

Report to Planning Committee

Application Number: 2023/0294

Appeal Ref: APP/N3020/W/24/3338360

Site Address: 313 Mapperley Plains, Arnold, NG3 5RG

Application description: Proposed redevelopment comprising 4 dwellings.

Case Officer: Joe Davies

A full application was submitted for the erection of 4 dwellings on the long narrow plot of 313 Mapperley Plains. However, the planning application was refused permission on the 10th November 2023 for the reasons outlined below:

1. The proposed development would have a severe detrimental impact in terms of design and visual amenity, being too large for the site, resulting in inadequate amenity space and having a contrived appearance with limited windows on the southern elevations of the dwellings and using materials that would not be out of keeping with the character and appearance of the area. The proposed development would therefore be contrary to Policies LPD32 and LPD40 a)1 of the Gedling Local Planning Document 2018, Policy 10 of the Aligned Core Strategy 2014 and Paragraph 130 of the National Planning Policy Framework 2023.
2. The proposed development due to its scale and close proximity would be significantly detrimental to the amenity of neighbouring occupiers due to plots 2, 3 and 4 having a severe overbearing impact to the occupiers of the dwellings at 2, 4, 6, 8, 10, 12, 14 and 16 Linden Place. Plot 2 would also have result in unacceptable overlooking to the rear private amenity space of 317 Mapperley Plains and would therefore be contrary to Policies LPD32 and LPD40 a)3 of the Gedling Local Planning Document 2018, Policy 10 of the Aligned Core Strategy 2014 and Paragraph 130 of the National Planning Policy Framework 2023.
3. The proposed development would have an unacceptable impact on the amenity of future occupiers, due to plot 1 having no rear private amenity space, plots 3 and 4 having inadequate private amenity space, plots 1 and 2 overlooking each other and plot 4 having an overbearing impact on plot 3 contrary to Policies LPD 32 and LPD40 a)3 of the Gedling LPD 2018 and paragraph 130 of the National Planning Policy Framework 2023.

The Inspector felt that the layout, overall design and use of materials would be unacceptable, with insufficient distances between the dwellings to provide adequate levels of privacy and outlook both for existing and future occupiers. Whilst the Inspector noted that there would be social and economic benefits from erecting dwellinghouses at the site, he felt that these benefits would be overridden by the aforementioned concerns. The appeal was therefore dismissed.

Recommendation: To note the information.