



Appeal Decision

Site visit made on 19 October 2021 by Darren Ellis MPlan

Decision by L J O'Brien BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 February 2022

Appeal Ref: APP/B3030/D/21/3277892

Inkersall Cottage, Inkersall Lane, Bilsthorpe, NG22 8TL

- 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 & Mrs Walton against the decision of Newark & Sherwood District Council.
 - The application Ref 21/00686/HOUSE, dated 18 March 2021, was refused by notice dated 14 May 2021.
 - The development proposed is a first floor side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor side extension with wrap-around balcony at Inkersall Cottage, Inkersall Lane, Bilsthorpe, NG22 8TL in accordance with the terms of the application 21/00686/HOUSE, dated 18 March 2021, 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: Block Plan – Location Plan drawing no. 2021-015(3); and Proposed Floor Plans – Elevations drawing no. 2021-015(2).
 - 3) No development shall be carried out above slab level until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matter

3. The description of the development on the planning application form omitted the proposed balcony. On the basis of the evidence before me I am satisfied that the Council considered the proposed balcony as part of the scheme before them at application stage. Therefore, I have determined this appeal on the basis of the description as found on the appeal form and decision notice, which accurately describes the proposal as a first floor side extension with wrap-around balcony.
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Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the host property and the surrounding area.

Reasons for the Recommendation

5. The appeal site comprises a detached dwelling set in a generous plot with a large garden area that is surrounded by woodland. The dwelling has a modern and fairly simple appearance with some architectural detailing such as brick corbels and appears to have been extended previously. Overall, the appeal property has a rural and spacious character and, along with its appearance and architectural detailing, contributes positively to the character of the area.
6. The existing single-story extension on the south side of the dwelling is constructed of materials that differ from the original dwelling. The extension on the northern side of the dwelling has a flat roof and is finished with materials that match the original dwelling. The proposal is for a first-floor extension and wrap-around balcony above the existing flat roof extension.
7. Though the proposed first-floor extension would add considerable mass to that side of the dwelling, the existing building and plot are of a sufficient size to accommodate an addition such as this without it appearing disproportionately large, overly prominent or diminishing the sense of spaciousness. The extension would be set down from the eaves and back from the principal front elevation so as to ensure it would appear subservient to the main dwelling.
8. With its timber cladding and tall, narrow windows, the proposed extension would contrast somewhat with the brickwork and fenestration of the existing dwelling. While the design would give the extension a contemporary appearance, this would not appear out of place with the modern appearance of the existing dwelling and would not detract from its traditional form. Furthermore, views of the extension would be restricted to the site itself and a small section of the private road to the front of the property.
9. Though the design and form of the development would differ from the existing dwelling, for the reasons set out above, the proposal would, nevertheless, respect and complement the existing built form and would not appear visually jarring.
10. Consequently, overall, the proposed extension would be a sympathetic addition to the appeal property which would retain and conserve the rural and spacious character of the area.
11. Therefore, the proposal would not cause harm to the character and appearance of the host property or surrounding area. As such, the proposal would accord with Core Policy 9 of the Amended Core Strategy (March 2019) (ACS), policies DM5 and DM6 of the Newark & Sherwood Local Development Framework Allocations & development Management Development Plan Document (July 2013), and the guidance in the Newark & Sherwood Local Development Framework Householder Development Supplementary Planning Document (November 2014), which all require that development is of a high-quality design which respects the design, materials and detailing of the host dwelling as well as the character of the surrounding area. The proposal would also accord with Core Policy 13 of the ACS and the guidance in the Newark and Sherwood Landscape Character Assessment Supplementary Planning

Document, which require development proposals are consistent with the landscape conservation and enhancement aims for the area, which in this case is to conserve and reinforce the landscape.

Conditions

12. The standard time limit condition and a condition specifying the approved plans are necessary to provide certainty and in the interests of proper planning.
13. In the interests of protecting the character and appearance of the dwelling and the surrounding area, a condition requiring details of the exterior materials to be submitted to and approved by the Council would be necessary.

Conclusion

14. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed as the proposal complies with the development plan, and that planning permission should be granted subject to the conditions listed above.

Darren Ellis

APPEAL PLANNING OFFICER

Inspector's Decision

15. I have considered all the submitted evidence and the Appeal Planning Officer's report and agree with the recommendation. On that basis the appeal is allowed and planning permission is granted subject to the conditions set out above.

L J O'Brien

INSPECTOR