

Report to Planning Committee

Application Number: 2018/0628 – Appeal Ref: APP/N3020/W/18/3218826

Location: 12 Bank Hill, Woodborough, Nottinghamshire, NG14 6EF

Proposal: Replacement dwelling (resubmission of 2018/0026)

Case Officer: Helen Johnson

Planning permission was refused by the Borough Council on the 4th October 2018 on the following grounds:

1. The proposed replacement dwelling, by virtue of its design, would result in an incongruous development, out of keeping with the prevailing character and appearance of neighbouring properties, causing harm to the streetscene and setting of the adjacent Woodborough Conservation Area as a designated heritage asset, contrary to Paragraphs 124, 127, 130, 131, 192 & 193 of the National Planning Policy Framework, Policies 10 & 11 of the Aligned Core Strategy and Policies LPD14, LPD15 & LPD28 of the Local Planning Document.

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

This appeal has been Dismissed. The Inspector concluded that the scheme, by virtue of its design, would appear at odds with the surrounding context and would not reinforce local distinctiveness or local character. It was therefore concluded that the proposal would be contrary to Policy 10 of the Greater Nottingham Aligned Core Strategy and Policies LPD14 and LPD15 of the Gedling Local Planning Document Part 2 Local Plan.

In addition the Inspector noted that the application site is adjacent to the Woodborough Conservation Area. The Inspector determined that the proposed scheme would result in less than substantial harm to the heritage asset by way of its visual impact on important views and vistas in and out of the Conservation Area. In the Inspectors opinion there was insufficient evidence provided which demonstrates that the public benefits provided by the scheme outweigh any potential harm to the Conservation Area. Therefore the proposal was deemed contrary to the Framework, Policy LPD28 of the Local Planning Document and Policy 11 of the Aligned Core Strategy.

Recommendation: To note the information.