

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	19/00583/MMA
LOCATION:	28 Queens Road East, Beeston NG9 2GS
PROPOSAL:	Minor Material Amendment to planning permission 17/00017/FUL to retain side extension as built, dormer alterations, revisions to windows and revisions to rear ground levels including retention of rear steps

ORIGINAL RECOMMENDATION BY OFFICER (REFUSE)

ORIGINAL DECISION REFUSED - REASON - The dormer is of poor design and unduly dominates the roof due to its size, flat roof and materials and it has a negative impact on the visual amenity of the occupants of neighbouring properties. It fails to make a positive contribution to the character and appearance of the area. Accordingly, the proposed development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).

DELEGATED DECISION

APPEAL DISMISSED

The application was refused permission because of the dormer’s poor design and that it was considered to unduly dominate the roof due to its size, flat roof and materials which had a negative impact on the visual amenity of neighbouring properties and failed to make a positive contribution to the character and appearance of the area.

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

The Inspector considered that there were many houses in the area with a dormer, so considered the principle of such a feature was not an issue. However, the Inspector noted that the dormer had a limited set back from the eaves and roof ridge in comparison with the approved dormer of the original planning application. Accordingly, the Inspector considered that the notable height results in a built form which dominates the roof slope (despite its rear facing position) and was clearly visible in-between the houses at the end of Pelham Crescent. The Inspector stated that as a result of the size and prominent elevated position of the dormer, it appears unduly dominant and conspicuous in the street.

In regards to materials, the use of white PVCu cladding was considered by the Inspector to exacerbate the prominence of the dormer. The Inspector confirmed that the use of such cladding was clearly in breach of the original planning condition (requiring matching materials), as the house was constructed of red brick and tiles. Even if the appellant altered the materials, as the dormer has an overtly bulky appearance and represents a visually discordant and disharmonious addition to the detriment of the character and appearance of the area, this would not be adequately mitigated by the use of alternative materials.

Further, 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

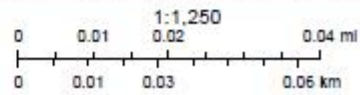
head height, but noted that this could not justify a structure that had such a harmful impact on the character and appearance of the host property and of the area.

Therefore, it was concluded that the amendments proposed to conditions 2 and 3 of the original permission to vary the scale and appearance of the dormer from that approved would unacceptably harm the character and appearance of the area.

28 Queens Road East



8/19/2020, 2:56:30 PM



-  Flood Zone 2
-  Flood Zone 3

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