

Report to Planning Committee

Application Number: 2014/0774

Location: 12 Tamarix Close, Gedling

Proposal: Proposed two storey side extension and new garage to front of property

Planning Permission for the above development was refused on 10th September 2014 on the grounds that in the opinion of the Borough Council the proposed development would have an adverse impact on residential amenity at 14 Tamarix Close, due to the proximity of the two-storey side extension to the boundary with this property and the proposed garage would have an insufficient driveway access and would be visually incongruous on the streetscene. The development would therefore result in an increase in the likelihood of unacceptable danger to the users of the highway.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been dismissed in so far as it relates to the new garage to front of property and allowed in so far as it relates to the two storey side extension. In reaching this decision, the Inspector concluded that the two storey side extension would not be significantly overbearing taking into account the orientation of the dwellings. He also considered that whilst the garage would not comply with the set back distances required under the Highway Authority's 6C's Design Guidance, in this location there would be no significant harm to highway safety. However the prominence of the garage in the front garden would harm the character and appearance of the streetscene.

Recommendation:

To note the report.