



Appeal Decision

Site visit made on 10 January 2022

by David M H Rose BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18TH January 2022

Appeal Reference: APP/N3020/D/21/3284080

11 Cavendish Avenue, Gedling, Nottingham, NG4 4FZ

- 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 Dan Nowell against the decision of Gedling Borough Council.
 - The application Reference 2021/0823, dated 28 June 2021, was refused by notice dated 7 September 2021.
 - The development proposed is the erection of detached garage in front garden.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of detached garage in front garden at 11 Cavendish Avenue, Gedling, Nottingham, NG4 4FZ in accordance with the terms of the application, Reference 2021/0823, dated 28 June 2021, 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 approved plans.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwelling.

Main Issue

2. The main issue is the effect of the proposal on the street scene.

Reasons

3. Cavendish Avenue is characterised by dwellings with modest front gardens other than in the vicinity of the appeal site where a group of four dwellings have a deeper set back and more spacious front gardens.
4. That said, the proposed garage would stand no further forward than the neighbouring bungalow to the east and marginally beyond the face of the projecting car port to the west. Within this context, I consider that the proposal, taking account of its size, scale and siting, would not appear unduly prominent or have an adverse effect on the street scene as a whole.

5. On this basis, I find no material conflict with development plan policies¹ or the National Planning Policy Framework's commitment to good design.
6. Having considered all other matters raised, I allow the appeal subject to the conditions specified by the Council.

David MH Rose

Inspector

¹ Policy LPD 43 (Local Planning Document Part 2 Local Plan) & Policy 10 (Aligned Core Strategies Part 1 Local Plan)