

## **Report to Planning Committee**

**Application Number:** 2024/0349

**Appeal Ref:** APP/N3020/D/24/3353212

**Site Address:** The Headlands, Church Lane, Linby, Nottinghamshire

**Application description:** Proposed single storey rear extension and loft conversion with pitched roof design

**Case Officer:** Calum Smith

The planning application was refused permission on the 12<sup>th</sup> of July 2024 for the reason outlined below:

1. The application site falls within the Nottingham-Derby Green Belt and the proposed development would result in a disproportionate addition to the building and encroachment into the countryside and would therefore represent inappropriate development, which is, harmful to the Green Belt. The proposed development would result in an increase in floor space to the building greater than 50% and the circumstance put forward do not outweigh the harm to the openness and are therefore not capable of forming very special circumstances. In the absence of very special circumstances, the development is deemed inappropriate development in the Green Belt. The proposed development is consequently contrary to the NPPF (Section 13), Policy 3 of the ACS and policy LPD 13 of the Local Planning Document.

### *Reason for Refusal 1 – Green Belt*

The Inspector found that the proposal was in line with Paragraph 154, Part C of the NPPF, considering that it would “not result in disproportionate additions over and above the size of the original building”. Whilst noting that previous alterations had added more than 50% of additional floorspace to the host dwelling, the Inspector noted in paragraph 14 of their decision that the appeal proposal does not involve the creation of additional floorspace in itself. As a result, the proposal would not constitute inappropriate development in the Green Belt (GB) and this ground for refusal was not upheld. Nor, given the alteration was not inappropriate development within the Green Belt, was the Inspector obliged to go on to consider the impact on openness from the dormer extension.

### *Inspector Conclusions*

For the reasons stated above, the inspector concluded that the appeal should be allowed.

**Recommendation:** To note the information.