

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	19/00784/OUT
LOCATION:	49 Clive Crescent, Kimberley, Nottinghamshire, NG16 2QB
PROPOSAL:	Erection of a dwelling with all matters reserved except for access, layout and scale.
DELEGATED DECISION TO REFUSE PERMISSION	

APPEAL DISMISSED

This outline planning application for the erection of a dwelling was refused on 31 March 2020 for the following reasons:

1. The proposed dwelling by virtue of the size and orientation of the site would be out of keeping with the existing pattern of development on Clive Crescent which is characterised by detached and semi-detached two storey dwellings. The introduction of one single storey unit within a prominent position at the head of the cul-de-sac would therefore be detrimental to the character of the streetscene. The proposed scheme is therefore considered to be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019) and there are no other material considerations of compelling weight that would justify treating the proposal as an exception to these policies.

2. The proposed dwelling, due to its scale and the size and orientation of the site would result in an overbearing impact and unacceptable loss of amenity for the occupiers of the neighbouring properties. In addition, due to the size and scale and orientation of the site, the future occupiers would have a relatively small area of private amenity space, which in combination with the noise levels from the adjacent A610 would result in an unsatisfactory level of amenity. Accordingly, the proposal is considered to be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019) and there are no other material considerations of compelling weight that would justify treating the proposal as an exception to these policies.

The Inspector considered the main issues to be: the effect of the proposal on the character and appearance of the area; the living conditions of neighbouring occupants, with respect to outlook; and the living conditions of future occupants of the dwelling with respect to external space and noise.

In relation to the issue of the character and appearance of the area, the Inspector concluded that the proposed dwelling would significantly harm the character and appearance of the area, and would conflict with Policy 10 of the Aligned Core Strategy and Policy 17 of the Broxtowe Part 2 Local Plan, which together require development to, amongst other things, reinforce valued local characteristics, integrate into its surroundings and have regard to elements including massing, scale, street patterns, plot sizes, orientation and positioning of buildings and the layouts of spaces.

The Inspector found that the proposal would significantly harm the living conditions of neighbouring residents, and would be contrary to Policy 10 of the Aligned Core Strategy and Policy 17 of the Part 2 Local Plan, which together require development to provide a satisfactory

degree of amenity for occupiers of neighbouring properties. However, the Inspector did conclude that the proposal would not result in harm to the living conditions of future occupants. Overall, the Inspector concluded that the proposal would result in conflict with the development plan; the Inspector afforded significant weight to this. The Inspector considered that the other material considerations in this case, taken together, would not be sufficient to outweigh the conflict with the development plan.

APPLICATION NUMBER:	19/00743/FUL
LOCATION:	49 Attewell Road, Awwsworth, NG16 2SY
PROPOSAL:	Construct two storey side extension and single storey rear extension (revised scheme)

ORIGINAL RECOMMENDATION BY OFFICER - REFUSE

ORIGINAL REASON FOR REFUSAL - The proposed two storey side extension by virtue of its size and scale, along with the absence of any set-back of the front elevation or drop in roof level represents a development that dominates the host dwelling, with no element of subservience. The absence of any drop in the ridge height fails to respect the rhythm of the terrace of dwellings and as such would be of detriment to the character and appearance of the surrounding area. The proposed extensions would therefore be contrary to Broxtowe Aligned Core Strategy (2014) Policy 10 and Broxtowe Part 2 Local Plan (2019) Policy 17.

