

Appeal Summary

Report of the Interim Chief Executive

Application Number:	25/00502/FUL
Location:	15 Kimberly Road, Nuthall
Proposal:	Construct two storey side and rear extensions.

APPEAL DISMISSED**DELEGATED DECISION TO REFUSE****RECOMMENDATION BY OFFICER – REFUSE****REASON FOR REFUSAL –**

The proposed development, by virtue of its scale and massing, is disproportionate and unduly dominates the host dwelling. Due to its size, it would be visually dominant within the street scene and detrimental to the character and appearance of the dwelling and the Nuthall Conservation Area. Accordingly, the proposed development would be contrary to the aims of Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014), Policies 17 and 23 of the Part 2 Local Plan (2019), Policy 5 of the Nuthall Neighbourhood Plan (2018) and the National Planning Policy Framework (2024).

LEVEL OF DECISION – HOUSEHOLDER APPEALS SERVICE

The application was refused planning permission under delegated powers on 4 September 2025 and at appeal was considered by The Planning Inspectorate by way of written representations.

The Inspector issued a decision letter and considered the main issues to be the effect of the proposal on the character and appearance of Nuthall Conservation Area.

The property is located within Nuthall Conservation area. The property is a detached two storey dwelling with a hipped roof and a single storey garage linked to the host dwelling, with the rear garden backing onto a large pond.

The Inspector noted the proposal seeks to substantially extend the dwelling footprint which would lead the dwelling to almost double in width at two storey height. The inspector also noted that the proposed side extension would be set down slightly from the main ridge and the rear extension would have the same ridge height as the main roof.

The Inspector noted the changes to the dwelling would detract from the character and appearance of Nuthall Conservation Area due to the increased bulk and mass and would appear incongruous in its surroundings and unduly dominant within its plot and its surroundings.

The Inspector concluded that the proposed development would harm the character and appearance of Nuthall Conservation Area. Therefore, it would conflict with the NPPF and the provisions of the Development Plan Policies 10 and 11 of Broxtowe Aligned Core Strategy 2014, Policies 17 and 23 of the Broxtowe Part 2 Local Plan 2019 and Policy 5 of Nuthall Neighbourhood Plan (2018).