

Report of the Chief Executive

APPEAL DECISION

Reference number: 18/00306/FUL
Proposal: Construct single/two storey rear extension, hip to gable roof extension, bin store, insert windows in the side elevation and convert single dwelling to 4 apartments

Site address: 65 Dovecote Lane, Beeston, Nottinghamshire, NG9 1HU

Applicant: Mr Atul Phakey

APPEAL ALLOWED

The Inspector considered the main issue to be the effect the proposal would have on the character and appearance of the area.

The Inspector considered that the proposed rear extension would be subservient and the matching bricks and windows would match the building in design and form. Furthermore, that the roof alteration would be successful and complement the existing building due to brick detailing. The Inspector acknowledged the symmetry of the pair of semi-detached houses would be affected but the gable would integrate well with the primary view of the site from Queens Road. It was concluded the proposal would be proportionate to the main house and would complement and integrate well with the surrounding area.

The Inspector considered the external space to the rear was adequate for refuse storage and that the recreational ground opposite the site was sufficient for future occupants. The flats were considered to have relatively generous floor areas and the appropriate use of obscurely glazed windows would not compromise occupants amenity and would sufficiently prevent any detrimental overlooking to no. 310 Queens Road. The Inspector stated that the provision of two car parking spaces would discourage car ownership and recognised the Highways Authority raised no objection.

The Inspector recognised that whilst the residents were concerned about the loss of a family dwelling, the Council had not referred to any policy to retain family housing and that windfall sites such as this can significantly boost housing supply.

In conclusion, the Inspector found that the development was acceptable in relation to its design and scale which represents a subservient appearance and is in keeping with the main house and surrounding area. Adequate space for refuse and an appropriate access has been taken into consideration. The principle of changing a family home into flats was considered acceptable due to the contribution to housing supply which is supported by the Council's own policies which supports windfall sites. Therefore, the Inspector considered the proposal to be acceptable and the appeal was allowed.



Legend

 Site

Reference Number : **18/00695/FUL**
Applicant/Agent : **Mr P Singh**
Site Address : **Temple Lake House, 53A Kimberley Road, Nuthall, NG16 1DA**
Proposal : **Construction of a new detached masonry double garage**

