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## Appeal Decision

Site visit made on 1 October 2019

**by C Coyne BA (Hons) DipTP MRTPI**

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

**Decision date: 12<sup>th</sup> November 2019**

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**Appeal Ref: APP/N3020/W/19/3234379**

**147 Rolleston Drive, Arnold, Nottingham NG5 7JG**

- 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 Cliff Beaumont against the decision of Gedling Borough Council.
  - The application Ref 2019/0410, dated 9 April 2019, was refused by notice dated 3 July 2019.
  - The development proposed is to build a new 2 bedroom, 2 story, detached house in the front garden of 147, Rolleston Drive, Arnold, Notts, and fence off the ex. house on the site, to form 2 separate dwellings, the new house becoming no 147A Rolleston Drive, Arnold.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue arising from this appeal is the effect of the proposed development on the character and appearance of the local area.

### Reasons

3. The appeal site is situated within a predominately residential area largely comprising two storey semi-detached dwellings with frontages that face the highway. The appeal property is a semi-detached 1.5 storey dormer bungalow which is surrounded by an L-shaped front/side garden. It also has an existing single storey side extension on its south-eastern elevation. The appeal scheme relates to the provision of a two-storey detached dwelling within the side garden fronting Rolleston Drive. The garden area has a sloping topography which increases in height as it moves towards Rolleston Drive resulting in a difference in ground levels with a retaining wall being required.
4. The existing sets of semi-detached dwellings, their gardens, built-form, and the separation distances between them contribute to the established character of the local area and its suburban setting. The sloping topography and size of the appeal site combined with the size, massing, scale and location of the proposed dwelling means that it would represent a cramped form of development with limited separation distance from no. 147 Rolleston Drive. In light of this, I consider that the proposed dwelling would not be in keeping with the established built-form and would accordingly harm the character and appearance of the local area.

5. I therefore conclude that the proposed development would conflict with Policy 10 of the Greater Nottingham Aligned Core Strategy (adopted September 2014) and Policies 34 and 40 of the Local Planning Document (adopted July 2018) which aim to promote good design and enhance local character. It would also conflict with paragraph 130 of the National Planning Policy Framework (the Framework) which requires good design.

### **Other Matters**

6. I note the appellant's point in relation to the fact that the proposed development would be a desirable and affordable option for a first-time buyer. However, I have no evidence before me to suggest that the proposed dwelling would be an affordable one. In any event, I have assessed the appeal scheme on its own merits.
7. A concern has been raised by the occupier of no. 149 Rolleston Drive in relation to potential loss of light resulting from the proposed development. However, the Council did not raise any concerns in relation to this matter and as I am dismissing the appeal on the main issue for the reasons given above, I have not pursued it further.

### **Conclusion**

8. For the reasons set out above I conclude that the appeal should be dismissed.

*C Coyne*

INSPECTOR