

Report to Planning Committee

Application Number: 2024/0932

Appeal Ref: APP/N3020/D/25/3361530

Location: 149B Main Street, Woodborough, NG14 6DD

Proposal: Loft conversion with dormer roof to the rear and raise ridge line of dwelling. Conversion of garage to ancillary domestic accommodation and skylights to the garage

Case Officer: Amy Schofield

Planning permission was refused by the Borough Council on the 7th February 2025 on the following grounds:

- 1 The proposal would lead to overlooking and loss of privacy between the host building and the dwelling to the north, which would lead to a significant adverse impact on the amenity of both the host building and nearby occupier. As such, the proposed development does not accord with the aims set out in the National Planning Policy Framework, Policy 10 of the ACS, Policies 32 and 43 of the LPD and C+H3 Liveable Homes of the Gedling Design Code.

An appeal against this decision was subsequently lodged with the Planning Inspectorate. This appeal has been dismissed.

The Inspector concluded that given the close proximity to the shared boundary the proposed dormer would overlook the private garden area of the neighbour to the rear, and furthermore, as a result of the difference in land levels, people in the neighbouring garden would be able to look into the proposed bedroom. The Inspector also found that mitigating the overlooking by the use of obscure-glazing and non-openable windows up to 1.7m would result in unacceptable harm to the living conditions of the future users of the bedroom. The Inspector concluded that, "The proposal would therefore cause significant harm to the occupiers of both the appeal property and No 6 [neighbouring property to the rear] through a loss of privacy."

It was therefore concluded that the development would be contrary to Policy 10 of the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (2014) and Policies LPD 32 and LPD 43 of the Gedling Borough Local Planning Document Part 2 Local Plan (2018), insofar as they require development to not cause a significant adverse impact on the living conditions of nearby residents and occupiers, including through overlooking.

Recommendation: To note the information.

