

Report to Planning Committee

Application Number: 2022/0761

Appeal Ref: APP/N3020/W/23/3323060

Site Address: Old Manor Farm, Lowdham Lane, Woodborough, Nottinghamshire

Application description: Proposed residential redevelopment of former farm complex - comprising the replacement of an existing dwelling, non-traditional former agricultural buildings and caravan storage building with 4 self-build dwellings and 1 agricultural workers dwelling

Case Officer: Peter Langton

The planning application was refused permission on the 28th November 2022 for two reasons, one being the detrimental impact on the openness of the Green Belt and secondly that the built form would not respect the character of the area. The full reasons for refusal are outlined below:

- 1) The proposed development represents inappropriate development that would be harmful to the openness of the Green Belt and would conflict with the purposes of including land within it. Furthermore, the scale, height and layout of the proposed development, compared to the existing built form, would have a detrimental impact on openness. In addition, the proposed built form and residential curtilages result in encroachment to the open countryside. The proposal would therefore be contrary to paragraphs 147, 149 and 150 of the NPPF and LPD 14 of the Gedling Part 2 Local Plan and no very special circumstances have been demonstrated to justify the granting of planning permission.
- 2) The proposed development by virtue of the height, scale, layout and appearance of the dwellings would represent a built form that would be more akin to a suburban residential area rather than an edge of countryside location. As such the proposed development would be out of keeping with the character of the surrounding rural area and contrary to Policy 10 of the Aligned Core Strategy (2014) and LPD 37 of the Gedling Part 2 Local Plan.

The appeal was dismissed with the key issues considered to be by the Inspector outlined below.

- i) The impact on the openness of the Green Belt
- ii) The impact on the character of the area
- iii) Whether very special circumstances exist to allow the development

On the first issue, the Inspector concluded that a large part of the site was not previously developed (PDL) and that, when assessed as a whole, the proposed scheme would have a greater detrimental impact on the openness of the green belt

over and above the existing, in particular through the development encroaching into part of the site that is largely open in character.

On the second issue, the Inspector concluded that the dwellings would be of a high-quality contemporary design. However, due to the prominent siting of the dwellings, in particular plots 3 to 5, the height and massing of the two-storey elevations, and the loss of attractive open space across the site frontage, this would result in moderate harm to the character and appearance of the area.

On the third issue, the Inspector considered a wider range of other factors including the planning history of the site, which included a number of approvals for conversion and extension of existing building onsite. The sustainability of the new built form over and above the existing. Local objection from statutory consultees and neighbours.

Weighing things in the round, the Inspector considered that the development would result in an appropriate development within the Green Belt and that the other material considerations did not outweigh the harm with the detrimental impact on openness being the key determining factor.

As a result, the appeal has been dismissed.

Recommendation: To note the information.