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## Appeal Decision

Site visit made on 22 April 2025

by **D Ellis MPlan MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 03 June 2025

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**Appeal Ref: APP/N3020/D/25/3360775**

**9 Birchwood Drive, Ravenshead, Nottinghamshire NG15 9EE**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mr Teejay Varley against the decision of Gedling Borough Council.
  - The application Ref is 2024/0829.
  - The development proposed is 'Erection of a two storey front extension and dormer window. Erection of an attached garage with dormer window. Dropped kerb to provide access to new garage.'
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### Decision

1. The appeal is allowed and planning permission is granted for 'Erection of a two storey front extension and dormer window. Erection of an attached garage with dormer window. Dropped kerb to provide access to new garage' at 9 Birchwood Drive, Ravenshead, Nottinghamshire NG15 9EE in accordance with the terms of the application, Ref 2024/0829, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with Location Plan Planning Portal Reference: PP-13580548v1 and drawing nos DLS/NOV/2024/0101/BP, DLS/NOV/2024/0101/PP-PE1, DLS/NOV/2024/0101/PP-PE2, DLS/2024/NOV/1115/PP-GF, DLS/2024/NOV/1115/PP-FF and DLS/2024/NOV/1115/PP-GF&FF-D.
  - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on drawing nos DLS/NOV/2024/0101/PP-PE1 and DLS/NOV/2024/0101/PP-PE2.

### Preliminary Matters

2. The description of development on the application form refers to a two-storey front elevation. In the header above, I have amended this to a two-storey front extension, in line with the Decision Notice and appeal form, as this more accurately describes the proposal.

### Main Issue

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

### Reasons

4. The appeal property is a dormer bungalow on a corner plot at the junction of Birchwood Drive and Birch Close. Although many of the properties in the area are

bungalows, the design of the properties and the materials used vary significantly. Some of the properties have also been altered or extended. There are examples of single- and two-storey front extensions, some of which have been finished with render, and front dormer windows in the vicinity of the appeal site. Overall, there is no overarching character or appearance to the street scene.

5. Guidance in the Gedling Borough Council Design Code Framework states that properties should contribute to the character of the local area and avoid any design features that continue to erode their character. Whilst the proposed two-storey front extension would alter the single-storey nature of the existing bungalow, it would not be out of place in the street scene given the presence of other two-storey front extensions nearby. Similarly, the render finish and front dormers would also tie in with other nearby properties.
6. The proposed garage would be at an angle to the main building, to follow the building line along Birchwood Drive, and it would be at a lower ground level than the main dwelling. Consequently, despite its width the garage would appear subservient to the existing dwelling. Overall, the proposed extension, dormers and garage would not unduly detract from the character and appearance of the existing dwelling and the area.
7. The proposal would therefore accord with Policy 10 of the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (2014) and Policy LPD 43 of the Gedling Borough Local Planning Document Part 2 Local Plan (2018), insofar as they require development including extensions to be in keeping with the surrounding character in terms of height, built form, massing, scale and materials.

### **Conditions**

8. In addition to the standard time limit condition, I have attached a condition specifying the approved plans in the interests of certainty. A condition requiring the exterior materials to match the details shown on the approved plans is necessary in the interests of the character and appearance of the appeal property and the street scene.

### **Conclusion**

9. For the reasons given above the appeal should be allowed subject to the conditions listed above.

*D Ellis*

INSPECTOR