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## Appeal Decision

Site visit made on 11 June 2019

**by E Griffin LLB Hons**

**an Inspector appointed by the Secretary of State**

**Decision date: 08 July 2019**

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**Appeal Ref: APP/Q3060/D/19/3224723**  
**772 Wollaton Road, Nottingham NG8 2AP**

- 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 and Mrs Mcquaid against the decision of City of Nottingham Council.
  - The application Ref 19/00075/PFUL3 dated 2 January 2019 was refused by notice dated 26 February 2019.
  - The development proposed is a double garage.
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### Decision

1. The appeal is dismissed.

### Procedural Matter

2. At the time that the application was submitted, extensions and extensive alterations to the existing dwelling at 772 Wollaton Road were being proposed. However, at the time of my site visit, the original dwelling had been demolished and a new dwelling is in the course of construction. Planning permission reference 19/00799/PFUL3 was granted on the 30 May 2019 for 'new dwelling following demolition of the existing dwelling and detached outbuilding' and I have had sight of the approved plans for the new dwelling.

### Main Issue

3. The main issue is whether the proposal would preserve or enhance the character and appearance of the Wollaton Village Conservation Area (the Conservation Area).

### Reasons

4. The front garden and driveway of the appeal site are inside the Conservation Area, a heritage asset and the dwelling and rear garden are outside the Conservation Area. Whilst no Conservation Area appraisal has been provided, on this side of Wollaton Road, the houses are largely individually designed houses set back from the road with front gardens. There are expanses of hedging and mature trees which together with gates or open frontages contribute positively to the Conservation Area. Whilst the houses tend to have a combination of driveways and grassed areas to the front, there is largely an absence of built development on the front garden areas. The house that is being constructed at 772 Wollaton Road will be a detached 6 bedroomed dwelling on the site of the previous dwelling and when the dwelling is complete,

the appeal site will continue to make a positive contribution to the significance of the heritage asset.

5. The appeal proposal is for a square double garage block that would be sited in front of the house and along the boundary with No 774. The appellant states that the spaces in front of the houses are used for driveways, car parking and turning, garages and surplus garden space. However, not all dwellings on this section of the road have garages and the garages that do exist are largely integral or adjacent to the main dwelling and follow the building line of the houses so that there is limited built development in the front gardens. The appeal proposal would sit in front of the new dwelling and would erode the front garden space that is characteristic of the appeal site and surrounding properties and would be an incongruous feature.
6. The proposal would neither enhance or preserve the character and appearance of the Conservation Area as is required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The harm would be "less than substantial" harm in National Planning Policy Framework terms but I have not been made aware of any public benefits.
7. As the appeal proposal would fail to preserve or enhance the character or appearance of the Conservation Area, it would be contrary to Policy BE12 of the Nottingham Local Plan November 2005 which, states amongst other things, that applications in the Conservation Area will be granted where the proposal preserves or enhances the character of the Conservation Area including the siting, scale and the relationship to gardens.
8. It would also be contrary to Policies 10 and 11 of the Broxtowe Borough Gedling Borough Nottingham City Aligned Core Strategies Part 1 Local Plan Adopted September 2014 which, amongst other things, refers to creating an attractive environment, reinforcing valued local characteristics and supporting proposals where the heritage asset is conserved or enhanced.

### **Other Matters**

9. The appellant has referred to existing trees and mature hedgerows being retained to provide a maturity to the appeal proposal. However, the height of any hedge is a matter of personal preference and the amount of tree coverage will vary depending on the season. The absence of impact upon neighbouring properties or any written neighbour objections does not alter my findings.

### **Conclusion**

10. For the reasons given, the appeal is dismissed.

*E Griffin*

INSPECTOR