
Appeal Decision

Site visit made on 26 October 2016

by **S J Lee BA(Hons) MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 31st October 2016

Appeal Ref: APP/Q3060/D/16/3158220
19 Kneeton Vale, Nottingham NG5 3DR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr M Afzal against the decision of City of Nottingham Council.
 - The application Ref 16/00745/PFUL3 (PP-05019831), dated 4 March 2016, was refused by notice dated 20 June 2016.
 - The development proposed is a two storey front extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the surrounding area.

Reasons

3. The appeal site is a two-storey semi-detached dwelling on the corner of Kneeton Vale and Kneeton Close. The house has a projecting front gable, with a catslide roof extending to the first floor to one side above the inset front entrance. The roof feature is continued to the rear of the house and thus presents a pitched roof gable to the Kneeton Close roadside. The neighbouring dwelling shares the same architectural styling and does not appear to have been subject to any significant physical alterations. The pairing has therefore retained its original symmetrical appearance.
 4. The site sits in a dense residential area which contains a small number of repeating housing types and styles. While this provides some variety to the street scene, the dwellings are of a generally harmonious and complementary character. In the main, the dwellings in the immediate area appear to have retained their original scale, character and the urban grain of the street.
 5. The extension would create a flat roofed projection from around the eaves height of the gable that would extend out flush to the front of the building at ground and first floor levels. This would remove the small element of inset and bring the front entrance outwards. It would also take up the full width of the space between the edge of the gable and the side of the house and include a new first floor window.
 6. Whilst the extension would not be large in itself, it would still have a significant impact on the appearance of the building. The roofline is a particularly
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important element of the building's appearance. The breaking of its lines and removal of the majority of the catslide in favour of a flat roofed projection would appear as a bulky and incongruous feature. This would materially detract from the dwelling's original character. The reduction in the articulation to the front of the dwelling would exacerbate the harmful affect and result in the extension appearing unduly dominant. The flat roof would also have an awkward visual relationship with the pitch of the gable, which would further detract from the character and appearance of the host dwelling.

7. The site takes up a relatively prominent position on a corner plot and the extension would be a conspicuous addition to the building and street, particularly when approaching from the direction of Valley Road. The resulting change in the character of the dwelling and dominant nature of the extension would unbalance the semi-detached pairing to a significant and harmful degree. The other examples of this house type in the immediate area have largely retained their symmetrical appearance and this would further highlight the incongruous nature of the development. This would therefore have an unacceptable impact on the appearance of the wider street scene.
8. In conclusion, I find that the extension would cause material harm to the character and appearance of the host dwelling and the wider area. Accordingly, there would be conflict with policy 10 of the Aligned Core Strategy¹ which seeks, amongst other things, to ensure that development is designed to make a positive contribution to the public realm and create attractive environments.

Conclusion

9. For the reasons given above I conclude that the appeal should be dismissed.

S J Lee

INSPECTOR

¹ Nottingham City Aligned Core Strategies Part 1 Local Plan – Adopted September 2014