

## Report to Planning Committee

Application Number: 2019/0175

Location: Land Adjacent to 8, Myrtle Road, Carlton, Nottingham.

Proposal: Proposed Detached Dwelling.

Case Officer: Alison Jackson.

Planning permission was refused by the Borough Council on the 4<sup>th</sup> July 2019 on the following grounds:

- 1 The proposed detached dwelling, given that the area is characterised by semi-detached dwellings together with the scale of the dwelling, in particular the proportion of the roof to the remainder of the dwelling, would be out of character with the area and result in an incongruous and prominent feature within the streetscene which would cause harm to the visual amenity of the streetscene and the surrounding character of the area in general. The proposal would therefore fail to meet with the objectives of the National Planning Policy Framework 2019, Policy 10 of the Gedling Borough Council Aligned Core Strategy and Policies LPD 34 and LPD 40 of the Local Planning Document (2018).
- 2 The proposed dwelling by reason of its size, bulk, scale and orientation with neighbouring properties would result in an overbearing and overshadowing impact onto neighbouring dwellings to the detriment of their residential amenity. The proposal would therefore fail to meet with the objectives of the National Planning Policy Framework 2019, Policy 10 of the Gedling Borough Council Aligned Core Strategy and Policies LPD 32 and LPD 40 of the Local Planning Document (2018).

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

This appeal has been dismissed. The Inspector concluded that the proposed development of a detached dwelling would be at odds with the character of the area, given that the area is strongly characterised by semi-detached dwellings. The dwelling would be prominent within the streetscene given the land levels along the street. The proposed dwelling would therefore not reflect the pattern of development or design of existing dwellings and as such would detract from the character and appearance of the area. The proposal would therefore be contrary to Policy 10 of the Aligned Core Strategy 2014 and Policies LPD34 and LPD40 of the Local Planning Document 2018.

The Inspector however did not agree that the proposed dwelling would result in any significant overbearing, overshadowing or overlooking impact onto neighbouring properties given the relationship and distance to neighbouring properties.

**Recommendation:** To note the information.