

**Report of the Chief Executive****APPEAL DECISION**

<b>APPLICATION NUMBER:</b>	<b>21/00364/FUL</b>
<b>LOCATION:</b>	<b>Detached Double Garages, Cyprus Avenue, Beeston NG9 2PG</b>
<b>PROPOSAL:</b>	<b>Demolish existing garages and construct two self-contained flats</b>

**APPEAL ALLOWED**

The application was recommended for planning permission at Planning Committee on 1 December 2021. The Committee resolved to refuse planning permission for the following reasons:

*1. The development is of contemporary design which is out of character with the surrounding area which constitutes traditional design. Furthermore, no parking has been provided on site which would result in parking problems in the immediate area. Accordingly, the proposal is contrary to the aims of Policy 17 of the Part 2 Local Plan (2019), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and the NPPF (2021).*

The Inspector considered the main issues were the effect of the proposed development on the character and appearance of the street scene and the impact on highway safety and parking.

The Inspector considered that the contemporary design was visually contrasting to the prevailing built form but that the massing and bulk of the building would not be excessive or out of keeping with the street scene. The Inspector considered that just because something is different is in itself not justification for dismissing a small residential development within a residential area and that the design was acceptable.

The Inspector concluded that the proximity to services, shops and public transport on Wollaton Road, lack of objection from the Highways Authority and that the scheme being for two no. one-bedroom flats would not result in specific highway or parking issues.

No significant concerns were raised by the Inspector in regards to amenity.

The Inspector/appellant agreed with the conditions put forward by the Planning Officer in respect of starting development within 3 years, a tree survey being submitted, material and landscaping details provided and prohibiting the use of the flat roof as amenity.

**21/00364/FUL Pair Of Garages, Cyprus Avenue, Beeston**



**Legend**

Site Outline