

## Report to Planning Committee

**Application Numbers:** 2020/0250 and 2018/1196

**Appeal Refs:** Appeal A - APP/N3020/W/20/3259515 - approval of reserved matters application 2020/0250 (under outline permission 2016/0987)

Appeal B - APP/N3020/W/20/3259519 - application 2018/1196 for full planning permission for redevelopment of the existing stables to provide 1no. dwelling.

**Site Address:** Land at the Former Riding Stables, Lambley, Nottinghamshire, NG4 4PN

**Application description:** As above.

**Case Officer:** Claire Turton

Both appeals were considered together at a Planning Hearing and related to the redevelopment of the above site for a single dwelling. The key issue being not the principle of development, which it was agreed that demolishing The Stables to be replaced with a dwelling was acceptable, rather the scale of the replacement dwelling having regard to the planning history of the site and fact it was in the Green Belt and whether the proposals would be detrimental to its openness.

The Inspector found there to be two key issue with both appeals, outlined below:

- i. Whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies.
- ii. Would the harm by reason of inappropriateness, and any other harm, be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposal.

The Inspector noted the planning history of the application site and fact that at various times there had larger built form on-site than there was currently. However, the Inspector was clear that he had to consider the proposal against the built-form currently on site and there was no doubt that the proposed built form would be larger in respect of both appeals. Taking into account both the spatial and visual impact of the development the Inspector concluded that the applications would be harmful to the openness of the Green Belt, through the increased built form, and that no very special circumstances existed to allow what would otherwise be considered in-appropriate development.

As a result, both appeals have been dismissed.

**Recommendation:** To note the information.