

Report to Planning Committee

Application Number: 2021/1136 – Appeal Ref: APP/N3020/W/21/3288049

Location: 517 Mansfield Road, Nottingham, NG5 8PG

Proposal: Hip to gable roof extension to the rear of an existing detached property and upgraded boundary treatment to street scene.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 19th November 2021 on the following grounds:

1. “It is considered the proposed development would result in a disproportionate addition to the building and would therefore represent inappropriate development, which is by definition, harmful to the Green Belt. The proposed development would result in an increase in floorspace to the building greater than 50% and an increase to the mass of the building. There are no very special circumstances that would outweigh this harm. The development would therefore be contrary to Section 13 of the NPPF, Policy 3 of ACS and policy LPD 13 of the Local Planning Document.”

It should be noted that the boundary treatment (wall) is permitted development and the case officer did not raise any concerns in their report. However, it is not permissible for the Local Planning Authority to issue a split decision and therefore it could not be approved by the Borough Council when determining the planning application, which also includes the non-policy compliant roof extension.

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

This appeal has been Dismissed insofar as it relates to the hip to gable roof extension, and Allowed insofar as it relates to the boundary treatment.

The Inspector concluded that the proposal would be inappropriate development in the Green Belt and therefore harmful to the openness, as the proposal would amount to a disproportionate addition above the size of the original dwelling given the cumulative increase in volume and scale.

The Inspector concluded that the boundary treatment would be in keeping with the host dwelling and would not detract from the street scene or the wider area.

Recommendation: To note the information.