



Appeal Decision

Site visit made on 5 June 2023

by Martin H Seddon BSc MPhil DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 June 2023

Appeal Ref: APP/N3020/D/23/3318137

12 Parry Way, Arnold, Nottinghamshire NG5 8DD

- 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 Mrs J Porter against the decision of Gedling Borough Council.
 - The application Ref: 2022/0597, dated 20 May 2022, was refused by notice dated 6 January 2023.
 - The development proposed is install conservatory/porch to the front of the property.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the building and streetscene.

Reasons

3. 12 Parry Way is a modern detached dwelling located in a residential area comprised of properties of a similar age but with variations in design. The frontages to the dwellings differ with some having canopies and limited infill extensions. The neighbouring properties in Parry Way respect a well-defined front building line. 14 Parry Way is an exception as it has a small front extension built in brick with a single front window.
4. The proposed conservatory/porch would be single storey with a hipped roof and projecting forward by around 2.2 m. Its form, design and use of materials would be uncharacteristic of frontage development in Parry Way because of its scale, design and the amount of proposed glazing. It would also project beyond the overall building line.
5. The front elevation of the proposed conservatory/porch would be largely hidden from view because of the high boundary hedging. Although there are no proposals to remove the hedging it would restrict the outlook from the proposed conservatory/porch. There is no guarantee that any future occupants of the property would retain the hedging or not significantly reduce its height. I fail to agree with the appellant that if the boundary treatment was removed in future the extension would not have a detrimental impact. This is because the scale, design and use of materials would be out of keeping and inappropriate having regard to the context set by the front elevations of other dwellings in Parry Way.

Conclusion

6. I conclude that the proposed conservatory/porch would have a harmful effect on the character and appearance of the building and street scene because of its scale, design and use of materials. It would conflict with policy 10 1. c) of the Gedling Borough Council Aligned Core Strategies Part 1 which indicates that development should be designed to reinforce local characteristics. It would not comply with policy LPD 43 a. of the Gedling Borough Local Planning Document Part 2 which seeks to ensure that the appearance of proposals is in keeping with the surrounding character in terms of height, built form and general design. It would also fail to comply with the design objectives of part 12 of the National Planning Policy Framework.
7. I have taken all other matters raised into account, including the lack of objection from neighbours. However, for the reasons given above, I conclude that the appeal should be dismissed.

Martin H Seddon

INSPECTOR