

Report to Planning Committee

Application Number: 2024/0873

Appeal Ref: APP/N3020/W/25/3363548

Site Address: 8 Tudor Close, Colwick, NG4 2DR

Application description: Erection of pair of semi-detached properties

Case Officer: Joe Davies

The planning application was refused permission on the 28th February 2025 for the reasons outlined below:

1. The applicant has not submitted a sequential test in support of the application to demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. Furthermore, the Local Planning Authority considers that there are alternative sites available within the Borough for residential development that are at a lower risk of flooding. As such, the proposed development would be contrary to LPD 3 of the Gedling Borough Local Planning Document and the guidance contained within Part 14 of the NPPF.

The Inspector agreed that the proposal would be contrary to both local and national planning policy regarding flood risk, with no sequential test being submitted. The Inspector also confirmed that whilst one dwelling had already been granted at the site and this was a material consideration, the provision of two dwellings was a different proposal. The Inspector therefore determined that the appeal should be dismissed.

Recommendation: To note the information.