

## **Report to Planning Committee**

**Application Number:** 2016/0848

**Location:** 88 Sheepwalk Lane, Ravenshead

**Proposal:** Demolition of the existing dwelling and erection of 7 no. detached dwellings with integral garages. Block up existing vehicular access, provide new relocated vehicular access.

**Case Officer:** Elizabeth Campbell

Planning permission was refused by the Borough Council on the 23<sup>rd</sup> November 2016 on the following grounds:

1. In the opinion of the Local Planning Authority the cumulative impact of the development would detract from the character and appearance of the area by reason of its density, massing, scale, layout and proximity to the back of edge of the footway. The proposal would therefore result in the overdevelopment of the site to the detriment of the surrounding area, contrary to the National Planning Policy Framework, Policy 10 of the Gedling Borough Council Aligned Core Strategy and Policies ENV1 and H7 of the Gedling Borough Replacement Local Plan (certain policies saved 2014).

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been **dismissed**. The Inspector concluded that the proposal fails to accord with the development plan and the Framework as a whole and does not, therefore, constitute sustainable development for the purposes of paragraph 14 of the Framework. The closely spaced layout of the frontage dwellings and the uniformity of their size and form, would introduce a scale and massing which would not be in keeping with the predominant character of Sheepwalk Lane. There are no other material considerations, including any shortfall in the five year supply of housing, that warrant determining the appeal otherwise.

**Recommendation:** To note the information.