

Report to Planning Committee

Application Number: 2017/0725 – Appeal Ref: APP/N3020/D/18/3200213

Location: 45 Longridge Road, Woodthorpe, Nottingham NG5 4LA

Proposal: The development proposed is a two storey front extension and retention of alterations to garage.

Case Officer: David Gray

Planning permission was refused by the Borough Council on the 7th March 2018 on the following grounds:

1. The proposed front extension by reason of its prominent siting, height, size and general appearance would be out of keeping with the design and character of the existing property and surrounding dwellings and would dominate the street scene to the detriment of the visual amenities of the locality. For these reasons, the proposal would conflict with saved policies ENV1 and H10 of the Adopted Local Plan (2005) and Policy 10 of the Adopted Core Strategy 2014 and the overall aims and objectives of the National Planning Policy Framework.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been **allowed** insofar as it relates to the alterations to the garage but **dismissed** insofar as it relates to the proposed two storey front porch extension.

The Inspector concluded that the proposed two storey front porch extension would have an unacceptable effect on the character and appearance of the building and the area. As such, it would not comply with Policy 10 of the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (2014) and Policy LPD43 of the LPD, which state that development should be designed to reinforce valued local characteristics and that planning permission will be granted for extensions provided the appearance of a proposal is in keeping with surrounding character, in terms of height, built form and general design. It would also not comply with the Framework where it concerns achieving well designed places.

Recommendation: To note the information.