

Report to Planning Committee

Application Number: 2018/0366 – Appeal Ref: APP/N3020/W/18/3211134

Location: 218 Kenrick Road Mapperley

Proposal: The proposed demolition of the existing dwelling on the site and the erection of three dwellings on the site.

Case Officer: Alison Jackson.

Planning permission was refused by the Borough Council on the 16th August 2018 on the following grounds:

- 1 The proposed development would, by reason of its scale, massing and the bulk of the dwellings, result in a cramped and overintensive form of development of the site. Furthermore given the height, design and appearance of the dwellings, the dwellings would result in a dominant and incongruous feature within the streetscene which would cause harm to the visual amenity of the streetscene and the surrounding character of the area in general. The proposal would therefore fail to meet with the objectives of the National Planning Policy Framework 2018, Policy 10 of the Gedling Borough Council Aligned Core Strategy and Policies LPD 34 and LPD 40 of the Local Planning Document (2018).
- 2 The proposed dwelling to plot 1 by reason of its size, bulk, scale and orientation with the dwelling to plot 2 would result in an overbearing and overshadowing impact to the dwelling to plot 2 to the detriment of their residential amenity. The proposal would therefore fail to meet with the objectives of the National Planning Policy Framework 2018, Policy 10 of the Gedling Borough Council Aligned Core Strategy and Policies LPD 32 and LPD 40 of the Local Planning Document (2018).

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

This appeal has been dismissed. The Inspector concluded that the proposed development would cause harm to the character and appearance of the area in conflict with Policy 10 of the Gedling Borough Aligned Core Strategy (September 2014) and policies LPD34 and LPD40 of the Local Planning Document 2018 in so far as these policies require that proposals are of a high standard of design and do not adversely affect the area by reason of their scale, bulk, form, layout or materials.

The Inspector however did not consider that the proposal would cause harm to the living conditions of the future occupiers of plot 2, with particular regard to outlook and

light in accordance with policy 10 of the Gedling Borough Aligned Core Strategy (September 2014) and policies LPD32 and LPD40 of the Local Planning Document 2018 in so far as these policies require that development proposals should not result in a significant adverse impact on the amenity of nearby residents or occupiers.

Recommendation: To note the information.