

Report to Planning Committee

Application Number: 2019/0410 – Appeal Ref: APP/N3020/W/19/3234379

Location: 147 Rolleston Drive, Arnold, Nottinghamshire, NG5 7JG

Proposal: Build a new 2 bedroom, 2 storey detached house in the front garden.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 3rd July 2019 on the following grounds:

1. The proposed development of a two-storey detached dwelling to the side of no.147 Rolleston Drive would result in a cramped form of development which fails to reflect the character of the application site and the wider area, failing to take the opportunity to improve the character of the area. As such by virtue of the design, scale and separation distances, the proposal would be not be in keeping with the street scene and surrounding context, contrary to the NPPF Section 12 and Policy 10 of the Aligned Core Strategy and policies LPD34 and LPD40 of the Local Planning Document

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

This appeal has been Dismissed. The Inspector concluded that the sloping topography and size of the appeal site combined with the size, massing, scale and location of the proposed dwelling means that it would represent a cramped form of development with limited separation distance from no.147 Rolleston Drive. The proposed dwelling would not be in keeping with the established built-form and would accordingly harm the character and appearance of the local area. The proposed development would conflict with Policy 10 of the Greater Nottingham Aligned Core Strategy and policies 34 and 40 of the Local Planning Document which aim to promote good design and enhance local character. It would also conflict with paragraph 130 of the National Planning Policy Framework which requires good design.

Recommendation: To note the information.