

Report to Planning Committee

Application Number: 2020/1010

Appeal Ref: APP/N3020/W/21/3266704

Site Address: Fleurtations, 303 Westdale Lane, Mapperley, Nottinghamshire NG3 6EW

Application description: Ground floor shop & first floor flat extension

Case Officer: Claire Turton

The planning application was refused permission on the 7th December 2020 for the reason outlined below:

- 1) By virtue of the scale and location of the two storey extension proposed, the proposal would project forward of the established building line along Blenheim Avenue and would appear incongruous with the established layout and form of the area to the detriment of the character of the street scene and surrounding context and as such would be contrary to Section 12 of the NPPF (2019), Policy 10 of the GBACS (2014), and Policies LPD 32 and LPD 43 of the LPD (2018).

The Planning Inspectors view on the extension is reproduced below who agreed with the Council in respect of the detrimental impact the proposal would have, in particular on Blenheim Avenue.

“Blenheim Avenue is a residential street which has a broadly consistent building line with properties set back from the pavement behind driveways and small front gardens. Properties on corner plots, within the surrounding area, were designed so that they would respect the building line of both the front and return street.

The appeal proposal comprises a two-storey side extension. The extension would be in line with the building’s principal elevation and its roof would be a continuation of the existing roof ridge. The extension would be marginally set in from the side boundary and would incorporate gable roof features to the front and side.

The proposed extension would erode the gap to the side boundary. The scheme would result in a dominant addition given its scale, siting and design. The extension would also substantially sit forward of the building line of Blenheim Avenue. This would result in the scheme having a poor relationship with Blenheim Avenue as it would fail to respect the established layout and building line of the existing buildings which would be clearly evident due to the scale of the extension”.

As a result, the appeal has been dismissed.

Recommendation: To note the information.