



Appeal Decision

Site visit made on 20 August 2019

by Diane Cragg DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 07 October 2019

Appeal Ref: APP/Q3060/D/19/3224756
111 Ranelagh Grove, Nottingham NG8 1HS

- 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 Zulfiqar Ali against the decision of City of Nottingham Council.
 - The application Ref 18/02435/PFUL3, dated 19 November 2018, was refused by notice dated 23 January 2019.
 - The development proposed is a first floor side extension and single storey side extension for a garage.
-

Decision

1. The appeal is allowed, and planning permission is granted for the erection of a first floor side extension and single storey side extension for a garage at 111 Ranelagh Grove, Nottingham NG8 1HS, in accordance with the terms of the application ref 18/02435/PFUL3 dated 19 November 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Proposed ground floor plan scale (@A3) 1:100
 - Proposed elevations scale (@A3) 1:100
 - Ground Floor on block plan sheet number 3 scale 1:100 dated 12/18/18
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural Matters

2. I have taken the description of the development from the council's decision notice and appellant's appeal form as this describes the development more accurately.

Main Issue

3. The effect of the development on the character and appearance of the building and the area.

Reasons

4. The property is a two-storey detached house located on a corner plot at the junction of Ranelagh Grove and Brendon Road. The main elevation of the house and vehicular access is from Ranelagh Grove. The property has been extended previously to the side and rear.
5. Ranelagh Grove is characterised by detached properties of similar form and siting designed with relatively restricted space between the properties and car parking areas to the front. The appeal property, although of similar design to its neighbours, is a more spacious plot so that it has been possible to build an attached double garage to the side, within the space between it and the neighbouring property 109 Ranelagh Grove. The attached garage is built up to the boundary and has a shallow pitched roof with overhanging eaves supported on columns that project forward of the main wall of the original house.
6. The proposed first floor extension is designed with a hipped pitched roof and would be set back from the front of the house at a lower level. The extended overhanging eaves detail and supporting columns of the existing garage would be removed. In the context of the prevailing character of the area the scale and massing of the extension would sit comfortably in this larger plot. Further, the set-back behind the front elevation of the existing property together with the lower roofline would result in an extension that would be subservient to the main dwelling. Accordingly, the extension would integrate with, and cause no harm to, the character and appearance of the host property or its surroundings.
7. The scheme includes a new garage, attached to the gable adjacent to Brendon Road. The Council consider that the details of this ground floor extension are acceptable, and I see no reason to disagree.
8. Consequently, I am satisfied that the proposed development would not harm the character and appearance of the building or surrounding area and there would be no conflict with Policy 10 of the Nottingham City Aligned Core Strategies Part 1 Local Plan adopted September 2014 which requires that all development aspires to the highest standard of design considering, among other things, the mass, scale and proportion of development.

Conditions

9. In addition to the standard timescale condition, I have imposed a condition specifying the relevant drawings as this provides certainty. I have also imposed a condition relating to materials in the interests of safeguarding the character and appearance of the area.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

Diane Cragg

INSPECTOR