

## Report to Planning Committee

**Application Number:** 2023/0279

**Appeal Ref:** APP/N3020/D/23/3328401

**Site Address:** 45 Stoke Lane, Gedling

**Application description:** Single storey rear and two storey and single storey side extension

**Case Officer:** Joe Mitson

The planning application was refused permission on the 14<sup>th</sup> July 2023 for one reason under delegated powers, as set out below:

The proposed two-storey extension, by reason of scale, siting, massing and design is considered to result in significantly detrimental impacts to the character and appearance of the existing dwelling, the street scenes of Stoke Lane and Harrington Close and the surrounding area. These elements would be contrary to Part 12 of the National Planning Policy Framework, Policy 10 1 c) of Gedling Borough Council Aligned Core Strategy (2014) and Gedling Borough Council Local Planning Document Policy 43 a) (2018).

The appeal was allowed with the Inspector having considered the key issue outlined below.

The Inspector noted that the main issue was the effect of the proposal on the character and appearance of the surrounding area and host dwelling. The property was noted to be a modern detached, two-storey dwelling located on the corner of Stoke Lane and Harrington Close, set in a row of three buildings all of which are two-storey but of varying, individual design and external materials.

The Inspector accepted that the proposed two-storey side extension would extend close to the side boundary, filling the plot at two-storey level and that due to its scale and corner position, it would be prominent within the street scene. However, it was noted the appeal property is set back from the road and is at an angle to Stoke Lane, such that the proposed extensions would not be overly dominant in the street scene.

Furthermore, it was noted that although the walls of the proposed side extension would align with the front and rear elevations of the existing dwelling, its eaves and ridgeline would be lower than that of the host dwelling. Also, the proposed first floor windows would be smaller compared to those on the existing dwelling. Thus, the proposal would appear well integrated with and subservient to the host dwelling. The Inspector added the proposed rendering would assimilate the proposal comfortably with the character and appearance of the appeal property and would reflect rendering on other dwellings nearby.

In conclusion, the Inspector stated the proposed two-storey extension would not harm the varied character and appearance of the surrounding area or the host dwelling. Conditions relating to commencement and approved plans were imposed.

As a result, the appeal has been allowed.

**Recommendation:** To note the information.