

Report to Planning Committee

Application Number: 2019/0508

Location: 79, Main Road, Gedling.

Proposal: Erection of a two storey rear extension and loft conversion including new roofs and dormer windows to the front and rear. Proposed decking area to the rear of the property.

Case Officer: Alison Jackson.

Planning permission was refused by the Borough Council on the 23rd August 2019 on the following grounds:

- 1 The proposed increase in ridge height of the dwelling in order to provide habitable accommodation at first floor level, given the scale and bulk of the proposed roof together with the scale and design of the proposed dormers, would result in an incongruous feature within the streetscene and would be out of keeping with the host dwelling and the character of the area in general. The proposal is therefore contrary to the National Planning Policy Framework 2019, policy 10 of the Aligned Core Strategy 2014 and policies LPD32 and LPD43 of the Local Planning Document 2018.

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

This appeal has been dismissed. The Inspector concluded that the proposed development would result in a significant increase in the bulk and massing of the property both in terms of its depth and height. The introduction of the gable pitched roof form, with the increased height and dormers to the front and rear, would appear unduly prominent within the streetscene. The proposed development would be out of proportion and at odds with the scale of the immediate neighbouring properties, and as a result, given its prominent position, would cause harm to the appearance of the immediate streetscene. The proposal therefore conflicts with the aims of the National Planning Policy Framework 2019, policy 10 of the Gedling Borough Aligned Core Strategy (September 2014) and policy LPD43 of the Local Planning Document 2018, in so far as these policies aim to ensure that development positively contributes to the character of the area through, amongst other things, good design and appropriate height and built form.

Recommendation: To note the information.