



Appeal Decision

Site visit made on 13 March 2026

by A Scott (BA Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th March 2026

Appeal Ref: APP/Q3060/D/25/3370810

No. 23 Rydale Road, Nottingham, Nottinghamshire NG5 3GS

- 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 Amelia Staples against the decision of Nottingham City Council.
 - The application Ref is 25/00630/PFUL3 (PP-13907125).
 - The development proposed is Proposed loft dormer and alterations to the existing roof.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the street scene.

Reasons

3. The appeal site is located in a suburb of the city, residential in character. The houses along Rydale Road are in the main made up of a variety of detached and semi-detached houses. Some share the same design characteristics although there is no recognised consistency or continuity to the design of dwellings along the street scene.
4. Numbers 21-27 are the same house typology that sit together as a group within the wider street scene. They are visually attractive houses due to their design, and the roof configuration made up of interlocking hipped roofs is both traditional and characteristic to this style of houses.
5. From what I could tell, the appeal site has been previously extended to the side, two storeys. The appellant intends to extend the dwelling to the rear by way of a large flat roofed dormer that would encompass most of the roof plane. The main host roof would also be extended to the east side to remove the hipped roof and replaced by a new gable end design.
6. Although the appellant contends that the proposed gable is not part of the proposal before me, it is included on the submitted plans and forms part and parcel of the proposal as a whole. Therefore, I have included it within my overall consideration of the scheme.
7. The rear dormer would not be widely visible from outside the site and largely only visible in private views from other residential dwellings. A new gable end is proposed to replace the traditional-style hipped roof to one side of the host dwelling. A gable end in this position would not articulate harmoniously with the

traditional hipped roof style that is consistent to the dwelling, and the group of houses of a similar style it sits within. The gable end would appear as an incongruous feature and imbalance the dwelling. Overall, it would appear out of character with its traditional characteristics akin to this style of dwelling. It would detrimentally alter its appearance and therefore in this context would harm the symmetry with the other houses within the group, and harming the character and appearance of the street scene.

8. The appellant compares the proposal to other houses along Rydale Road. I could see that some dwellings have been altered by way of side extensions and gable end extensions. The precise details of these extensions are not before me to comment. In any case, most of these examples are not precisely the same house type as the proposal before me, nor do exactly the same circumstances apply. I apply only moderate weight to these examples.
9. To conclude on this main issue, the proposal would not comply with the design objectives of Policy 10 of the Aligned Core Strategy and Policies DE1 and DE2 of the Local Plan Part 2.

Conclusion

10. For the reasons given above the appeal should be dismissed.

A Scott

INSPECTOR