

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	19/00342/MMA
LOCATION:	72 Queens Road East, Beeston NG9 2GS
PROPOSAL:	Minor Material Amendment to planning permission 16/00877/FUL to retain roof alterations, increase in size of rear dormer, revisions to windows and revisions to rear ground levels and inclusion of steps

APPEAL DISMISSED

The application was refused permission because the size, poor design and materials of the rear dormer were considered to dominate the roof and have a negative impact on visual amenity, and the use of non-matching materials for the single storey/two storey side extension and the high eaves height of the single storey part of the side extension were considered to be over-prominent in the street scene.

The Inspector considered the main issue was the effect that varying the conditions to allow the retention of development as built would have on the character and appearance of the host property and of the area.

The Inspector considered the use of non-matching materials on the side extension, combined with the elevated eaves height of the single storey part of the extension, would accentuate the visual prominence of the extension within the street scene. Accordingly, the side extension failed to respect the proportions and appearance of the original dwelling and was thus harmful to the character and appearance of the host property and the area. The Inspector noted that the reason imposed by the Council for matching materials was to ensure a satisfactory standard of external appearance. Given the contrast between the colour of materials to the front of the property, the Inspector considered that an adequate standard of external appearance had not been achieved.

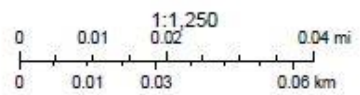
In regards to the dormer, the Inspector acknowledged the appellant's reasons behind the increase in the size of the rear dormer, compared with the approved scheme, such as to achieve acceptable levels of head height, but noted that this could not justify a structure that had such a harmful impact on the character and appearance of the host property and of the area.

Therefore, it was concluded that the amendments proposed to conditions 2 and 3 of the original permission to vary the design of the development from that approved and to allow non-matching materials, have had, and would continue to have, an unacceptably harmful impact on the character and appearance of the appeal property and the surrounding area.

72 Queens Road East



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