

Report to Planning Committee

Application Number: 2020/1040 – Appeal Ref: APP/N3020/W/21/3288397

Location: Land at corner of Cross Street, Arnold, Nottingham, NG5 7AX

Proposal: Residential development (2no. one and a half storey dwellings)

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 30th July 2021 on the following grounds:

1. "It is considered, given the scale, design and location of the properties towards the rear (southern boundary) of the site and inward nature of the layout proposed in this prominent location, coupled with the two storey nature of development of the immediate area, the proposed development would not reflect the pattern of development of the immediate area and it would not relate well to the immediate context, and would be detrimental to the character and appearance of the street scene in this location. As such the proposal is contrary to Section 12 of the NPPF, Policy 10 of the ACS and policies LPD 33 and LPD 40 of the Local Planning Document."

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

This appeal has been Allowed. The Inspector concluded that, whilst the inward-facing nature of the two proposed dwellings is different from much of the wider area, given the mixed character of the surrounding area and the peculiarities of the site itself in terms of its shape, access, relationship to the relatively complex junction and relationship to the dwellings around it, the scheme would not be so markedly different as to cause harm to the established character and appearance of the area.

Recommendation: To note the information.