

Report to Planning Committee

Application Number: 2023/0391

Appeal Reference: APP/N3020/W/23/3336182

Site Address: 89 Sheepwalk Lane, Ravenshead, Nottinghamshire

Application description: Development of One Detached Dwelling

Case Officer: Bev Pearson

The proposal was a full application for the erection of a detached bungalow forward of the principal elevation of the host property. The planning application was refused permission on the 7th of July 2023 for the reason outlined below:-

1. In the opinion of the Local Planning Authority the proposed development would, by reason of the size and constraints of the site and the siting and scale of the development result in a cramped and overintensive form of development which would sit forward of the clear front building lines of properties along this section of Sheepwalk Lane. This would result in an incongruous form of development within the streetscene and the wider urban form resulting in would harm to the visual amenity of the streetscene and the character of the site and the wider area. The proposal would therefore fail to meet with the objectives of the National Planning Policy Framework 2021, Policy 10 of the Gedling Borough Council Aligned Core Strategy and Policies LPD 34, LPD 35 and LPD 40 of the Local Planning Document (2018).

The Planning Inspector agreed with the Council on this key point in that the erection of a dwelling forward of the host property would have a detrimental impact on the character and appearance of the wider area, by virtue of its prominent location.

As a result, the appeal has been dismissed.

Recommendation: To note the information.