

**Report of the Chief Executive**

**APPEAL DECISION**

<b>APPLICATION NUMBER:</b>	<b>24/00209/FUL</b>
<b>LOCATION:</b>	<b>90 Ullswater Crescent Bramcote Nottinghamshire NG9 3BE</b>
<b>PROPOSAL:</b>	<b>Construct detached garage to front</b>

**APPEAL DISMISSED**

**RECOMMENDATION BY OFFICER – REFUSAL**

**DELEGATED DECISION**

**DECISION BY BROXTOWE BOROUGH COUNCIL - NOTICE OF REFUSAL FOR PLANNING PERMISSION REF: 24/00209/FUL DATED 14 JANUARY 2024.**

**REASONS FOR REFUSAL –**

1. The proposed detached double garage, by virtue of its size and prominent location forward of the principle elevation of the property and located within close proximity to the boundary with the public highway, would represent a dominant feature that is out of character with the original dwelling and an intrusive feature detrimental to the character and 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: WRITTEN REPRESENTATIONS**

The proposal was for a single-storey detached garage measuring approximately 5.8 metres x 5.5 metres, with eaves height 2.3 metres and ridge height 3.8 metres. The materials and design would match and be in keeping with the host dwelling. The proposal would be located close to the host dwelling but forward of its front elevation within its open frontage garden. The application was refused at officer level, because the proposed garage would be a dominant feature and would fail to positively contribute to the street scene.

The inspector stated that the surrounding area is characterised by similar dwellings with garages to the side, creating a sense of rhythm. The proposed garage would be a substantial feature forward of the host dwelling and would harm the character and appearance of the surrounding area. They stated that it would not be wholly screened by foliage and as such would detract from the well-proportioned design of the host dwelling within its open garden setting.

Overall, the Planning Inspector found that the proposal would cause harm to the character and appearance of the host dwelling and the area as it fails to take account of the evident rhythm of design and open frontages of dwellings in the area. Consequently, the appeal proposal conflicts with Policy 10 of the Broxtowe Borough Gedling Borough Nottingham City Aligned Core Strategy Part 1 Local Plan (2014), Policy 17 of the Broxtowe Part 2 Local Plan (2019) and the Framework, all of which seek high quality design appropriate to its context.