

## **Report to Planning Committee**

**Application Number:** 2024/0829

**Appeal Reference:** APP/N3020/D/25/3360775

**Site Address:** 9 Birchwood Drive, Ravenshead, Nottinghamshire

**Application description:** Erection of a two storey front extension and dormer window. Erection of an attached garage with dormer window. Dropped kerb to provide access to new garage.

**Case Officer:** Calum Smith

The planning application was refused permission on the 17<sup>th</sup> of January 2025 for the reason outlined below:-

1. The proposed two-storey front extension, front dormer window and garage, by reason of size, scale, siting, massing, design, materials and proximity to the adjacent highways, occupying a prominent corner plot location on an elevated site, is considered to result in significantly detrimental impacts to the character and appearance of the dwelling, the street scenes of Birchwood Drive and Birch Court and the surrounding area. These elements would be contrary to Part 12 of the National Planning Policy Framework, Policy 10 1c), 2d) and 2e) of the Gedling Borough Council Aligned Core Strategy and Gedling Borough Council Local Planning Document Policy 43 a) and Gedling Borough Council's Design Code Framework.

The Planning Inspector disagreed with the Council on this key point of having a detrimental impact on the character and appearance of the area, by virtue of its prominent location on a corner residential plot. It was considered by the Inspector that the proposal was acceptable from a visual standpoint by virtue of there being 'no overarching character or appearance to the (surrounding) street scene.'

As a result, the appeal has been allowed.

**Recommendation:** To note the information.