

Report to Planning Committee

Application Number: 2022/1212

Appeal Ref: APP/N3020/W/23/3315910

Location: 34 Marlborough Road Woodthorpe Nottinghamshire NG5
4GB

Proposal: The proposed erection of two new 4 bedroom detached houses and one new 3 bed detached bungalow

Case Officer: Alison Jackson.

Planning permission was refused by the Borough Council on the 2nd December 2022 on the following grounds:

- 1 The bungalow to the rear of the site represents a form of back land development that would be in stark contrast to the linear pattern of development that makes a positive contribution to the character of the surrounding area. The proposal would, therefore, be harmful to the character of the surrounding area and as such would be contrary to the aims set out in the NPPF, Policy 10 of the Aligned Core Strategy and Policies LPD 40 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 whilst the proposed detached dwellings to the frontage of the site would be acceptable the proposed bungalow to the rear of the site would be in stark contrast to the linear built form and prevailing pattern of development on this side of Marlborough Road.

The proposal given its design and layout, in particular the scale, elevation of the land and the back land position of the bungalow there would be unacceptable harm to the character and appearance of the area.

It was therefore concluded that the development would be contrary to policy 10 if the Aligned Core Strategy 2014 and policy LPD40 of the Local planning Document 2018.

Recommendation: To note the information.