

Report to Planning Committee

Application Number: 2021/0976

Appeal Ref: APP/N3020/D/21/3286329

Site Address: 27 Longdale Lane, Ravenshead

Application description: Detached garage

Case Officer: Joe Mtison/Nigel Bryan

The planning application was refused permission on the 18th October 2021 for the reason outlined below:

- 1) In the opinion of the Council due to the size, scale, and siting of the proposed double garage, the proposal would have a significantly detrimental impact on the site, streetscene and the surrounding area which is characterised by largely undeveloped open frontages. The development would therefore be contrary to Part 12 of the National Planning Policy Framework, Policy 10 of Gedling Borough Council Aligned Core Strategy (2014) and Gedling Borough Council Local Planning Document Policy 43 (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.

The Inspector felt that the area was characterised by a mixture of properties with some having detached garages to the front. It was felt that whilst the dwelling had a shallower front garden than is typical, the garage would not have been unduly prominent or out of character with the area. As a result the appeal was allowed and planning permission granted.

It should also be noted that an application for costs was made and this too was allowed. The Inspector felt that due regard had not been given to the fact that other garages forward of the principal elevation were in situ in the area. Whilst accepting that each application needs to be judged on its own merits, the Inspector felt that the Council had disregarded nearby garages and that because of this a different conclusion should have been reached. The Inspector also felt that there should have been better communication between Officers and the applicant, which, in the round, amounted to unreasonable behaviour.

Recommendation: To note the information.