

Report of the Chief Executive

Appeal Decision

APPLICATION NUMBER:	24/00430/FUL
LOCATION:	12 Kenilworth Road, Beeston, Nottinghamshire, NG9 2HX
PROPOSAL:	Raise ridge of roof and construct rear dormer to facilitate loft conversion

APPEAL ALLOWED

RECOMMENDATION BY OFFICER – REFUSAL

REASON FOR REFUSAL –

The development (raise ridge of the roof and rear dormer to facilitate a loft conversion), by virtue of its scale, design and siting, would fail to make a positive contribution to the character and appearance of the building and then the surrounding area, would dominate the existing roof of the dwelling and appear incongruous in the street scene. The raising of the roof would also create an imbalance to this pair of semi-detached dwellings, contrary to the established character of the area. As such, the development would fail to accord with Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

LEVEL OF DECISION: DELEGATED POWERS

The inspector considered the main issue to consider was:

- The effect of the development on the character and appearance of the building and surrounding area.

REASONS

The effect of the development on the character and appearance of the building and surrounding area

The planning inspector determined that due to the slight stagger in the building line within the street, along with the height and position of the front gables and chimneys, means that the roof of the appeal dwelling is largely obscured in views along Kenilworth Road. Therefore, when approaching along Kenilworth Road the roof of the appeal dwelling is not visually prominent. Furthermore, the planning inspector determined the modest increase in height proposed would not disrupt the strong sense of symmetry and balance between the two properties.

In addition to this, the planning inspector determined the proposed rear dormer would be a large addition to the rear roof slope, although it would be set away from the eaves, chimney and side elevation. These off sets would mean that the original roof form could be visually identified and would be sufficient to ensure that the roof would not be wholly subsumed by the dormer. The dormer would be glimpsed from Kenilworth Road through the gap between the dwelling and No.14. However, its rear siting, and close spacing with No.14 would ensure that it would not appear visually prominent from the street. From the private gardens to the rear, the scale of the dormer would be more noticeable. However, there are other dormers of similar scale within the surrounding roof scape and, as such, the dormer would be viewed in this existing context and would not appear out of place or incongruous to the area.

For the above reasons, the inspector concluded that the development would not have a harmful effect on the character and appearance of the building and surrounding area. Therefore, the development complies with Policy 17 of the Broxtowe Borough Council Part 2 Local Plan 2018-2028 (2019) and Policy 10 of the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (2014).

CONDITIONS

The inspector has imposed standard conditions relating to the commencement of development, and to require compliance with the submitted plans for certainty. The inspector has also attached a condition for materials to match the existing property which is necessary in the interest of the character and appearance of the building and area.

CONCLUSION

For the reasons given above the inspector decided the appeal should be allowed.