
Appeal Decision

Site visit made on 8 June 2021

by Diane Cragg DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 June 2021

Appeal Ref: APP/J3015/D/21/3271475

34 Sandy Lane, Bramcote, Nottingham NG9 3GS

- 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 Gareth Smith against the decision of Broxtowe Borough Council.
 - The application Ref 20/00603/FUL, dated 8 October 2020, was refused by notice dated 31 December 2020.
 - The development proposed is construct single/two storey side and rear extensions following demolition of existing garage. Alterations to porch.
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Decision

1. The appeal is allowed, and planning permission is granted for the construction of single/two storey side and rear extensions following demolition of existing garage. Alterations to porch at 34 Sandy Lane, Bramcote, Nottingham NG9 3GS in accordance with the terms of the application ref 20/00603/FUL dated 8 October 2020, 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: Site location plan (R1234), R367704; R367705; R367706; R367707; R367708.
 - 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.

Background and Main Issue

2. Planning permission has been granted for the erection of similar extensions at the appeal property¹. The appeal proposals amend the original design. The amended proposals include altering the design of the two storey side extension to omit a setback in the front wall at first floor and to raise the ridge height of the roof so that it continues the line of the ridge of the main roof of the house. The Council considers that other amendments proposed to the design of the extensions are acceptable and following my site visit I see no reason to disagree.

¹ under local authority reference 17/00620/FUL

3. Having regard to the above, the main issue is the effect of the two-storey side extension on the character and appearance of the host dwelling and the street scene.

Reasons

4. Sandy Lane is a residential street with a mix of detached and semi-detached houses set back on a similar building line behind relatively large front gardens. The lane rises along its length so that the roof line and eaves height of properties are stepped.
5. The appeal property is a detached house with a single storey flat roofed garage to the side. Most properties on the same side of Sandy Lane are detached and spaces between dwellings are generally small due to garages being to the side or integral to the house and parking being to the front of the properties.
6. The detached properties along Sandy Lane have unifying features including the brickwork, pitched hipped roofs and forward projecting two storey elements to the front elevation. Whilst properties have different design details and some of the dwellings have been extended to the side close to the joint boundary in various ways, this does not have a significant influence on the common design features of the dwellings which provide a visually pleasing degree of uniformity that adds to the character and appearance of the area.
7. The text to Policy 17 of the Broxtowe Borough Council Part 2 Local Plan 2018-2028 (Part 2 LP) states that in most cases the design of two storey side extensions should incorporate a set back at first floor level with a corresponding drop of roof line. Even so, the hipped roof design of the extension, the step change in height between properties, similar building line along the street and the forward projecting two storey element of the main house would limit the prominence of the extension in the street scene and any perceived terracing effect. In the context of the run of dwellings along the street the extension would not appear cramped in its plot and the pleasing degree of uniformity between dwellings in the street scene would not be affected.
8. Overall, I am satisfied that in the particular site circumstances the proposed design of the side extension would not dominate the existing dwelling or appear cramped when viewed in the context of the street scene.
9. Consequently, I conclude that the two-storey side extension would not have a detrimental impact on the character and appearance of the host dwelling or the street scene. There would be no conflict with Policy 10 of the Broxtowe Aligned Core Strategy Part 1 Local Plan or Policy 17 of the Part 2 LP where these policies seek to ensure two storey extensions avoid a terraced and cramped effect and do not appear over-prominent in the street scene and that development is designed to contribute positively to the public realm and sense of place.

Conditions

10. In addition to the standard time limit condition a condition is necessary to ensure that the proposed development is carried out in accordance with approved plans, in the interests of clarity. It is also necessary to attach a condition to ensure that the materials used match the existing property to ensure a satisfactory appearance.

Conclusion

11. For the reasons given above and having regard to the evidence before me, I conclude that the proposals would accord with the development plan. Therefore, the appeal is allowed.

Diane Cragg

INSPECTOR