

## **Report to Planning Committee**

**Application Number:** 2024/0862

**Appeal Ref:** APP/N3020/W/25/3369656

**Site Address:** 67 Queens Avenue, Gedling, Nottinghamshire, NG4 4DW

**Application description:** Erect a new 2-bed dwelling

**Case Officer:** Calum Smith

The planning application was refused permission on the 7<sup>th</sup> of March 2025 for the reasons outlined below:

1. The proposed dwelling, by reason of size, siting, scale, massing and design, would result in a cramped form of development, at odds with the established character and appearance of the site and locality. It would fail to integrate into the prevailing context and would not reinforce valued local characteristics. It is considered that the proposal is not visually acceptable, contrary to Policy 10 1c) of the Core Strategy and policies 34 ii) and 40 1) of the Local Planning Document Part 2 Local Plan. These require development to reinforce valued local characteristics, to provide satisfactory plot sizes and positioning of buildings and to secure a high standard of design.
2. The proposal, by reason of the limited plot depth and the siting, scale, design, size and massing of the proposed dwelling, would result in insufficient quality private amenity space being provided for the future occupants of the proposed dwelling. The proposal would be contrary to Policy 10 2 f) of the Core Strategy and Policies LPD 32 i) and Policy LPD 40 a) 3 of the Local Planning Document Part 2 Local Plan.

### *Reason for Refusal 1 – Character and appearance*

The Inspector found the proposal would not constitute development at odds with the character and appearance of the surrounding area. It was found that the surrounding area plays host to “a variety of types of housing, architectural styles and materials”. It was further noted that the appeal scheme would be “of a similar scale, massing and design to other dwellings nearby”, and consequently would be compliant with local and national relevant planning policies.

### *Reason for Refusal 2 – Living Conditions of Future Occupiers of the Proposed Dwellinghouse*

The Inspector did not find any express requirements relating to the provision of residential outdoor space, considering that it would be a matter instead for prospective occupants of the property to decide whether the amount of this was suitable for their needs. They also pointed out that flats, for instance, often do not possess any outdoor space. To this end, the inspector concluded that there was no conflict with relevant local or national planning policies.

### *Inspector Conclusions*

The Inspector noted a contribution to local and national housing targets from the proposed dwelling and did not identify any considerations that would outweigh this benefit. It was determined that the proposal complied with the development plan taken as a whole and, consequently, the appeal should be allowed.

**Recommendation:** To note the information.