

## Report of the Chief Executive

## APPEAL DECISION

<b>APPLICATION NUMBER:</b>	<b>19/00605/FUL</b>
<b>LOCATION:</b>	<b>42 Derby Road, Beeston, Nottinghamshire, NG9 2TG</b>
<b>PROPOSAL:</b>	<b>Construct 4 dwellings and associated works following demolition of existing dwelling. Alterations to eastern entrance to Abel Collins Homes to allow for enhanced vehicular visibility</b>

**APPEAL ALLOWED**

The application was refused planning permission following committee and the decision notice issued on 23 April 2021, for the reason below, as recommended by the Chair of Planning in agreement with the Head of Service:

*“The proposed detached dwellings, by virtue of their scale, design and position within the site, would fail to integrate into their surroundings, and would fail to create a place with a locally inspired character, 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).”*

The Planning Inspectorate considered the appeal by way of written representations.

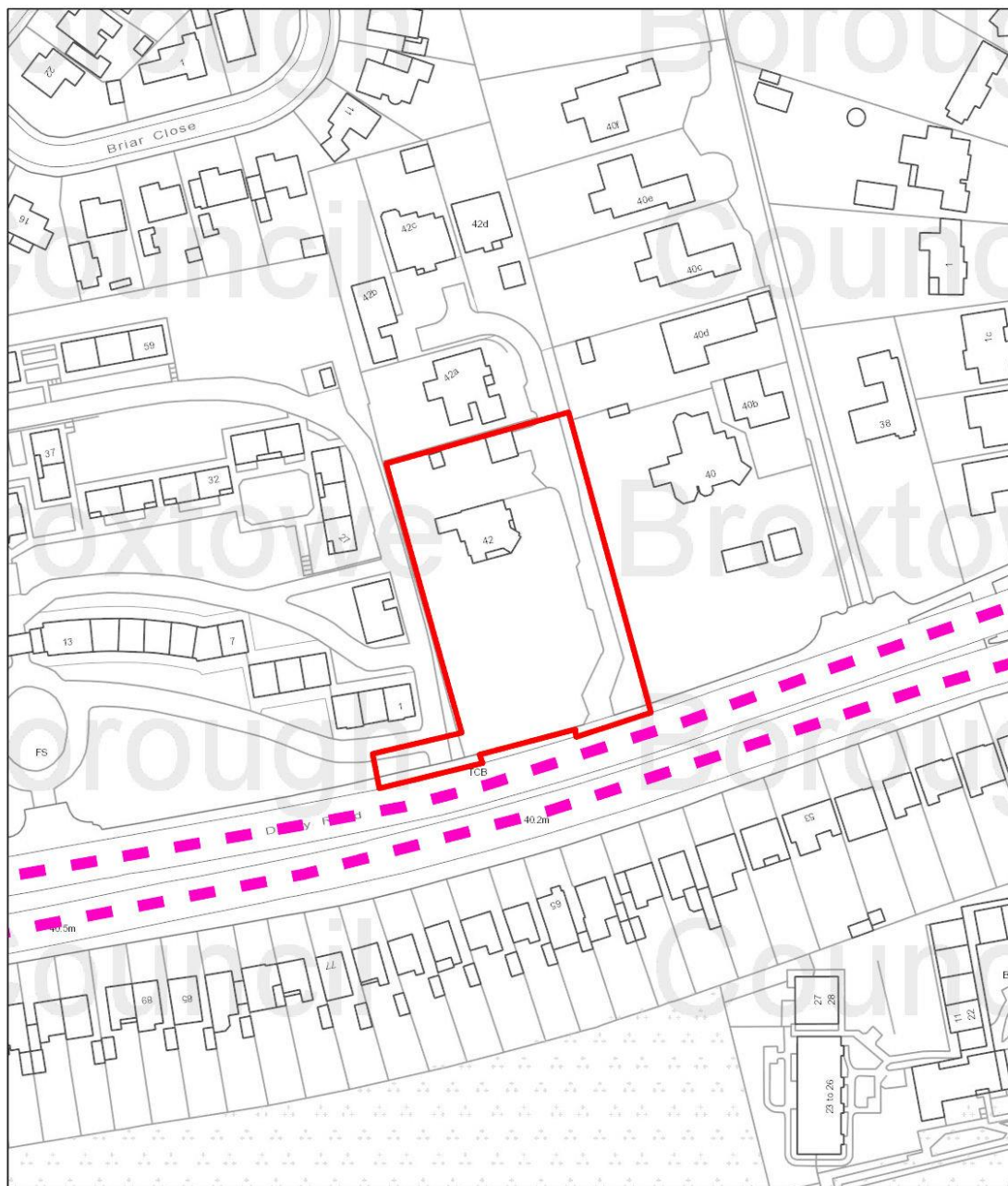
The Inspector issued a decision letter and considered the main issues to be the effect of the proposed development on the character and appearance of the local area.

The Inspector summarised that the proposed development responded well to its context, and would be assimilated into its surroundings. The scheme would create an attractive place to live and visit with a character that is locally distinctive. The standard of design sought by the NPPF would be achieved and as such concludes that the proposed development would not cause significant harm to the character and appearance of the local area.

Other considerations the Inspector took into account were the acceptability of the access in light of no objections from Highways England (now known as National Highways); impact on biodiversity which could be adequately mitigated for by condition; impact on neighbour amenity which the Inspector concluded would not be significant and would be subject to conditions to further safeguard residential amenity; communal bin store and collection point, which would be deemed satisfactory; and precedent being set, which the Inspector concluded as not relevant as other proposals would be considered on their own merits.

Subject to planning conditions as per the appeal notice, the Inspector concluded that the appeal should be allowed.

42 Derby Road Beeston Notts NG9 2TG



3/2/2022, 2:42:20 PM

--- Classified Road

□ Site

1:1,250  
0 0.01 0.02 0.04 mi  
0 0.01 0.03 0.06 km

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