

## **Report to Planning Committee**

**Application Number:** 2024/0510

**Appeal Ref:** APP/N3020/W/25/3366727

**Site Address:** Rose Cottage, Goosedale Lane, Bestwood, NG6 8UJ

**Application description:** Change of use from garage to dwelling.

**Case Officer:** Joe Davies

The planning application was refused permission on the 17<sup>th</sup> December 2024 for the reasons outlined below:

1. The proposed development would result in the provision of an isolated dwelling in the open countryside. This isolated home would not be for an essential rural worker, not result in the re-use of either a heritage asset or a redundant disused building and would not be of an innovative design. The proposed development would, therefore, be contrary to B(ii) of Policy LPD 12 of the Gedling Local Planning Document 2018.

The Inspector considered that, as no increase in built footprint was proposed, the impact on the Green Belt would be acceptable, with the isolation of the dwelling being irrelevant to national Green Belt policy. Whilst considered irrelevant to Green Belt policy, the Inspector considered that this was relevant to the acceptability of the scheme as a whole. The Inspector concluded in relation to this that isolated referred to isolation from other buildings, rather than isolation from public services. They considered that the proposed dwelling wouldn't be isolated on this basis. The Inspector therefore determined that the appeal should be allowed.

**Recommendation:** To note the information.