

Report to Planning Committee

Application Number: 2020/1205 – Appeal Ref: APP/N3020/D/21/3272382

Location: 1 Oxton Road, Calverton, Nottingham, NG14 6NU

Proposal: Single storey rear extension.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 22nd January 2021 on the following grounds:

1. 'It is considered that the proposal would have a harmful impact upon the openness of the Green Belt, resulting in a disproportionate addition to the building that would represent inappropriate development within the Green Belt. The fall-back position put forward would be less harmful to the Green Belt than the subject of this application and therefore no very special circumstances can be demonstrated in this instance and the proposed development is contrary to Section 13 of the NPPF, Policy 3 of the ACS (2014) and policy LPD 13 of the Local Planning Document (2018).'
2. 'Considering the submitted details and the planning history of the site, there would be no overlap between the proposed extension, subject of this application, and the larger home extension that could be erected under permitted development rights (ref.no.2020/0721PN) and would result in the scenario that should this application be successful, both extensions could be implemented. As such, it is considered the proposed development together with the larger home extension would have a substantial cumulative impact on the openness of the Green Belt in this location, contrary to Section 13 of the NPPF, Policy 3 of the ACS and policy LPD 13 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 proposed extension, when combined with the previous extensions, would result in an increase of 84.7% floor space above the original building and the proposal, due to its bulk, mass, height and location, when added to the previous additions to the original building, would be disproportionate in the context of the Framework and policy LPD 13 of the Local Planning Document, and therefore the proposal would be inappropriate development in the Green Belt. The fall-back position of the alternative larger home extension that could be erected under permitted development rights carries limited weight as there would be no overlap between the two schemes and

the uses proposed would differ. Consequently, very special circumstances do not exist and the proposal would conflict with the Framework (NPPF), Policy 3 of the Aligned Core Strategy (ACS) and policy LPD 13 of the Local Planning Document (LPD).

Recommendation: To note the information.