

Report to Planning Committee

Application Number: 2016/0534

Location: 19 Kighill Lane, Ravenshead.

Proposal: Residential development on land to south-east of Kighill Lane to provide 16 No. 2 bedroom retirement bungalows.

Planning permission was refused by the Borough Council on the 25th August 2016 on the following grounds:

1. In the opinion of the Borough Council, the proposed development would constitute inappropriate development in the Green Belt by virtue of not serving the five purposes of land within the Green Belt. Therefore, in the absence of any very special circumstances the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012).
2. By virtue of its isolated location any residents would be naturally inclined to be heavily reliant on private motor vehicles to access services and facilities. It is the opinion of the Borough Council that the development would therefore not represent sustainable development, contrary to paragraph 55 of the National Planning Policy Framework.
3. In the opinion of the Borough Council the high density of the proposed development would not reflect the pattern of development in the immediate surrounding area and would not add to the overall quality of the area enhancing local identity. The proposal is therefore contrary to Section 7 of the NPPF and Policy 10 of the Aligned Core Strategy (September 2014).

An appeal against this decision was subsequently lodged with the Planning Inspectorate. This appeal has been **DISMISSED**.

The inspectors Conclusions:

1. The proposed development would be inappropriate development and the Framework establishes that substantial weight should be given to any harm to the Green Belt. In addition, there would be a loss of openness and harm to the character and appearance of the area.
2. Whilst I have afforded significant weight to the benefits of the development, having considered all matters raised in support of the proposal, I conclude that, collectively, they do not clearly outweigh the harm I have identified in relation to the Green Belt by reason of inappropriateness, as well as the loss of openness and harm to the character and appearance of the area. Accordingly, very special circumstances do not exist and the proposal would conflict with Policies 3 and 8 of the Aligned Core Strategy and the Framework.

Recommendation:

To note the information.