

Report to Planning Committee

Application Number: 2026/0115

Appeal Ref: 6013777

Location: 6 Pateley Road, Woodthorpe

Proposal: First floor side extension above garage. Partially demolish front boundary wall to create wider dropped kerb and new parking area.

Case Officer: Amy Schofield

Planning permission was refused by the Borough Council on the 08th May 2026 on the following grounds:

- 1 *The proposed extension would fail to create an ancillary addition and would fail to reflect the typical spacing between properties. The proposal would create an imposing and incongruous building form, density and terracing effect that would detract from the overriding positive character and appearance of the area as well as the visual amenity of the area.*

As such the proposal fails to accord with Policy 10 of the ACS, Policy 43 of the LPD, the Gedling Design Code and the aims set out in section 12 of the National Planning Policy Framework.

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

The Council raised no concern in respect of the boundary wall or new parking area. However, the application was refused on the grounds that the first floor side extension would lead to a terracing impact. The Inspector did consider that the extension would be subordinate to the host dwelling given it would have a modest set-back, despite having a ridge height the same. However, the Inspector agreed that the lack of a gap between the two properties would result in a terracing impact and be detrimental to the character of the area. This was particularly pertinent in this case in that number 4, 6 and 8 Pateley would have a similar appearance akin to a terrace of three properties.

The Inspector attached weight to pertinent policies, including the Design Code, which specifically references terracing impacts, and dismissed the appeal

Recommendation: To note the information.