

Report to Planning Committee

Application Number:	2016/0768
Location:	48 Northcliffe Avenue, Mapperley
Proposal:	Change of Use from a C3 (dwelling) use to a C2 (Residential Institutions) use for the use of the above dwelling as a children's home.
Case Officer:	Alison Jackson

Planning permission was refused by the Borough Council on the 16th November 2016 on the following grounds:

1. In the opinion of the Borough Council, the nature and scale of the proposed development would give rise to increased levels of activity with associated noise and disturbance which would have an unacceptable adverse impact upon the residential amenity of the occupiers of neighbouring properties, making this an unsuitable location for such a proposal. The proposed development would therefore be contrary to Policies H13 and 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 **allowed**. The Inspector concluded that the proposal would be an appropriate location for the children's home and there would be no adverse impacts on the living conditions of the occupiers of surrounding properties, with particular regard to noise and disturbance. The Inspector opined that whilst there would be a number of comings and goings, this would not be materially different to those expected of a four bedroomed family dwelling. The Inspector was also satisfied that there were no highway safety implications arising.

The Inspector assessed whether the proposal would constitute an over intensive use of the site in terms of the amenity space available and concluded that the outside space is sufficient for the level of use proposed. In regard to concerns raised in respect to anti-social behaviour the Inspector commented that whilst these concerns can be viewed as material there is no substantiated evidence that the proposal would give rise to anti-social behaviour.

Recommendation:

To note the information.