

Report to Planning Committee

Application Number: 2017/0727

Location: Rear of 164 & 166 Porchester Road, Carlton

Proposal: Proposed pair of semi-detached houses

Case Officer: Amy Cockayne

Planning permission was refused by the Borough Council on the 15th November 2017 on the following grounds:

1. The proposed development by reason of its scale and design would result in an over-intensive development of the site that would be detrimental to the visual appearance of the area and would appear incongruous within the street-scene. The proposal would therefore not accord with the following local policies:- Policy 10 'Design and Enhancing Local Identity' of the Aligned Core Strategy 2014 and Saved Policies H7 'Residential Development on unidentified sites within the Urban Area and the Defined Village Boundaries' and ENV1 'Development Criteria' of the Gedling Borough Council Replacement Local Plan. The proposed development would also fail to accord with paragraph 63 of the NPPF which seeks to ensure that new development is of good design
2. The proposed development by reason of its scale and design would result in an overshadowing and overbearing impact to the detriment of the residential amenity currently enjoyed by the occupiers of No.168 Porchester Road. The proposal would therefore not accord with the following local policies:- Policy 10 'Design and Enhancing Local Identity' of the Aligned Core Strategy 2014 and ENV1 'Development Criteria' of the Gedling Borough Council Replacement Local Plan
3. In the opinion of Nottinghamshire County Council as Highway Authority and the Borough Council the proposed development, specifically the lack of adequate visibility splays for the proposed vehicular access serving Plot No.2, would not meet the minimum visibility standards required and would therefore result in highway safety issues to both drivers and pedestrians using the adjoining highway.

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

This appeal has been **dismissed**. The Inspector concluded that the proposal would represent an over intensive development that would harm the appearance of the site and the surrounding area. The development would also adversely affect the living conditions of adjoining occupiers. The development would not, however, result in harm to the public highway or to pedestrian safety.

Recommendation: To note the information.