

Report to Planning Committee

Application Number: 2025/0558

Appeal Ref: 6003110

Site Address: 10 Trinity Crescent, Lambley, Nottingham NG4 4PX

Application description: Single storey side extension with external raised decking to the rear. Detached garage within the frontage garden of the dwelling. Re-roofing work and new rooflights introduced to the front elevation roof.

Case Officer: Amy Schofield

The planning application was refused permission on the 17th October 2025 for the reason outlined below:

1. The proposed detached garage, by virtue of its position on the western boundary of the open space known as the Lambley Pingle, would create a solid and suburban feature which would be out of character with the open and naturalistic boundary to this important landscape feature, which is a defining and significant element of Lambley Conservation Area. It would also partially obscure and detract from views into and across the Pingle and the Conservation Area. This would cause less than substantial harm to the setting, and thereby significance, of Lambley Conservation Area. There are no public benefits to consider in the balance with this application. The proposal would therefore be contrary to the aims of the NPPF, Policy 10 and 11 of the ACS, Policy LPD 26, 28 and 43 of the Local Development Plan and the Gedling Design Code.

The proposal is a modern bungalow dwelling located outside, but immediately adjacent to Lambley Conservation Area (CA), at the end of a cul de sac that backs onto the adjacent area of important area of open space known as the 'Lamble Pingle', which is within the CA.

Main Issue

The effect of the proposed development on the character and appearance of the area with particular regard to the Lambley Village Conservation Area (CA).

The Council found that while the single storey extension and raised decking was acceptable, the proposed detached garage to the frontage would harm the setting, and thereby significance of Lambley CA. The Applicant did not wish to revise the application to omit the garage element and the application was therefore refused at Panel.

The Inspector issued a split decision, allowing the extension and decking, but refusing the proposed detached garage, and upheld the Council's reasons for refusal with regards to the garage.

Inspector conclusions

- The extension and external decking area would not cause harm to the character and appearance of the area, nor would they cause harm to the significance of the CA. The living conditions of 8 Trinity Crescent would not be harmed as result of the proposal. These are the same conclusions that the Council came to on these matters.
- Noted the importance of the clear and uninterrupted views across the Lambley Pingle, into the older parts of the village and into the CA, from the end of Trinity Crescent and the pleasant sense of openness and rurality in this view.
- The garage would partly block these views and would unacceptably erode the spaciousness that is experienced from within Trinity Crescent and would therefore cause harm to the character and appearance of the area.
- The proposed garage would cause harm to the significance of the CA, namely views of it from this elevated vantage point and a place forming its immediate setting. Due to the scale of the development in context, the harm would be less than substantial.
- The view from Trinity Crescent may not be within the CA appraisal as a key view and vista but that does not negate its importance to the character and appearance of the area or the setting of the CA from the appeal site.
- There may have been a previous planning permission for similar development, but this lapsed some considerable time ago without being commenced.
- No public benefits have been advanced, only a private benefit.
- In accordance with the Framework the harm would not be outweighed and the garage element was refused permission.

The appeal was dismissed.

Recommendation: To note the information.