

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	22/00499/FUL
LOCATION:	1 Queens Road East, Beeston, Nottingham, NG9 2LD
PROPOSAL:	Construct three storey extension to the existing purpose built student accommodation to create an additional six bedrooms

APPEAL ALLOWED

RECOMMENDATION BY OFFICER - APPROVE

REASON FOR REFUSAL –

The submitted scheme, by virtue of its size, scale and design creates an overbearing and overly dominant impact on neighbouring properties, to the detriment of the amenity of neighbouring properties. 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).

LEVEL OF DECISION: COMMITTEE

The inspector considered the main issue to consider was:

- The main issue in this appeal is the effect of the development on neighbouring properties, by its overwhelming and overly dominant impact.

REASON

The Inspector noted that the new section of extension is not significantly higher than No 3, and there are no habitable room windows facing toward that property. The relationship between the existing property and the proposed extension is not markedly different from a traditional relationship between buildings. All of the aspects raised by the Council seem to be unobjectionable. The Inspector noted the Council’s view that the development would be overwhelming and an overly dominating presence, but in the absence of any further explanation, these criticisms are unsubstantiated.

CONCLUSION

The Inspector considered that in terms of the main issue; the proposal would not would result in an unacceptable impact on the living conditions of nearby residents or occupiers.