

Report to Planning Committee

Application Number: 2020/1147 – Appeal Ref: APP/N3020/D/21/3272382

Location: Land to rear of 14 Main Street, Linby, Nottinghamshire, NG15 8AE

Proposal: Alterations and extensions to detached garage to form a new dwelling.

Case Officer: Bev Pearson

Planning permission was refused by the Borough Council on the 13th January 2021 on the following grounds:

1. 'In the opinion of the LPA the proposed extension to the building to facilitate its conversion would be considered inappropriate development which by definition results in harm to the Green Belt and is contrary to the five purposes of the Green Belt. In the absence of any very special circumstances which would outweigh such harm the development fails to accord with Section 13 (Protecting Green Belt Land) of the NPPF (2019), Policy 3 (The Green Belt) of the Aligned Core Strategy (2014) and Policy LPD 12 (Reuse of buildings within the Green Belt) of the Local Planning Development Document (2018).'

An appeal against this decision was subsequently lodged with the Planning Inspectorate, along with an application for an award of costs.

This appeal has been allowed and planning permission was granted subject to conditions. The Inspector concluded that the proposed development would accord with policy LPD 13 of the Local Planning Document and paragraph 149 'c' of the Framework as the floor space of the proposed extension would measure around 36 sqm. Taking account of the size overall, including footprint, height, depth, width, volume and mass as well as floor space, the proposed extension would not be disproportionate and therefore the proposal would not constitute inappropriate development in the Green Belt. The re-use of the building would not be inappropriate in the Green Belt as the proposal would preserve the openness of the Green Belt, it would not result in the unrestricted sprawl of a large built-up area or neighbouring towns merging into one another and the building appeared to be a permanent and substantial construction and structurally sound.

Given the location of the site, the siting and scale of the proposed extension, the nature and extent of the alterations proposed and the external materials to be used, the Inspector considered the proposed development would preserve the character and appearance of the Conservation Area. As the building exists and due to the siting and scale of the proposed extension, the nature and extent of the alterations proposed and the external materials to be used, the Inspector considered that the

proposed development would not harm the setting of the Listed Building 14 Main Street.

The proposal would accord with the Framework (NPPF) and policies LPD 12 and LPD 13 of the Local Planning Document policies (LPD).

The application for an award of costs was refused. The Inspector concluded that the Council did not behave unreasonably in respect of any substantive or procedural matters associated with the determination of application ref. 2020/1147.

Consequently there has not been any unreasonable behaviour which caused the applicant to incur unnecessary or wasted expense in the appeal process, as described in the PPG and therefore an award of costs is not justified.

Recommendation: To note the information.