

## Report of the Chief Executive

## APPEAL DECISION

<b>APPLICATION NUMBER:</b>	<b>21/00909/FUL</b>
<b>LOCATION:</b>	<b>116 Marlborough Road, Beeston, Nottinghamshire NG9 2HN</b>
<b>PROPOSAL:</b>	<b>Change of use from residential (C3) to seven bedroomed House in Multiple Occupation (Sui Generis). Construction of cycle storage, gates and driveway.</b>

**APPEAL ALLOWED**

The application was recommended for planning permission at Planning Committee on 9 March 2022. The Committee resolved to refuse planning permission for the following reasons:

The proposed use would lead to an over-intensive form of development due to the number of residents occupying the dwelling which would have a detrimental impact on the amenity of the surrounding area and would cause problems with parking in the locality. The proposal would therefore be contrary to Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

The Inspector considered the main issues were if there is sufficient off-road parking and the effect on living conditions of neighbours in particular regard to noise, on-street parking and bin collection.

The Inspector concluded that the site is highly accessible due to its proximity to Beeston town centre and sustainable transport links. In addition, it was concluded that four off-street parking spaces was sufficient to serve seven residents. It was noted that nearby roads are busy but on-street parking was available. Little evidence was provided to suggest there would be actual harm to highway safety from on-street parking in connection with the property.

The Inspector concluded that although the development is for a larger HMO, this does not imply it will lead to unacceptable effects on living conditions for neighbours. The appeal site is in a densely developed residential area on a busy road close to Beeston town centre. In the context of such background noise levels, the activity generated by seven persons living independent lives is unlikely to be more marked and intensive by comparison to that generated by the occupation of a seven-bedroom dwelling.

The Inspector concluded by stating the following: Concern has been expressed about the loss of a family home adding to an overconcentration of HMOs in the area. However, no evidence has been provided as to the residential profile of the neighbourhood where the appeal site is located to demonstrate that point.

22/00909/FUL 116 Marlborough Road Beeston Nottinghamshire NG9 2HN



8/30/2022, 2:20:52 PM



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