

## **Report to Planning Committee**

**Application Number:** 2025/0211

**Appeal Ref:** APP/N3020/D/25/3369980

**Site Address:** 289 Oakdale Road, Carlton, NG4 1BP

**Application description:** Hip to gable second floor conversion with dormer

**Case Officer:** Joe Davies

The planning application was refused permission on the 9<sup>th</sup> May 2025 for the reasons outlined below:

1. The proposed dormer by reason of its design and scale would represent an incongruous feature that would have a significant detrimental impact on the character and appearance of the area and the host dwelling itself. This would be contrary to Policy 10 of the Aligned Core Strategy 2014, Policy LPD 43 of the Gedling Local Planning Document 2018 and the Gedling Design Code 2024.

The Inspector considered that in isolation the proposal conflicted with the policies of the development plan because of its overall size and bulk. However it was considered that the existing dormer was of a similar appearance, even though it was slightly larger and would have a similar impact. The Inspector considered that this was a material consideration that outweighed the conflicts with the development plan. The appeal was therefore allowed.

**Recommendation:** To note the information.