size, age and appearance. This included two storey houses and single storey bungalows, of which some had been extended and altered. The Inspector noted the neighbouring property at 84 Baker Road had been extended and altered.

The Inspector considered that the alteration to the dwelling would not have a harmful effect on the character or appearance of the dwelling. However, with regard to the street scene the Inspector noted the increase bulk and height of the roof would appear visually dominant and over prominent resulting the roof being taller than the dwellings either side (including the recently extended height of 84 Baker Road).

The Inspector agreed with the Council that given the housing types along Baker Road the principal of extending and the renovation and modernisation of the property would be acceptable.

Notwithstanding this, the Inspector found the proposal would have an unacceptable effect on the character and appearance of the street scene and therefore, it would conflict with the policies within the Development Plan.