APPEAL ALLOWED AND PLANNING PERMISSION GRANTED

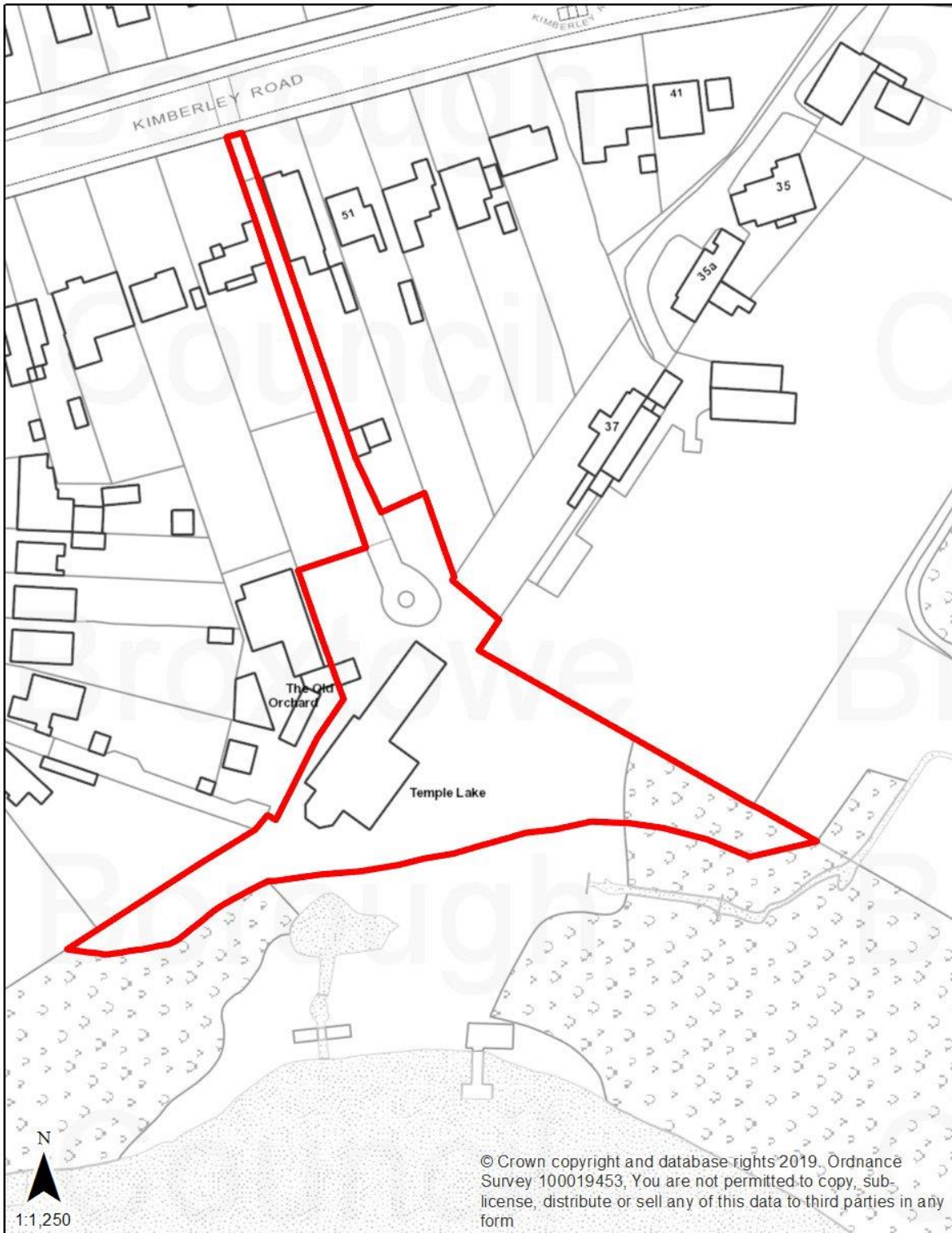
The application sought planning permission to construct a detached masonry double garage. This was refused on 11 January 2019 by the Planning Committee for the following reasons:

- 1. The proposed development by virtue of its scale and siting close to the west boundary of the site will have a detrimental impact on the neighbouring property at The Old Orchard, 7b Edward Road, resulting in an unacceptable loss of amenity for the neighbouring property, contrary to Policy H11 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy and Policy 17 of the Draft Broxtowe Part 2 Local Plan (2018).*
- 2. The proposed development will be out of keeping with the character of the area, contrary to Policy H11 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy, Policy 17 of the Draft Broxtowe Part 2 Local Plan (2018) and Policy 5 of the Nuthall Neighbourhood Plan.*

In allowing the appeal the Inspector noted that as the garage would be set away from the boundary with No. 7b Edward Road by 2m and positioned to the northeast of the neighbouring property, the occupiers of 7b would not suffer a significant loss of direct sunlight. Furthermore the Inspector stated that the garage would be some distance from the rear courtyard and rear corner of No. 7b and due to the separation distance and orientation, daylight to the rear courtyard would not be materially affected. It is also noted that the outlook from the window on the side elevation facing the application site would not be significantly affected due to the screening effect of the boundary hedging and the separation distance to the proposal.

With regards to character and appearance the Inspector noted that due to the position of the garage it would be mostly visible from private view only and that the development would be seen in the context of its relationship with the host dwelling and No. 7b. The Inspector goes on to state that the design would complement the appearance of the adjacent dwelling and that the proposal would be in keeping with local context and proportionate to the size of the host dwelling. The Inspector stated that the proposal would have no effect on the setting of the Conservation Area and would preserve the setting of the Listed Building.

Overall the Inspector found the proposal acceptable as it would not harm the amenity of occupiers of neighbouring properties and would not be out of keeping with the character of the area. Therefore the Inspector concluded that the proposal accords with Policy H11 of Broxtowe Local Plan 2004, Policy 10 of the Aligned Core Strategy 2014, Draft Local Plan Part 2 Policy 17 and the Nuthall Neighbourhood Plan Policy 5.



© Crown copyright and database rights 2019. Ordnance Survey 100019453. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

Legend

 Site