

## Report to Planning Committee

**Application Number: 2019/0129**

**Location: 18 Kighill Lane, Ravenshead, NG15 9HN**

Proposal: Erection of 5-bedroom, two storey detached dwelling

Case Officer: Graham Wraight

The application was refused permission by notice dated 24 May for the following reason:

1. In the opinion of the Borough Council the layout of the proposed backland development fails to reinforce the local distinctive identity in this location. The development fails to respect the layout and appearance of the surrounding area. The proposed development would be contrary to the paragraphs 127 and 130 of the NPPF, Policy 10 of the Aligned Core Strategy, and Policy LPD35.

An appeal against this decision was subsequently lodged with the Planning Inspectorate (PI Ref: APP/N3020/W/19/3234515).

This appeal has been **dismissed**. The Inspector considered the main issue to be the effect on the character and appearance of the area, including existing trees.

Noting that existing properties were somewhat different within the street scene, the Inspector felt there was a distinctive linear pattern of development, which is typical of the semi-rural fringe of Ravenshead. Allowing tandem and backland development would reduce the overall depth of the large garden to the host dwelling and disrupt the characteristic spaciousness of the area, resulting in a prominent and incongruous feature when viewed from the rear elevation of existing dwellings. There would also be a reduction in the number of trees in the locality to the detriment of the character of the area, further increasing the prominence of the dwelling.

The Inspector did note that the appeal site was allocated for residential development within the Local Plan, as well as other tandem and backland development highlighted by the appellant in Ravenshead; however, he concluded that the proposed development would significantly harm the character and appearance of the area, contrary to policy LPD35 of the adopted Local Plan and guidance within the NPPF.

**Recommendation:** To note the information.