
Appeal Decision

Site visit made on 4 November 2019

by Jamie Reed DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 November 2019

Appeal Ref: APP/N3020/D/19/3233844

6 Gretton Road, Woodthorpe NG3 5JT

- 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 Daniel Boulton against the decision of Gedling Borough Council.
 - The application Ref 2018/0731, dated 17 July 2018, was refused by notice dated 7 May 2019.
 - The development proposed is loft conversion with rear dormer and roof lights to create 2 x bedrooms and storage.
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Decision

1. The appeal is allowed and planning permission is granted for loft conversion with rear dormer and roof lights to create 2 x bedrooms and storage at 6 Gretton Road, Woodthorpe NG3 5JT in accordance with the terms of the application, Ref 2018/0731, dated 17 July 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Floor Plans, EDS_0470_04 Rev F; Front and Rear Elevations, EDS_470_05 Rev F and Side Elevations, EDS_0470_06 Rev F.
 - 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.

Main Issues

2. The main issues are the effect of the proposal on:
 - the character and appearance of the appeal property and the surrounding streetscene; and
 - the living conditions of the occupiers of No 8 Gretton Road with particular regard to daylight and outlook.

Reasons

Character and appearance

3. The appeal property is a 2 storey detached dwelling of a traditional design. It is situated towards the top of the steeply sloping Gretton Road, which is located within a predominantly residential area. The street features a wide and varied range of dwelling types of varying sizes and ages, which when combined with the changes in level along the length of the street results in an architecturally diverse, yet pleasing character to the streetscene.
4. The appeal property is situated in between a pair of 2 storey semi-detached dwellings and a bungalow. The semi-detached dwellings are located further up the slope of Gretton Road and are taller in height than the appeal property and feature small, pitched roof dormer windows of a traditional appearance. The bungalow to the other side is further down the slope of the street. The is of a more modern design and features a steeply pitched roof of significant height, in order to allow space for rooms in its roofspace. It also features dormer windows, although these are to its side elevations.
5. There is a two storey offshoot to the rear of the appeal property which features a pitched roof and gable end. A further rear offshoot has recently been constructed alongside this, with a similar roof and gable detail. The proposal seeks to remove these two roofs and gable ends; replacing these with one mansard roof. This would feature three arch-top dormer windows of a traditional design that would be aligned with the windows on the lower floors. Three further dormer windows of a similar design would also be inserted into the roof to the front of the appeal property, which would also be increased in height slightly.
6. The overall design of the new roof with its dormer windows would undoubtedly change the appearance of the appeal property to an extent, as a section of the gable to the side of the appeal property would have to be removed in order to facilitate the mansard. However, this new roof arrangement would relate well to the original detailing of the appeal property and its traditional appearance and would not appear out of keeping. Furthermore, as a result of the varied designs of the dwellings in the area, the proposal would not appear uncharacteristic within the streetscene.
7. Side views of the proposed mansard roof would be limited, due to the narrow gaps that exist between the appeal property and its neighbours. It would be most evident when walking up the slope of Gretton Road past the neighbouring bungalow towards the appeal property. However, views of the roof from this this location would largely be obscured by the roof of the bungalow in front of it, as you approach.
8. When looking from the other side of the appeal property, the new mansard roof would also relate well with the neighbouring semi-detached houses, which would still have greater roof heights. As a result, the current rhythm of roof heights in this part of the street would remain unchanged.
9. Consequently, whilst the proposal would result in a slightly higher roof of a steeper pitch when compared to the existing arrangement, it would appear not significantly different when viewed within the already varied context of the streetscene within which it is located. As a result, I conclude that the proposal would assimilate well with the existing varied pattern of development in this

area and would not result in any harm to the character and appearance of the appeal property or the surrounding streetscene. Consequently, the proposal would not conflict with Policy 10 of the Greater Nottingham Aligned Core Strategy (2014) and Policy 43 of the Gedling Borough Local Planning Document (LP) (2018). When read together, these policies require proposals to be of an appropriate architectural style and in keeping with the surrounding character in terms of height, built form and general design.

Living conditions

10. The bungalow to the side, No 8 Gretton Road, is set further back than the appeal property and also has a greater rearwards projection. Dormer windows are present in both sides of its steeply pitched roof and one of these faces towards the side elevation of the appeal property where the mansard roof would be constructed. This dormer window is positioned relatively low, at a point mid-way between the ground floor and first floor of the appeal property. As a result, it looks out onto the blank brickwork of the existing 2 storey rear offshoot, which is set in from the side boundary that the two properties share with one another, due to a small, single storey lean-to extension that runs along this side elevation.
11. Whilst the mansard roof would be steeper than the existing roofs on the 2 storey rear offshoots, its presence would have a minimal effect upon the outlook and levels of daylight from the aforementioned dormer window. This would be due, in part, to the distance that the appeal property is set in from the shared boundary at this point. Additionally, the lower height of the dormer window would mean that views from this window would remain largely unchanged. As a result of the orientation of the properties, any changes to the levels of direct sunlight to the dormer window would not be significant, if any. Furthermore, due to the bungalow's greater rearwards projection, similar levels of daylight as those enjoyed at present would continue to be achieved.
12. Accordingly, I conclude that the proposal would not result in unacceptable harm to the levels of daylight or outlook to the occupiers of No 8 Gretton Road. As a result, the proposal would accord with Policies 32 and 43 of the LP. When read together, these policies require proposals to not have a significant adverse impact on the amenity of nearby residents.

Conditions

13. In addition to the standard time limit condition, I have specified the approved plans as this provides certainty. I have also included a condition requiring that the materials used match the appeal property, in order to ensure that the development is in-keeping with the character and appearance of the appeal property and the surrounding area.

Conclusion

14. For the reasons given above, I conclude that the appeal should be allowed, subject to the conditions.

Jamie Reed

INSPECTOR