

Report to Planning Committee

Application Number: 2014/1165

Location: 25, Mount Pleasant, Carlton

Proposal: The erection of an extension to the existing building and the use of the entire building for three one bedroom flats and one two bedroom flat together with provision for off road car parking at ground floor level.

Case Officer: Alison Jackson.

Planning permission was refused by the Borough Council on the 17th December 2014 on the following grounds:

1. In the opinion of the Borough Council as Local Planning Authority and the County Council as Highway Authority the proposed development does not provide an adequate number of off road car parking spaces to serve the development which will result in significant highway safety issues. The proposal is therefore contrary to the National Planning Policy Framework 2012, the Aligned Core Strategy 2014 and the policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).
2. In the opinion of the Borough Council as Local Planning Authority the proposed development will result in a significant overlooking impact onto the neighbouring properties to the rear of the site given the positioning of the first floor window in the rear elevation of the building and the positioning of the roof lights to the rear elevation roof slope of the building. The proposal is therefore contrary to the National Planning Policy Framework 2012, the Aligned Core Strategy 2014 and the policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

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

This appeal has been dismissed. The Inspector concluded that the proposed development would have a harmful effect on the living conditions of surrounding occupiers in terms of overlooking impacts and the loss of privacy. In addition the Inspector also concluded that the lack of off road car parking serving the development would be likely to have a harmful impact on highway safety.

Recommendation:

To note the information.