

Report to Planning Committee

Application Number: 2018/1155 – Appeal Ref: APP/N3020/W/19/3223336

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

Proposal: Replacement dwelling (resubmission of 2018/0026 and 2018/0628)

Case Officer: Lewis Widdowson

Planning permission was refused by the Borough Council on the 15th February 2019 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 Allowed and permission has been granted with conditions. The Inspector considered that the proposed replacement dwelling would be of a similar height to the neighbouring dwelling to the north, No. 14 Bank Hill. In addition the Inspector states that the proposal would represent a fresh confident entity which would contrast positively with its neighbours. The details and materials proposed were both positive aspects of the application and it was not considered that the development would harm the character and appearance of the village.

In this instance the Inspector was of the opinion that the application site is sufficiently secluded from the Woodborough Conservation Area by virtue of the distance the proposed dwelling would be set back from the adjacent highway, and by way of the mature trees and vegetation fronting onto Bank Hill. Taking account of the above, the Inspector concluded that the development would not cause harm to the significance of the Conservation Area.

Recommendation: To note the information.