



Appeal Decision

Site visit made on 23 October 2023 by T Bennett BA(Hons) MSc MRTPI

Decision by Chris Forrett MRTPI, DipTP, BSc (Hons)

an Inspector appointed by the Secretary of State

Decision date: 28th November 2023

Appeal Ref: APP/J3015/D/23/3328756

64 Stapleford Lane, Toton, Nottingham NG9 6GA

- 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 Nick Dean against the decision of Broxtowe Borough Council.
 - The application Ref 23/00355/FUL, dated 9 May 2023, was refused by notice dated 21 June 2023.
 - The development proposed is the retention of existing carport.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

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

Reasons for the Recommendation

4. The appeal property is located on Stapleford Lane, a wide busy road with properties in the vicinity typically set well back from the highway behind drives and gardens. The siting of garages and other outbuildings close to the road is not a prevalent feature within the street scene. This provides an open and spacious character to the area.
5. From the appeal submissions, and my site visit, it is evident that the carport has already been constructed. The carport is sited entirely forward of the building line to the house, adjacent to the boundary hedge and close to the front stone wall. Three of the elevations consist of solid timber cladding (one with a window), with an open elevation allowing vehicular access, facing towards the main property.
6. The carport, with a height of approximately 2.7 metres and a width and depth of approximately 5.8 metres is highly visible in the street scene. Given its position at the front of the property, the large scale of the structure is at odds with the more open frontages within the locality, unduly drawing the eye as an incongruous and visually intrusive development, detracting from the wider character and appearance of the area. This harm is further exacerbated by the solid timber elevations being most visible from public viewpoints.

7. I acknowledge that the proposal has economic benefits arising from the construction process, and that the carport would also benefit the appellant. However, neither of these factors outweigh the harm I have identified.
8. For the reasons above, I find that the carport harms the character and appearance of the area. As such, it conflicts with Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019). These seek to ensure high quality development that integrate into their surroundings. It would also conflict with the overarching designs aims of the National Planning Policy Framework.

Conclusion and Recommendation

9. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

T Bennett

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence, and my representative's recommendation, and on that basis the appeal is dismissed.

Chris Forrett

INSPECTOR