

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	21/00092/FUL
LOCATION:	129-131 High Road, Beeston NG9 2LL
PROPOSAL:	Construct 4 storey building to contain 9 Houses of Multiple Occupation providing a total of 54 bedrooms

APPEAL DISMISSED / PARTIAL COSTS AWARDED

The application was recommended for planning permission at Planning Committee on 23 June 2021. The Committee resolved to refuse planning permission for the following reason:

1. The submitted scheme, due to its scale and design is totally out of keeping with the area, with a proposal that results in the overdevelopment of the plot, and would exacerbate existing local parking issues. This creates a development at odds with its surroundings and one which creates an overbearing and overly dominant impact on neighbouring properties, to the detriment of the amenity of neighbouring properties. The proposed development is therefore contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

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

The Inspector considered that due to the substantial scale of the proposal being four storeys in height on a corner plot, the proposal would appear dominant and incongruent in the area due to its size.

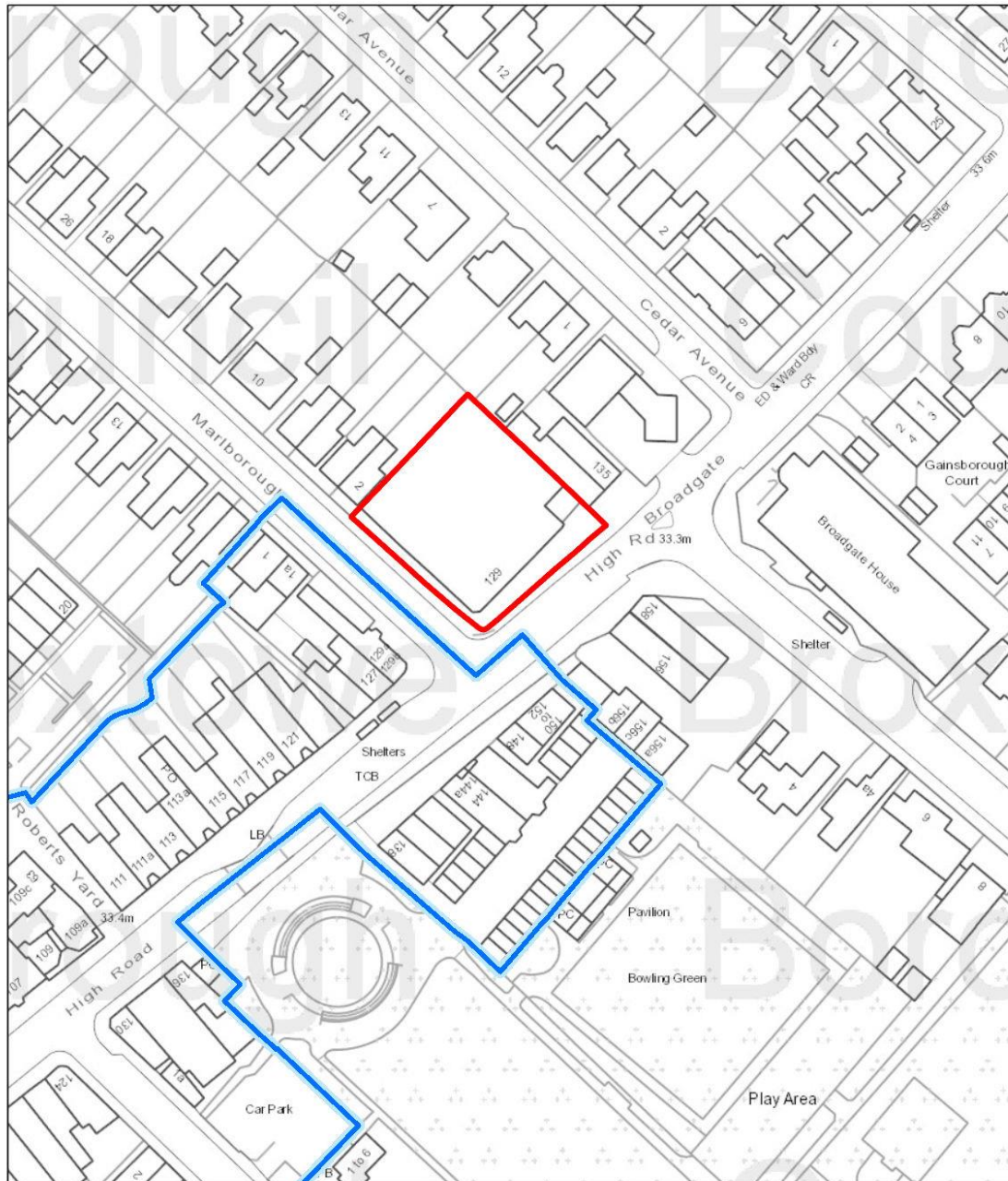
No significant concerns were raised by the Inspector in regards to the amenity of neighbouring or future occupiers.

The Inspector noted the lack of objection from the Council's highway advisor in respect of the number of car parking spaces provided and the close proximity to services, shops and public transport and that there is no substantive evidence to show that the proposal would increase local parking pressure to unacceptable levels detrimental to highway safety.

The Inspector awarded costs against the Council for failing to substantiate the highway safety and amenity reason for refusal.

21/00092/FUL - Site Location plan

129-131 High Road Beeston NG9 2LL



5/7/2021, 2:36:05 PM

- Site
- Town Centre Boundaries