
Appeal Decision

Site visit made on 27 April 2022

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9TH May 2022

Appeal Ref: APP/B3030/D/22/3291753

19 Maid Marion Drive, Edwinstowe NG21 9RD

- 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 Jack Wheatley against the decision of Newark & Sherwood District Council.
 - The application Ref 21/02025/HOUSE, dated 1 September 2021, was refused by notice dated 2 December 2021.
 - The development proposed is a first floor side extension over existing garage.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The proposal is for a first floor side extension above the existing flat roofed garage at No 19, a semi-detached property at the end of Maid Marion Drive. The extension would follow the footprint of the garage below and extend the ridgeline of the existing house, projecting up to the common boundary with the large private garden of Highfields, an adjacent detached property.
4. However, the front elevation of the garage projects forward of the house, and the first floor extension would do likewise, with a front facing gable and pitched roof at right angles to the main ridge. This would form an unduly prominent and incongruous design feature when seen alongside No 17, the other half of the semi-detached pair, and the other properties in the road.
5. Maid Marion Drive is a simple cul-de-sac with five pairs of very similar semi-detached houses lining each side with single storey garages between. Just two have side extensions at present, No 2, where the extension is set back slightly from the front elevation of the house, and No 6, where the extension is flush with the house. In neither case is the extension set forward with a front facing gable. The proposal would therefore appear out of place in the road.
6. Whilst a group of two storey houses nearby on Ollerton Road have front facing gables these are an integral part of their original design and the properties concerned have a different setting on a main road out of the village.

7. For these reasons the proposal would significantly harm the character and appearance of the street scene in conflict with Core Policy 9 of the Newark & Sherwood Amended Core Strategy 2019 and Policies DM5 and DM6 of the Newark & Sherwood Allocations & Development Management DPD 2013. These seek to ensure proposals meet a high standard of design appropriate to their context, reflect local distinctiveness and respect the character of the surrounding area.
8. There would be no significant impact on the Edwinstowe Conservation Area which includes the open land to the rear of No 19.

Conclusion

9. Whilst the proposal attracted no objections, would not significantly affect the privacy or amenity of nearby occupiers and would be situated at the end of the street, these factors do not outweigh the conclusions in relation to the main issue and the resulting conflict with the development plan.
10. Having regard to the above the appeal should be dismissed.

David Reed

INSPECTOR