

Report to Planning Committee

Application Number: 2022/1299

Appeal Ref: APP/N3020/W/23/3331584

Site Address: 6 Winston Close, Mapperley, Nottinghamshire NG3 5SR

Application description: Conversion of garage building into a self contained one bed flat.

Case Officer: Claire Turton

The planning application was refused permission on the 18th April 2023 under delegated powers, as set out below:

“The change of use of the building from a subservient outbuilding connected to no. 6 into an independent residential dwelling would result in a new dwelling that would appear cramped within its plot and out of keeping with neighbouring residential dwellings. Neighbouring residential dwellings are all fairly large dwellings located within fairly substantial plots of land. This dwelling, by contrast, would result in a much smaller dwelling located in a much smaller plot of land and tight up to site boundaries. This represents a cramped form and an overdevelopment of the site. As such, the proposal is contrary to the NPPF (Part 12), ACS Policy 10 and LPD Policies 33(c) 40a)1).”

The appeal was dismissed with the Inspector having considered the following key issues.

The Inspector identified the key issue being the effect of the proposal on the character and appearance of the appeal site and the street.

The Inspector noted that the appeal site currently hosts a detached garage located in front of a two-storey dwelling in a residential area. The properties in the cul-de-sac are all large two-storey dwellings built with similar design characteristics and materials, which creates a pleasing consistency that contributes positively to the character and appearance of the street.

The conversion of the garage would result in a small single storey dwelling with habitable accommodation in the roof space. As such the proposed dwelling would fail to integrate with the built form of the cul-de-sac. Furthermore, although the building would not increase in size, it would have a cramped appearance given the limited size of the plot relative to the other properties in the street.

The Inspector noted that planning permission has been granted to convert the existing garage into a 1-bed annexe. However, while the appearance of the annexe would be identical to the proposed dwelling, it would remain ancillary to the main house at No 6, as per condition 5 of the planning permission, and would not be a separate planning unit. As such the annexe would be able to share services and the garden area of No 6, whereas the subdivision of the site and creation of its own amenity area would result in a cramped appearance as described above.

Consequently, the Inspector agreed with the Council that the proposed dwelling would detract from the character and appearance of the appeal site and the street. The proposal would therefore be contrary to Policy 10 of the Greater Nottingham Aligned Core Strategies (2014) and Policies LPD 33 and 40 of the Gedling Borough Local Planning Document (2018) which all require, amongst other things and in regard to this main issue, development to have a high standard of design which does not harm the character of the area. The proposal would also conflict with the design aims of the National Planning Policy Framework.

As a result, the appeal has been dismissed

Recommendation: To note the information.