



Appeal Decision

Site visit made on 7 November 2023

by C Billings BA (Hons), DipTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th November 2023

Appeal Ref: APP/N3020/D/23/3328401

45 Stoke Lane, Gedling, Nottinghamshire NG4 2QS

- 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 Joe Barlow against the decision of Gedling Borough Council.
 - The application Ref 2023/0279, dated 28 March 2023, was refused by notice dated 14 July 2023.
 - The development proposed is single storey rear and two storey side extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a single storey rear and two storey side extension at 45 Stoke Lane, Gedling, Nottinghamshire NG4 2QS, in accordance with the terms of the application, Ref 2023/0279, dated 28 March 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin no 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: Site Location Plan ID: JEW-00380581; Revised Block Plan; and, Revised Layout and Elevations, drawing title Proposed Extensions at 45 Stoke Lane Gedling Scale 1:50.

Main Issues

2. The main issue is the effect of the proposal on the character and appearance of the surrounding area and host dwelling.

Reasons

3. The appeal property is a modern detached, two-storey dwelling located on the corner of Stoke Lane and Harrington Close. It sits within a row of three buildings, between Harrington Close and the railway line, all of which are two-storey, yet of varying, individual design and external materials. Therefore, the area has a varied residential character and appearance.
4. I acknowledge the dwellings nearby in Harrington Close are generally single storey pitched roof, brick bungalows, some with rooms in the roof. However, this uniform character terminates at the appeal site. Dwelling plots within the surrounding area, tend to be spacious, with dwellings set back from the road. Although, there are examples of more compact relationships between dwellings or buildings, where they fill or almost fill plot widths, including the immediate neighbouring maisonette properties at Nos 47 and 49 Stoke Lane and their relationship to the appeal property.

5. I also accept the proposed two-storey side extension would extend close to the side boundary, filling the plot at two-storey level. Due to its scale and corner position, it would be prominent within the street scene. However, the appeal property is set back from the road and is at an angle to Stoke Lane, such that the proposed extensions would not be overly dominant in the street scene.
6. Furthermore, although the walls of the proposed side extension would align with the front and rear elevations of the existing dwelling, its eaves and ridgeline would be lower than that of the host dwelling. Also, the proposed first floor windows would be smaller compared to those on the existing dwelling. Thus, the proposal would appear well integrated with and subservient to the host dwelling.
7. Moreover, the proposed rendering would assimilate the proposal comfortably with the character and appearance of the appeal property and would reflect rendering on other dwellings nearby.
8. In view of the above, the proposed two-storey extension would not harm the varied character and appearance of the surrounding area or the host dwelling. Accordingly, I do not find conflict with Policy 10 1 c) of the Gedling Borough Council Aligned Core Strategy (2014), as the proposal would not adversely affect any valued local characteristics. Also, the proposal would not conflict with Policy 43 a) of the Gedling Borough Local Planning Document Part 2 Local Plan (2018) and comply with the guidance in Part 12 of the National Planning Policy Framework, as its appearance would be sympathetic to local character.

Conditions

9. I have had regard to the advice contained within the Planning Practice Guidance and the National Planning Policy Framework in respect of conditions. In addition to the standard implementation condition, it is necessary for the avoidance of doubt and in the interests of certainty to define the plans with which the scheme should accord.
10. Whilst the Council recommended a condition that the external materials match the existing building on the appeal questionnaire, in the officer's report they state that the rendering of the property (as shown on the proposed plans) would not be unacceptable. In view of this, and the fact that there are other rendered properties within the surrounding area, the use of render is acceptable and would not harm the character and appearance of the area. A materials condition is therefore not necessary.

Conclusion

11. For the reasons given, I conclude the appeal should be allowed.

C Billings
INSPECTOR