



Appeal Decision

Site visit made on 01 June 2022

by Kim Langford Tejrar LLB (Hons) BSc (Hons) PGDIP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 July 2022

Appeal Ref: APP/N3020/D/21/3286329

27 Longdale Lane, Ravenshead, Nottingham NG15 9AB

- 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 C Young against the decision of Gelding Borough Council.
 - The application Ref 2021/0976, dated 07 August 2021, was refused by notice dated 18 October 2021.
 - The development proposed is 'Detached garage'.
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Decision

1. The appeal is allowed and planning permission is granted for a 'Detached garage' at 27 Longdale Lane, Ravenshead, Nottingham NG15 9AB in accordance with the terms of the application, Ref 2021/0976 dated 07 August 2021, subject to the conditions set out in the attached schedule.

Application for Costs

2. An application for costs was made by Mr C Young against Gelding Borough Council. This application is the subject of a separate Decision.

Main Issues

3. The main issue is the effect of the proposal on the character and appearance of the site, street scene and surrounding area.

Reasons

4. The appeal site is a detached dwelling located fronting Longdale Lane, a predominantly residential area. Longdale Lane has a semi-enclosed character, with some pockets of openness. The semi-enclosure is derived from mature, verdant boundary treatments, trees within plots, detached garage buildings within plots, and the siting of recent development in a prominent position closer to the road. The pockets of openness are derived from roadside verges and deep plots within which dwellings are approximately centrally sited, resulting in deep front gardens. The open and enclosed character also varies according to the irregular building line.
5. The appeal site is closer to the road than some of the dwellings in the vicinity, but its plot coverage is not atypical of the area. Its front garden area is predominantly laid to hardstanding and a mature hedge bounds the front of the site, enclosing it.

6. The appeal scheme seeks permission to construct a detached garage building in the front garden. The proposed garage building would be proportionate to the size of the dwelling and its shallower front garden. The scheme would therefore be subservient to the host dwelling and would not result in a cramped appearance or overdevelopment of the plot.
7. Detached garage buildings are a prominent and regular feature of the streetscene and wider area. Some of the detached garage buildings in Longdale Lane are more prominent than others within their plots, and they vary in both their setback from the road and their size in proportion to the host dwelling. For this reason, the Council argues that these examples should be disregarded as considerations, as they are not comparable. However, the garage buildings reflect the varied architectural styles and built pattern of the area. As such, the area does not have a particular sensitivity to change in respect of proportionate and well-designed development forward of the dwelling. For these reasons, the siting, size and scale of the proposed garage would be in keeping with the prevailing character of the area.
8. Some of the detached garage buildings within those plots may have been permitted under superseded Development Plan policies, however, the existing buildings nonetheless form part of the established character of the area. The superseded policies were no more permissive than the existing in any case. Moreover, recent development along Longdale Road features detached and integral garages which are prominent within the street scene.
9. The appeal scheme does not propose to remove the existing boundary hedge. However, the parties disagree as to whether a planning condition could adequately ensure that the front boundary hedge remains in situ in perpetuity in order to screen the garage building from the street scene. For the reasons outlined above, there is varied prominence of garage buildings in the area and as such, the proposed garage building would not have a detrimental impact on the street scene regardless of whether it is screened by the hedge.
10. For these reasons, the appeal scheme would comply with Policy 10 of the Gelding Borough Council Aligned Core Strategy, adopted in 2014, and Policy A3 of the Gelding Borough Council Local Planning Document, adopted in 2018, as well as the National Planning Policy Framework. These policies seek, amongst other things, development which is in keeping with the surrounding character in terms of height, built form and general design makes a positive contribution to the public realm and sense of place and which reinforces local characteristics.

Conditions

11. I have imposed standard conditions in respect of time limits and approved plans, in order to ensure that development takes place in a timely manner in accordance with the details of the appeal scheme. The Council also requested a condition requiring the development is undertaken in accordance with pre-specified materials and I concur that such a condition would be necessary and justified in order to ensure the development integrates well with the site and its surroundings.

Conclusion

12. For the reasons stated above, I find that the appeal proposal is in accordance with the relevant policies of the Development Plan. The appeal is accordingly allowed.

Kim Langford Tejrar

INSPECTOR

Schedule of 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; C Young / 21 / 1 rev.E00 and C Young / 21 / 2 rev.E02, .
3. Notwithstanding condition 2 above, the external surfaces of the development hereby permitted shall be constructed in the materials as set out in Section 5 the Application Form, dated 07 August 2021.