

Report to Planning Committee

Application Number: 2019/0428 – Appeal Ref: APP/N3020/W/19/3235534

Location: 117 Moor Road, Papplewick, NG15 8EN

Proposal: Erect small front extension to existing semi-detached house.

Case Officer: Deirbhile Blair

Planning permission was refused by the Borough Council on the 18th June 2019 on the following grounds:

1. It is the view of the Borough Council that the proposed development would have a detrimental effect on the openness of the Green Belt. It is not considered that any supporting evidence has been submitted to demonstrate that there are material considerations which amount to the very special circumstances which would outweigh the harm to the open character of the Green Belt or that there are other clear and demonstrable benefits from the proposal to justify an increase in floorspace larger than 50% of the dwelling as originally constructed.

Based on the cumulative additional floor area created as a result of this development and that previously approved (Planning Ref: 2018/0834), it is considered that the proposal fails to accord with Policy LPD13 of the Local Planning Document, Policy 3 of the Gedling Borough Aligned Core Strategy and the National Planning Policy Framework Section 13 and is inappropriate development within the Green Belt which would by definition impact on openness of the Green Belt.

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

This appeal has been Allowed. The Inspector concluded that the appeal proposal would be inappropriate development in the Green Belt and would cause limited harm to the openness of the Green Belt. However, there are clear benefits the extension would have on the pair of semi-detached dwellings no's 115 and 117 and the streetscene – the extension would visually balance the pair of semi-detached dwellings in terms of their form and design, and these factors carry significant weight and clearly outweigh the harm by reason of inappropriateness and the effect on the openness of the Green Belt, and amount to very special circumstances necessary to justify the proposal.

Recommendation: To note the information.