

## Report to Planning Committee

**Application Number: 2020/1287 – Appeal Ref: APP/N3020/D/21/3270026**

**Location: 17 Greaves Close, Arnold, NG5 6RS**

Proposal: Rear and side extension to existing house. Internal amendments.  
Demolition of existing garage.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 1st March 2020 on the following grounds:

1. Given the size, scale and design of the proposed development it is considered the proposal would not be in keeping with the scale and design of the host dwelling and it would appear incongruous feature visible from the public realm along Greaves Close. The proposal would therefore be harmful to the character of the host dwelling and the wider area and would fail to comply with the NPPF Section 12, Policy 10 of the Aligned Core Strategy and policy LPD 43 of the Local Planning Document.
2. It is considered, given the limited distance from the proposed development to the southern boundary together with its scale and windows at first floor, would result in a significant undue overbearing and overlooking impact on the rear garden areas of no's 389 and 391 Gedling Road to the detriment of the amenity of the occupiers. The proposal would be contrary to policies LPD 32 and LPD 43 of the Local Planning Document.
3. It is considered, given the proximity of the proposed side extension to the western boundary and the presence of the window in the side elevation at first floor, the proposal would result in a significant undue overlooking impact on garden area of no. 387 Gedling Road to the detriment of the amenity of the occupiers. The proposal would be contrary to policies LPD 32 and LPD 43 of the Local Planning Document.

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

This appeal has been Dismissed. The Inspector concluded that the rear dormer would be conspicuous and would be of a considerably larger scale than the existing front dormer. The result would be a somewhat bulky and box like structure which would be at odds with the original design of the property and surrounding dwellings where steeply pitched roofs and modest dormers are a particular feature. The proposal would not respond well to its context and would detract from the character and appearance of the appeal property and the street scene.

Due to the irregular shape of the plot, the proposed two-storey side extension would be only a short distance from the rear boundary of the existing dwelling and given the rear dormer would be extended to the rear, the proposal would result in an overbearing impact on the properties to the rear, No's 389, and 391 Gedling Road, which have modestly sized gardens. The proposal would result in side and rear first-floor windows being in close proximity to the boundaries of No's 387, 389 and 391 Gedling Road. Due to the short separation distances, the proposed extension to the rear would significantly increase the degree of overlooking. The proposal would cause harm to the living conditions of the occupiers of No's 387, 389 and 391 Gedling Road.

The proposed development would conflict with Policy 10 of the Greater Nottingham Aligned Core Strategy and policies LPD 32 and 43 of the Local Planning.

**Recommendation:** To note the information.