
Appeal Decision

Site visit made on 16 July 2019

by **S Hunt BA MA MRTPI**

Inspector appointed by the Secretary of State

Decision date: 8 August 2019

Appeal Ref: APP/N3020/W/19/3227512

7 Station Road, Carlton, Nottingham NG4 3AT

- 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 Robert Holloway-Vine against the decision of Gedling Borough Council.
 - The application Ref 2019/0012, dated 6 January 2019, was refused by notice dated 6 March 2019.
 - The development proposed is Create a single bedroom unit on land within the grounds of 7 Station Road.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The single bedroom unit referred to in the appellant's description is a timber clad static caravan for residential use, which has already been sited within the grounds of no. 7 Station Road. I am therefore considering this appeal retrospectively.

Main Issue

3. The main issue is the effect of the residential unit on the character and appearance of the appeal site and its surrounding area.

Reasons

4. This part of Station Road has a mixed character including a range of commercial uses and established residential properties, reflecting its location close to the railway station. The site is prominently located on elevated ground on this main road through the urban area of Carlton. The host property at no. 7 is an attractive and imposing two storey dwelling of red brick under a hipped roof. Its principal front elevation faces the site which slopes downwards to the access onto Station Road. The residential unit has been sited within the front garden of no. 7, at a right angle to the shared access road.
5. A similarly imposing neighbouring property lies to the opposite side of the access road, with its front garden also sloping downwards to the road. The immediate area contains a range of classically proportioned red brick buildings, and several mature trees are situated along Station Road providing a pleasant green setting, contributing to the local distinctiveness of the area.

6. Notwithstanding the relatively low height of the residential unit, and presence of trees and screen fencing, clear views of the structure are possible. These views are particularly prominent from around the Conway Road junction with Station Road. This is due to the elevated nature of the site and the gaps in the groups of trees.
7. The rectangular shaped, single storey, flat roofed, timber clad structure is of a distinctly different type of design, scale and massing to the prevailing form of development in the area. It appears as an incompatible feature within the street scene, which contains some attractive and classically proportioned two and three storey brick properties around Conway Road and uphill along Station Road. I acknowledge that towards the railway station the street scene is more mixed in terms of building styles and materials, due to the presence of commercial buildings. Nevertheless, the residential unit is not representative of the prevailing local distinctiveness.
8. Furthermore the residential unit appears as an alien feature within the front garden of no.7. The unit is distinct from the adjacent shed and other ancillary small domestic structures one would expect to see in a garden. In turn it has a harmful effect on the pleasant uphill approach and setting of no. 7 together with its similarly designed neighbour.
9. The design, siting, massing and use of materials is not typical of the predominant form of development in the immediate vicinity nor the wider area of Carlton. Its incongruous design coupled with its prominent position results in significant harm to the character and appearance of the appeal site and its surrounding area. The development is therefore contrary to policy 10 of the Gedling Borough Aligned Core Strategy which requires, amongst other matters, for development to be designed to make a positive contribution to sense of place and to have regard to the local context. It also conflicts with Gedling Borough Local Planning Document policy 34 in terms of its siting within residential garden land, resulting in harm to the character and appearance of an area, and policy 40 in terms of its poor standard of design that adversely affects the area. In turn the proposals would not conform with paragraph 127 of the National Planning Policy Framework which expects developments to be sympathetic to local character.
10. I acknowledge the appellant's attempt to discuss potential alterations to design and construction with the Council prior to decision and to reduce the impact of the unit by use of timber cladding. This does not alter my conclusions relating to the harmful effects of the residential unit on the character and appearance of the appeal site and the surrounding area.

Conclusion

11. For the reasons given above, I dismiss the appeal.

S Hunt

INSPECTOR