

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00020/FUL
LOCATION:	84 Abbey Road, Beeston, NG9 2HP
PROPOSAL:	Construct bungalow

ORIGINAL RECOMMENDATION BY OFFICER - REFUSE

ORIGINAL REASON FOR REFUSAL - The site comprises of a two storey semi-detached dwelling which occupies a prominent position on a corner plot and the proposal sought planning permission to erect a single storey detached dwelling to the side garden. The reason for refusal was as follows:

The proposed dwelling, by virtue of its' design, appearance and position within the site, would fail to respect the established character of the street scene and the wider area. Accordingly, the proposal is contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy 2014 and Policy 17 of the Broxtowe Part 2 Local Plan 2019.

LEVEL OF DECISION: DELEGATED**APPEAL DISMISSED**

This application sought outline planning permission to construct a single storey detached dwelling to the side of 84 Abbey Road. The application was refused on the grounds that it would fail to respect the established character of the street scene and the wider area. The inspector identified the main issue is the effect of the proposal on the character and appearance of the area.

In terms of other considerations, the Inspector noted that the proposal would deliver some economic and social benefits, in terms of the contribution to the housing stock and that the dwelling would potentially provide housing for disabled people, and would be in the affordable range for the area. It would also be in close proximity of local amenities and there would be some local economic benefit arising from the proposal. However, he noted that the benefits on the above respects are limited, as the proposal only relates to the provision of a single dwelling.

The Inspector concludes that the proposal would cause significant harm to the character and appearance of the area and would fail to accord with adopted policies.

84 Abbey Road Beeston



2/16/2021, 3:38:15 PM



Site

