

Report to Planning Committee

Application Number: 2021/0026

Location: Spring Lane Farm, 382, Spring Lane, Lambley, Nottingham.

Proposal: Proposed Single Storey Conservatory Extension.

Case Officer: Alison Jackson.

Planning permission was refused by the Borough Council on the 5th March 2021 on the following grounds:

1. The proposed extension taking into account the previous extensions to the property would result in a disproportionate addition to the original dwelling, would erode the openness of the Green Belt and would lead to further encroachment into the Green Belt. The proposal would therefore constitute inappropriate development in this Green Belt location and no very special circumstances have been demonstrated to outweigh the harm to the Green Belt. The proposal is therefore contrary to the aims of Green Belt policies within NPPF 2019, the requirements of policy 3 of the Aligned Core Strategy and policy LPD13 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 as the building had already been previously extended, the addition of the proposed conservatory extension together with the previous extensions would represent a disproportionate addition to the building and therefore would result in inappropriate development within the Green Belt.

In regard to the impact of the proposed conservatory extension on the openness of the Green Belt the Inspector concluded, given the size, volume, bulk and floor space of the proposed extension, together with the existing extensions, the proposal in spatial terms would not preserve the openness of the Green Belt.

The proposal is therefore considered to be inappropriate development in the Green Belt and the openness would not be preserved. It was considered that the very special circumstances necessary to justify the development do not exist in this case to outweigh the harm to the Green Belt.

The proposal is therefore contrary to the aims of the National Planning Policy Framework and Policy LPD13 of the Local Planning Document 2018.

Recommendation: To note the information.