

Report to Planning Committee

Application Number: 2017/0730 - Appeal Ref: APP/N3020/W/18/3198713

Location: 243 Mansfield Road Arnold NG5 8LS

Proposal: Outline permission for dormer bungalow - no rear facing upper floor windows

Case Officer: Dierbhile Blair

Planning permission was refused by the Borough Council on the 05 January 2018 for the following reason:

1. The proposed development by reason of its plot width and depth would result in an over-intensive development of the site that would be detrimental to the visual appearance of the area and incongruous on 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, and Emerging Local Plan Policies LPD32 (Amenity), LPD34 (Residential Gardens) and LPD39 (Housing Development on Unallocated Sites). The proposed development would also fail to accord with paragraph 63 of the National PPF which seeks to ensure that new development is of good design.

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

This appeal has been **dismissed** and the decision of the Borough Council to refuse planning permission has been upheld. The Inspector concluded that the size of nearby plots is a fundamental characteristic of the area, and one which makes up its local distinctiveness. The sub-division of the existing garden to create a further building plot would result in significant harm to the character and appearance of the area. The scheme would not accord with Policy 10 of the Aligned Core Strategies Part 1 Local Plan, saved Policies H7 and ENV1 of the Gedling Borough Replacement Local Plan; which, together, among other things, seek a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its form and layout.

Recommendation: To note the information.