



Appeal Decision

Site visit made on 7 August 2023

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 September 2023

Appeal Ref: APP/P3040/W/23/3318215

7 Rushcliffe Grove, East Leake, Nottinghamshire LE12 6JN

- 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 Caroline Harroe against the decision of Rushcliffe Borough Council.
 - The application Ref 21/02328/FUL, dated 3 August 2021, was refused by notice dated 12 September 2022.
 - The development proposed is retention of a wooden outbuilding for use as an office to enable home working.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The appeal site is a residential dwelling at the end of a cul de sac location in a road characterised by properties set back from the road by large open plan front gardens. The front garden of the appeal site is smaller than others in the road due to a turning circle. Retrospective planning permission is sought for a single storey detached wooden building in the front garden.
4. Despite some vegetation alongside the structure the development is clearly visible within the street scene given the proximity to the turning circle. The height, location and colour of the structure fails to enable it to blend in with the surroundings, as suggested by the appellant. The form and location of the development would create an incongruous addition out of character with the surroundings. I note the reasons for the development but this is outweighed by the harm that is created.
5. The appellant has referenced development in the front gardens of other properties in support of their case. However, I did not see anything on my site visit that I consider to be directly comparable with the development before me. In any event, each case is determined on its own merits.
6. The development harms the character and appearance of the area. As such it conflicts with the part of Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy which requires new development to make a positive contribution to the public realm.

Conclusion

7. For the reasons identified I conclude that the appeal should be dismissed.

K Ford

INSPECTOR