

## Report of the Chief Executive

## APPEAL DECISION

<b>APPLICATION NUMBER:</b>	<b>19/00479/FUL</b>
<b>LOCATION:</b>	<b>29 Dunsmore Close, Beeston NG9 1LU</b>
<b>PROPOSAL:</b>	<b>Construct dwelling (revised scheme)</b>

**APPEAL DISMISSED**

The proposed dwelling was refused permission because its height, design, close proximity to Longlands Road and small garden size would be out of keeping with the predominant character and appearance of the area.

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

The inspector considered that the new dwelling would be a dominant addition to the street scene.

Properties in the area are generally set back from the highway with their main garden being to the rear. The proposed dwelling would project in front of the building line of terrace No. 27-29 by approximately 2 metres. Additionally, the dwelling would be adjacent to the highway, and the parking area and garden would be situated to the side of the property.

The Inspector also considered that the appearance of the detached, hipped roof dwelling would not reflect that of the surrounding area. The terraces have a simple appearance with a broadly square footprint. The proposed dwelling would be an 'L' shape and would have a higher finished floor level than properties within the street scene. Due to the finished floor level, the eaves height and the roof ridge would be higher than the surrounding properties. The configuration, design and height of the proposed windows and door openings would also be noticeably different to the terraces. Accordingly, the development, by reason of its scale, siting and design was considered to be out of character with the adjacent housing.

The Inspector concluded that limited weight could be given to the appellant's argument that the scheme would help address the undersupply of housing within the local area given the Council can demonstrate a five-year housing land supply and only one house was proposed.

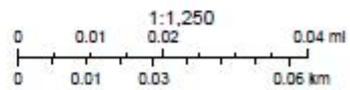
To conclude, the Inspector stated that whilst the Highways Department did not object to the proposal, the internal floor area is compliant with space standards, the scheme would provide limited economic benefits and make effective use of land in an accessible location; these considerations did not outweigh the harm identified above.

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 Site



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