

**Report of the Chief Executive**

**APPEAL DECISION**

<b>APPLICATION NUMBER:</b>	<b>23/00355/FUL</b>
<b>LOCATION:</b>	<b>64 Stapleford Lane, Toton, NG9 6GA</b>
<b>PROPOSAL:</b>	<b>Retention of existing car port</b>

**APPEAL DISMISSED**

**RECOMMENDATION BY OFFICER – REFUSE**

**REASON FOR REFUSAL –**

The proposed carport, by virtue of its size and prominent location forward of the principle elevation of the property and located immediately adjacent to the boundary with the public road, is a dominant feature that is out of character with the original dwelling and an intrusive feature detrimental to the appearance of the street scene. It fails to make a positive contribution to the character and appearance of the area, and has a harmful impact on the street scene. Accordingly, the proposed development would therefore be contrary to the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

**LEVEL OF DECISION: DELEGATED**

The main issues considered by the Inspector was the effect of the development on the character and appearance of the area

**REASONS**

The inspector noted that the carport is sited entirely forward of the building line to the house, adjacent to the boundary hedge and close to the front stone wall. Given the carport’s position at the front of the property, the large scale of the structure is at odds with the more open frontages within the locality, unduly drawing the attention as an incongruous and visually intrusive development, detracting from the wider character and appearance of the area.

**CONCLUSION**

The Planning Inspector concluded that the carport harms the character and appearance of the area. As such, conflicts with Policy 10 of the ACS (2014) and Policy 17 of the P2LP (2019) which seek to ensure high quality of development that integrate into their surroundings. It would also conflict with the overarching design aims of the NPPF.