

**Report to Planning Committee**

**Application Number: 2019/0012 – Appeal Ref: APP/N3020/W/19/3227512**

**Location: 7 Station Road, Carlton, Nottingham, NG4 3AT**

Proposal: Single bedroom residential unit on land within the grounds of 7 Station Road

Case Officer: Lewis Widdowson

Planning permission was refused by the Borough Council on the 6<sup>th</sup> March 2019 on the following grounds:

1. The development does not constitute an acceptable form of residential development and has, by virtue of its design, resulted in an incongruous feature that is out of keeping with the prevailing character and appearance of neighbouring properties and as such causes harm to the streetscene and the locality. The development is therefore contrary to Part 2 and 12 of the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy and Policies 34 and 40 of the Local Planning Document.

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

This appeal has been Dismissed. The Inspector considered that the structure is clearly visible from the public realm given its elevated position within the streetscene. The structure is distinctly different in terms of its design, scale and massing to the prevailing form of development within the area. It appears as an incompatible feature within the streetscene, which contains some attractive and classically proportioned two and three storey brick built properties. Given the incongruous design and prominent position of the structure it was determined that the development results in significant harm to the character and appearance of the appeal site and its surrounding area. The proposal is therefore deemed contrary to Paragraph 127 of the National Planning Policy Framework, Policy 11 of the Aligned Core Strategy and Policy LPD34 and Policy LPD40 of the Local Planning Document.

**Recommendation:** To note the information.