



Appeal Decision

Site visit made on 13 December 2022

by D Barlow BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 January 2023

Appeal Ref: APP/N3020/D/22/3304755
Maple Lodge, Friday Lane, Gedling, NG4 3LB

- 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 M Mapleston against the decision of Gedling Borough Council.
 - The application Ref 2022/0127 dated 28 January 2022, was refused by notice dated 24 June 2022.
 - The development proposed is a first floor extension to existing garage to form games room.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor extension to existing garage to form games room at Maple Lodge, Friday Lane, Gedling, NG4 3LB, in accordance with the application Ref 2022/0127 dated 28 January 2022, subject to the following conditions:
 1. The development hereby permitted shall be begun 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: Drawing Number MM-22-P01 rev C.
 3. The external materials to be used in the construction of the extension hereby permitted shall match those used on the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.

Main Issue

2. The main issue is the effect of the proposed development on the living conditions of the occupiers of The Brambles, with regard to outlook.

Reasons

3. The host property is a modern individually designed house situated in a backland position off a cul de sac comprising a mix of mainly residential properties together with a nursing home.
4. The proposal extends the current garage across the North Eastern boundary of the neighbouring property (The Brambles) over an existing parking space, but maintains the current ridge height. There would only be a limited effect on the outlook from the neighbouring property. The garden of The Brambles is long

and the distance from the patio and seating area to the proposal would not lead to an unacceptable reduction in outlook, as the proposal is only increasing the width of the existing built form, not the height. The occupants of The Brambles would still be able to enjoy their garden and the proposal would not be overbearing or dominate their outlook.

5. I therefore find that the proposal would not result in any unacceptable harm to the living conditions of the occupiers of The Brambles, with regard to outlook. As such, there would be no conflict with Policy LPD 32 of the Gedling Local Plan (Adopted July 2018) or the National Planning Policy Framework which, in Part 12, seeks to achieve well designed places. There would also be no conflict with Policy 10 of the Greater Nottingham Aligned Core Strategies Local Plan (Adopted September 2014) which also seeks, amongst other things to assess the impact of development on the amenity of nearby residents or occupiers.

Conditions

6. I have used the standard conditions on time limit and approval of plans for certainty, and the materials condition to ensure the extension matches the existing house, in the interests of protecting the character and appearance of the area.

Conclusion

7. For the reasons given above, having regard to the development plan as a whole and all other material considerations, I conclude that the appeal should succeed.

D Barlow

INSPECTOR