

## Report to Planning Committee

**Application Number:** 2023/0078

**Appeal Ref:** APP/N3020/W/23/3328444

**Site Address:** 164 Longdale Lane, Ravenshead

**Application description:** Single storey rear extension, conversion of covered way to living accommodation and internal alterations

**Case Officer:** Bev Pearson

The planning application was refused permission on the 16<sup>th</sup> June 2023 for the reason outlined below:

- 1) In the opinion of the Local Planning Authority the proposed rear extension taking into account the previous extensions to the property, would result in a disproportionate addition to the building and would, therefore, represent inappropriate development which is, by definition, harmful to the Green Belt. No very special circumstances have been demonstrated to outweigh the harm to the Green Belt. The development is, therefore, contrary to Section 13 of the National Planning Policy Framework (2021), Policy 3 of Gedling Borough Council Aligned Core Strategy (2014) and Gedling Borough Council Local Planning Document policy LPD 13 (2018).

The Inspector felt that the proposed extension would amount to inappropriate development in the Green Belt, by exceeding the 50% threshold outlined in policy LPD13; however, the harm caused to openness by the development would be outweighed by the Very Special Circumstances (VSC's) identified by the appellant. These circumstances were the fallback position that an extension of a similar size could be constructed under prior approval, which had been granted under reference 2023/0638, and possibly the erection of an outbuilding that did not benefit from any form of permission. The Inspector concluded that this fallback position, along with other minor benefits, including to the environment and design, cumulatively would meet the threshold for VSC's and, subsequently, the appeal was allowed, and planning permission granted.

**Recommendation:** To note the information.