

Report of the Chief Executive

APPEAL SUMMARY

Application Number:	21/00005/FUL
Location:	42 Greenhills Road, Eastwood, Nottinghamshire, NG16 3DG
Proposal:	Construct dwelling with vehicle access and car parking, re-siting of gates and dropped kerbs

Level of Decision: Committee (in line with officer recommendation)

APPEAL DISMISSED

The application was refused planning permission following committee and the decision notice issued on 22 April 2021, stating “The proposed dwelling would be sited in close proximity to the highway at Moorfields Avenue, resulting in the loss of an open corner which is a key characteristic of the surrounding area. The proposal therefore represents an over-intensive and cramped form of development that would be harmful to the street scene and out of keeping with the character of the surrounding area. Furthermore, the size of the gardens at the proposed dwelling and the neighbouring property, no. 42, as a result of the proposed development would be relatively small, which would be out of keeping with the pattern of development in the surrounding area. The proposal is therefore contrary to 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 proposal on the character and appearance of the area.

The Inspector summarised the site as being within a residential area characterized by dwellings of a variety of sizes and styles and is a corner plot on Greenhills Road and Moorfields Avenue. The land is currently used as a side garden and has a graveled surface which is predominately used for parking and results in a generous open corner allowing open vistas and a feeling of spaciousness in this immediate area.

The Inspector noted the consensus between both parties that the design, scale and material of the dwelling would be acceptable but noted that it would result in the loss of an open corner, considerably eroding the feeling of spaciousness at the junction. The dwelling would appear squeezed in and cramped on the prominent corner street frontage and be an over-intensive form of development to the detriment of the wider street-scene and the character of the area.

The Inspector stated that the development would therefore cause significant harm to the character and appearance of the area and conflict with Policy 17 of the Broxtowe Borough Council: Part 2 Local Plan (2019) which requires new development integrates within its surroundings. This Policy also references Policy 10 of the Greater Nottingham

Aligned Core Strategies: Part 1 Local Plan (2014) which relates to local identity and reinforcing local characteristics, and therefore would also be conflict with this policy. It would also be contrary to the high-quality design expectations of Section 12 of the 2021 National Planning Policy Framework and section 5 which seeks to resist inappropriate development in residential gardens where such development would cause harm to the local area.

The appeal was dismissed.