



Appeal Decision

Site visit made on 13 July 2020 by Andreea Spataru BA (Hons) MA

Decision by Susan Ashworth BA (Hons) BPL MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 August 2020

Appeal Ref: APP/N3020/D/20/3249363

7 Robin Grove, Ravenshead NG15 9ED

- 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 & Mrs Rungay against the decision of Gedling Borough Council.
 - The application Ref 2019/1148, dated 11 December 2019, was refused by notice dated 28 January 2020.
 - The development proposed is a single storey front extension.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal relates to a semi-detached, two-storey, pitched roofed dwelling, located within a residential cul-de-sac. The appeal dwelling is set back from the road, has a private drive to the front, a two-storey side extension and a single storey mono-pitched porch to the front. Whilst the property has a stone boundary wall and hedge to the front/side, its façade is clearly visible within the street scene.
 5. The proposal seeks to replace the existing porch with a single storey flat-roofed front extension. The extension would project along the full width of the original dwelling and would have a depth of approximately 3.24 metres.
 6. The flat-roofed extension, particularly due to its depth and roof style, would have a box-like form. The form and contrasting roof design would be at odds with those of the original dwelling; thus, the extension would appear as an incongruous addition. The inappropriateness of the extension would be accentuated by its visual prominence. The proposed matching materials would
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not be sufficient to make the extension acceptable. Accordingly, the proposal would have a harmful impact on the character and appearance of the area.

7. The appellants have drawn my attention to several flat-roofed extensions and dormers that are located within the immediate area, including at No 4 Robin Grove, which I have observed during my site visit.
8. I note that most of the existing flat-roofed single storey extensions tend to be located to the side of dwellings. No 4 is located at the end of the cul-de-sac, on the southern side of Robin Grove and has a flat-roofed single storey extension that projects from the north-eastern corner of the dwelling towards No 3, thus the siting of this extension is not directly comparable to that of the appeal proposal. Whilst flat-roofed elements are a feature of some properties within the immediate area, they do not reflect the prevailing character of the area and do not provide appropriate justification for the proposal.
9. Accordingly, I conclude that through a combination of its scale, form and siting, the proposal would be detrimental to the character and appearance of the area. Therefore, the development would be contrary to the objectives of Policy 10 of the Aligned Core Strategies Part 1 Local Plan and Policy 43 of the Local Planning Document Part 2 Local Plan, which together require, amongst other things, that development is appropriate and sympathetic to its setting and integrates well within the surrounding local area.

Other matter

10. I acknowledge the benefits that the proposal would bring to the living conditions of the appellants; however, they do not outweigh the harm that I have identified.

Recommendation

11. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

Andreea Spataru

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

Susan Ashworth

INSPECTOR