

Report to Planning Committee

Application Number: 2023/0897

Appeal Ref: APP/N3020/D/24/3343663

Site Address: 225 Mansfield Road, Arnold

Application description: Erection of car port to the front of the property including solar panels on the roof slope

Case Officer: Joe Mitson

The planning application was refused permission on the 23rd February 2004 under delegated powers, as set out below:

In the opinion of the Local Planning Authority, due to the size, scale, design, materials and siting of the carport, on a higher land level than the adjacent highway and being the only built structure forward of the established front building line of this group of properties, it is considered to have a detrimental impact on the site, street scene and the surrounding area. As such, the proposal is contrary to Policy 10 2 d) and e) of the Aligned Core Strategy and Policy 43 a) of the LPD.

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

The Inspector identified the key issue being the impact on the character and appearance of the site and area. He noted properties along this stretch of Mansfield Road are mostly set well back from the highway, behind front boundaries and that there are few, if any, significant structures within their front gardens.

It was noted the car port is sited well forward of the house, and covers a fairly large area, although not disproportionately so compared to the dwelling and the front amenity space. The structure was described as an open-sided structure with narrow support posts allowing views through it which limit its bulk, giving a lightweight appearance. It is set back slightly from the low front boundary wall and tall hedgerow so although on slightly higher ground, it is well screened from the road. The car port's green painted timber posts assist in integrating it into its vegetated setting.

The Inspector concluded that even in glimpsed views through the vehicular access point, it is not a dominant feature in the street scene and the Inspector had no cogent reason to believe that existing trees and shrubs, which are depicted on the plans, will be removed. For these reasons, the car port has not harmed the character and appearance of the site or the area.

It was concluded that the scheme does not therefore conflict with Policy 10 of the Gedling Borough Council Aligned Core Strategy (2014), or with Policy LPD 43 part a) of the Gedling Local Planning Document Part 2 Local Plan (2018).

As a result, the appeal has been allowed.

Recommendation: To note the information.