

Report to Planning Committee

Application Number: 2019/0103

Location: 47 Florence Road, Mapperley, NG3 6LJ

Proposal: Construct detached garage/workshop

Case Officer: Alan Siviter

The application was refused permission by notice dated 02 April 2019 for the following reason:

1. The development would, by reason of its size, appearance, height and prominent positioning, have a detrimental impact upon the street-scene, forming a dominant and incongruous feature that would negatively impact upon the character and visual amenity of the surrounding area. The proposal would therefore be contrary to the objectives of the National Planning Policy Framework, Policy 10 of the Gedling Aligned Core Strategy and Local Planning Document Policy 43.

An appeal against this decision was subsequently lodged with the Planning Inspectorate (PI Ref: APP/N3020/D/19/3229399)

This appeal has been **dismissed**. The Inspector considered the main issue is the effect of the proposed development on the character and appearance of the area.

The Inspector considered that the siting and size of the development would harm the character and appearance of the area and would be contrary to the objectives of Policy 10 of the Gedling Borough Aligned Core Strategies Part 1 Local Plan adopted September 2014 which requires that development makes a positive contribution to the public realm and sense of place and, should be assessed against its treatment of a number of elements including the position of buildings. Conflict would also arise with the National Planning Policy Framework which seeks, in section 12, to achieve well-design places by ensuring that development meets several criteria including being visually attractive as a result of good architecture and layout.

Recommendation: To note the information.