

Report to Planning Committee

Application Number: 2020/0863

Appeal Ref: APP/N3020/W/20/3263321

Location: 6 Gedling Road, Arnold NG5 6NW

Proposal: Construct new bungalow

Case Officer: Bev Pearson

Planning permission was refused by the Borough Council on the 2nd November 2020 on the following grounds:

‘In the opinion of the Local Planning Authority the proposed dwelling would represent a form of backland development that would appear incongruous with the established layout and urban form of the area, which is predominantly characterised by properties directly facing the highway with no clear tandem or back land development present. The proposal would therefore fail to accord with Sections 2, 5, 9, 11 and 12 of the NPPF (2019), Policies 2, 8 and 10 of the GBACS (2014) and Policies, 35 and 40 of the LPD (2018).’

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

This appeal has been allowed.

The Planning Inspector considered the proposed development and concluded that:-

The proposed bungalow would be set back substantially from the highway and would not follow the predominantly linear form of development. Nevertheless, it would not be conspicuous from public vantage points as it would be single storey and would be screened by Washington Court and Nos 6 and 8 Gedling Road. Given that there is not a strong pattern of development nor strong building line and due to the siting of the bungalow it would not be a prominent addition to the surrounding area. Thus, although the development would not result in a significant improvement to the urban design of the area, the scheme would not appear at odds with the mixed street scene which contains a variety of buildings which do not follow the linear form of development. The proposed development would therefore not adversely affect the character and appearance of the area and complies with the overall aims of Sections 2, 5, 9, 11 and 12 of the NPPF (2019), policies 2, 8 and 10 of the ACS (2014) and policies LPD 35 and 40 of the LPD (2018).

Recommendation: To note the information.