

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00183/OUT
LOCATION:	84 Cow Lane, Bramcote, Nottinghamshire, NG9 3BB
PROPOSAL:	Outline application (with some matters reserved) to construct 2 dwellings (revised scheme)

LEVEL OF DECISION: DELEGATED

REASON FOR REFUSAL: The prevailing character of the immediate area is large properties set within spacious plots. The footprint of dwelling 1 is significantly smaller than the footprint of houses in the immediate area and the constrained shape of the plot creates a dwelling with a lack of spaciousness around it. The dwelling would therefore appear cramped in its setting due to the proximity of the boundaries with no. 78 Cow Lane and nos. 86 and 88 Beeston Fields Drive. The proposal would therefore be out of keeping with the predominant form of development in the area and represent a cramped form of development.

Accordingly, the proposal is contrary to Policy 17 of the Part 2 Local Plan (2019), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2019).

APPEAL ALLOWED

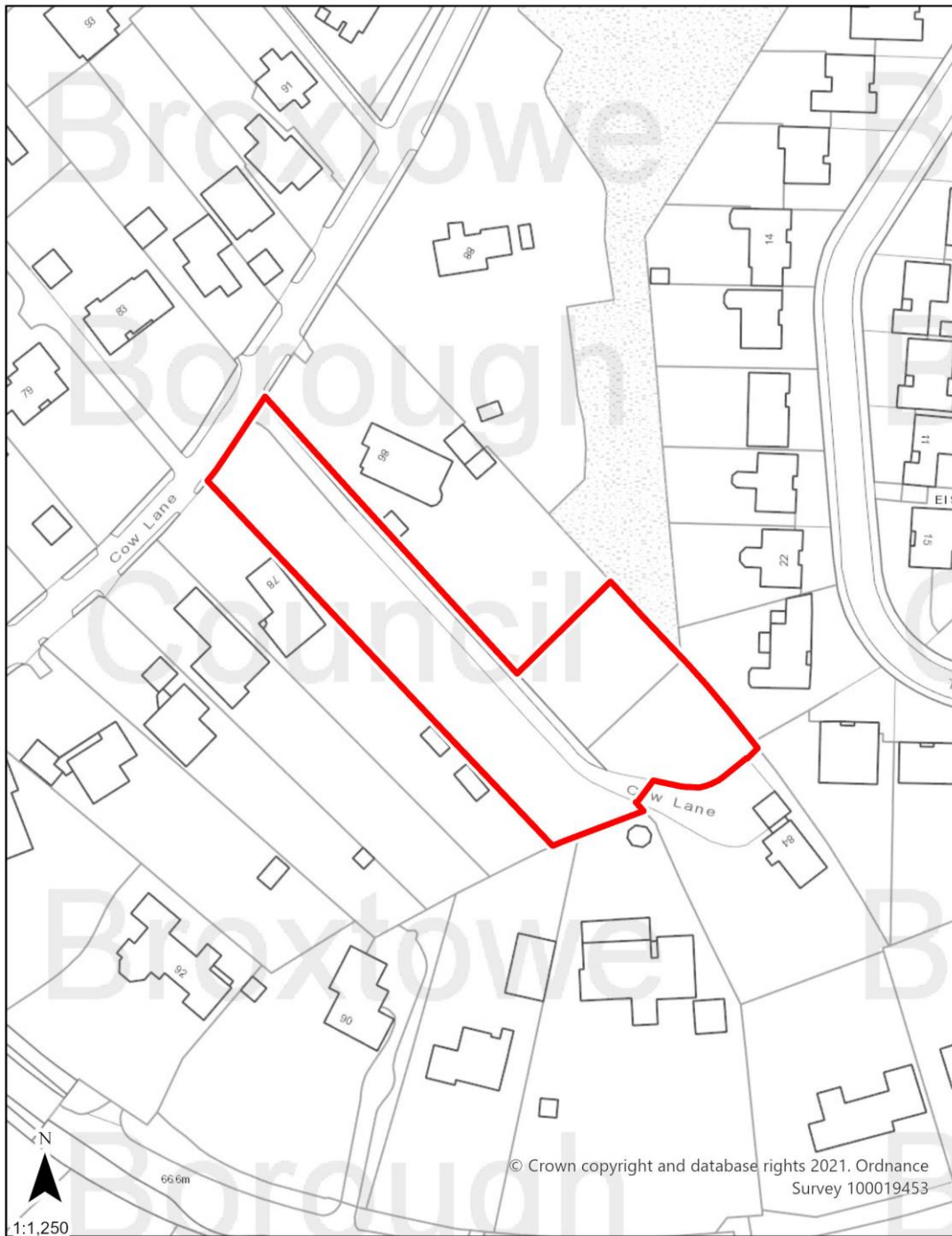
The Inspector concluded that the dwelling 1 was acceptable as it would have a comparable footprint to nos. 78 and 74 Cow Lane, a similar distance to side boundaries as properties in the surrounding area and would be a significant distance from Cow Lane. Therefore it was concluded that the spacious character of the area would not be undermined and not appear cramped in its setting.

The Inspector concluded that the proposal would respect the sylvan and spacious character of Cow Lane and would not have a harmful effect on the feature which contribute to the significance of the conservation area.

The Inspector did not raise any concern with living conditions, removal of trees, access, reserved matters or protected species and ecology (subject to a further updated survey being submitted).

The Inspector concluded the appeal was acceptable and therefore it was allowed.

Map



Legend

-  Site Outline