LEVEL OF DECISION: DELEGATED

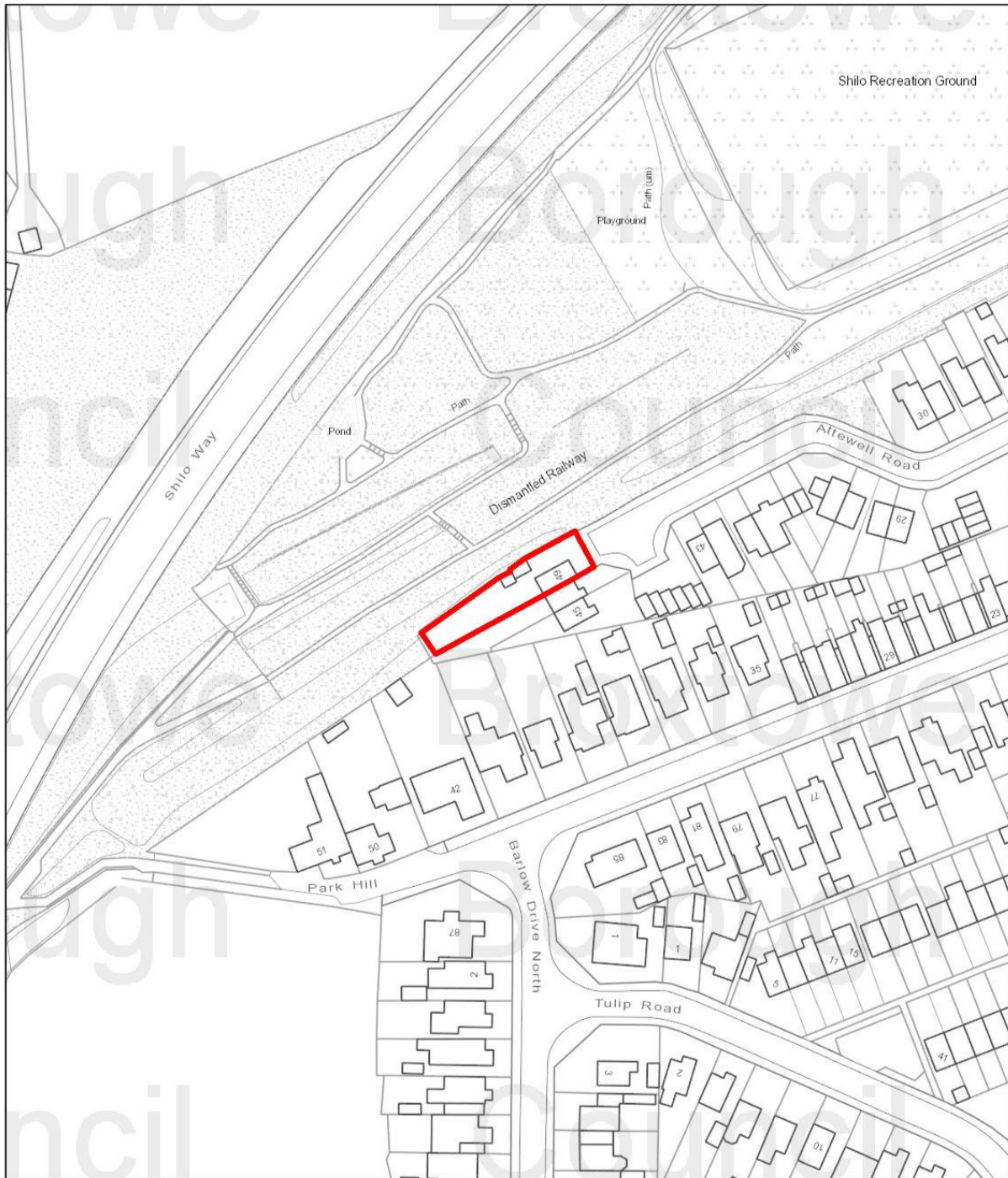
APPEAL ALLOWED AND PLANNING PERMISSION GRANTED

The application was refused due to its size and scale relative to the host dwelling. The proposal for a 2 storey side extension did not include a set-back from the existing front elevation or drop in roof level that would usually be expected of such an extension. It was therefore considered that the proposed extension had no element of subservience, failed to respect the rhythm of the terrace of dwellings within which it was situated and resulted in an overly prominent addition to the host dwelling.

The Inspector noted that whilst the roof would not be set down, nor the elevation stepped back from the existing, the extension would be narrower in width and absent of a porch at the front which would lend it an element of subservience. The Inspector also noted that the extension would stand at the low end of the group which would temper the visual impact of its massing and its position would not result in a terracing effect.

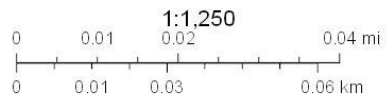
The Inspector therefore concluded that the extension would not be unduly dominant, nor would it result in No. 49 being excessive in scale to the group as a whole, and for these reasons would not harm the character and appearance of the area.

49 Attewell Road, Awworth



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 Site



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Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00083/ADV
LOCATION:	Unit H, Mobility Care, Cossall Industrial Estate, Solomon Road, Cossall, DE7 5UA
PROPOSAL:	Retain non illuminated hoarding

ORIGINAL RECOMMENDATION BY OFFICER - REFUSE

ORIGINAL REASON FOR REFUSAL - The signage by reason of its size, scale and siting appears excessive relative to the host building and within the context of the surrounding area. The sign is therefore considered harmful to the street scene and to the visual amenity of the area, contrary to the aims and objectives of the National Planning Policy Framework (2019).

