

Report to Planning Committee

Application Number: 2023/0743

Appeal Ref: APP/N3020/W/24/3339028

Location: Ravenshead Farm Shop, 131 Main Road, Ravenshead, Nottinghamshire, NG15 9GS

Proposal: single storey extension 'link' from Farmshop to the additional tearoom seating area, preparation and storage areas.

Case Officer: Calum Smith

Planning permission was refused by the Borough Council on the 30th of November 2023 on the following grounds:

- 1 It is considered, given the location, scale and nature of the proposed extension, and the context of the existing building on site (which has already been extended on several occasions), the proposed development would result in a disproportionate addition over and above the size of the original building and encroachment into the countryside, which is harmful to the openness of the Green Belt. No very special circumstances have been demonstrated and the proposal is therefore inappropriate development in the Green Belt, contrary to Section 13 of the NPPF, Policy 3 of the ACS and policy LPD 13 a)b)iv. 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 the proposed 'link' would cause harm to the Green Belt by way of inappropriateness and through reducing openness, to which substantial weight should be afforded, it was considered that other considerations, notably economic, did not mitigate this or amount to vary special circumstances.

It was therefore concluded that the development would be contrary to the aforementioned planning policies.

Recommendation: To note the information.