

Report to Planning Committee

Application Number: 2024/0303

Appeal Ref: APP/N3020/W/24/3350045

Location: 308, Carlton Hill, Carlton, Nottingham.

Proposal: Change of use of existing storage building to dwelling, plus external alterations and erection of boundary fence and wall.

Case Officer: Alison Jackson.

Planning permission was refused by the Borough Council on the 23rd July 2024 on the following grounds:

- 1 The change of use of the building from a subservient outbuilding connected to no.308 into an independent residential dwelling would result in a new dwelling that would appear cramped within its plot and out of keeping with neighbouring residential dwellings. Neighbouring residential dwellings are all fairly large uniform dwellings located within similar sized plots of land. This dwelling, by contrast, would result in a much smaller dwelling located in a much smaller plot of land and tight up to site boundaries. This represents a cramped form and an overdevelopment of the site. As such, the proposal is contrary to the NPPF (Part 12), ACS Policy 10 and LPD Policy 40 a) 1.
- 2 The proposed internal floor space of the dwelling which equates to approx. 36.7 square metres is significantly small and is not considered to offer a good standard of amenity to serve its future occupants. In addition, the small outdoor amenity space is not considered to offer a reasonable amount of amenity space to serve the dwelling. As such the proposal is contrary to policies LPD32 i. and LPD40 a) 3. and b) 2.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been **dismissed**. The Inspector concluded that the change of the building to a residential use would draw greater attention to the building due to the altered exterior of the building and the creation of a side garden area, but also from the increased activity, comings and goings and nighttime illumination. As a result, the site would no longer contain an unassuming storage building but a conspicuous dwelling that would be wholly out of scale and form with its surroundings. It would occupy a severely constrained site, tight to the boundaries with 2, Second Avenue on one side and 310, Carlton Hill at the rear. The dwelling would appear squeezed

onto the site in a cramped manner and would fail to reflect the prevailing scale and pattern of development along the street resulting in a development which is out of character and appearance with the area.

In respect of amenity, the Inspector referenced National Space Standards (NDSS) and noted that, whilst the Council does not have their own standards 'the NDSS are still a material consideration in that they represent the latest national guidance on spaces standards and are a useful reference point in considering whether the proposed accommodation would be suitable in size'. In this case the Inspector considered that the dwelling would have a layout with little discernible separation between areas and limited room to comfortably move about the space and therefore it would result in cramped and oppressive living conditions for future occupants.

Recommendation: To note the information.