LEVEL OF DECISION: DELEGATED

APPEAL DISMISSED

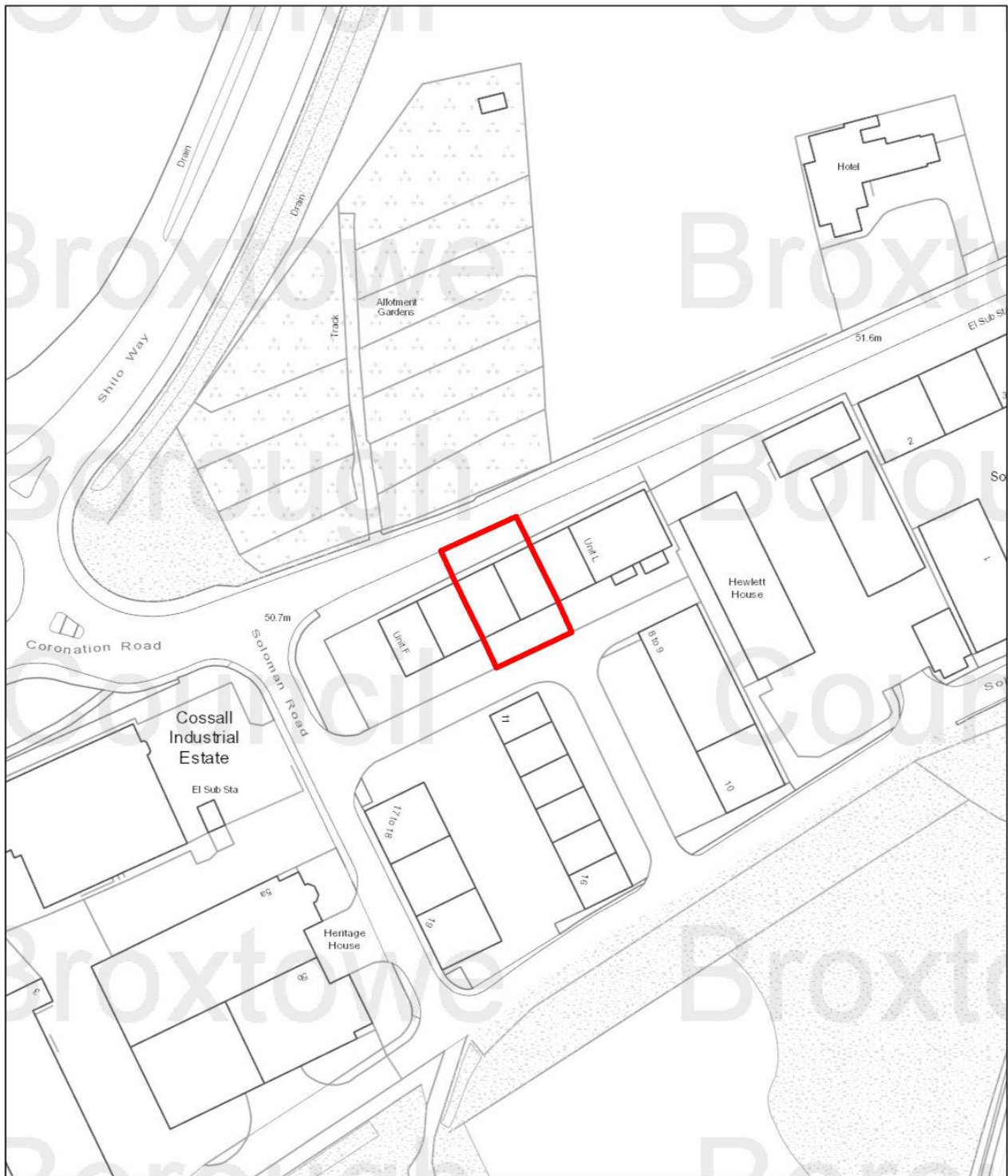
The application was refused due to the size, scale and siting of the signage which was considered excessive relative to the host building and within the context of the surrounding area including Green Belt land from which the sign is clearly visible.

The Inspector noted that the grass area on which the sign is located has an open feel, due to its sparse nature, and whilst there is some street furniture present in the form of lampposts and road signs these do not unduly draw attention.

He noted that the views of the sign are particularly prominent when travelling along Coronation Road and the size of the sign is emphasised by its position alongside the modest single storey units. The Inspector notes that while numerous types and examples of signage exist within the wider Cossall Industrial Estate, the freestanding proposal is experienced primarily in the context of the signage along Coronation Road. These signs are largely subtle in design and the dominant style is that of placards affixed to the front elevations of units.

For these reasons the Inspector concluded that the proposal, by nature of its scale, siting and design would have a harmful effect on the visual amenity of the area.

Unit H, Mobility Care, Cossall Industrial Estate



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 Site

