

Report to Planning Committee

Application Number: 2016/0884

Location: 64 Main Street, Calverton

Proposal: Erect one new detached dwelling (dormer bungalow).

Case Officer: Nick Morley.

Planning permission was refused by the Borough Council on the 22nd November 2016 on the following grounds:

- 1 In the opinion of the Borough Council, the proposed dwelling would represent an unacceptable form of tandem development, which is over-intensive for the site, and which would not function well with the existing commercial premises to the front of the site. The proposal is therefore contrary to Section 7 of the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 2 In the opinion of the Borough Council, the proposed dwelling would have an unacceptable overbearing and overshadowing impact on 62 Main Street to the detriment of its residential amenity. The proposal is therefore contrary to Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 3 In the opinion of the Borough Council as Local Planning Authority, and Nottinghamshire County Council as Highway Authority, the proposed development would have inadequate access, parking and turning facilities for vehicular traffic, which would lead to road safety dangers on the shared access and adjoining highway for vehicles and pedestrians. The proposal is therefore contrary to Policy ENV1 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 whilst the access and parking arrangements are acceptable, the proposal would nevertheless represent an over intensive form of development for the site. The introduction of a new dwelling would not function well with the existing commercial premises at no. 64. The access and turning arrangements demonstrate an unacceptable interrelationship between the proposed layout and the rear of the commercial premises, this constraining the effective operation of the Calverton Fish Bar. In addition the proposed use of the turning area which is located directly in front of the only access for the flats would result in the potential conflict with their residential use. In regard to the siting of the proposal the Inspector concluded that the proposal would be unduly overbearing and would lead to an unacceptable overshadowing

impact onto the neighbouring property at no. 62.

The Inspector agreed with the Borough Council in regard to the fact that the proposal would have a neutral effect on the Conservation Area.

Recommendation:

To note the information.