

Report of the Chief Executive

APPEAL DECISION

<b>APPLICATION NUMBER:</b>	<b>22/00548/FUL</b>
<b>LOCATION:</b>	<b>Land Opposite 7 Coopers Green, Beeston, Nottinghamshire, NG8 2RP</b>
<b>PROPOSAL:</b>	<b>Construct dwelling</b>

**RECOMMENDATION BY OFFICER - REFUSAL**

**REASON FOR REFUSAL –**

1. The proposal would result in a detached dwelling, and associated works, detrimentally affecting the openness of the land, on a Protected Open Area and Prominent Area for Special Protection (PASP) designation, where openness is a key characteristic. Further to this, the site currently allows views to the south, west and north, from both the road and Public Footpath 106 and provides an important visual break and setting to the existing character of the immediate area. The development proposed would detract from this setting. The proposal therefore fails to accord with Policy 28 of Broxtowe Borough Council Aligned Core Strategy Local Plan Part 1 and Policy 31 Part 2 Local Plan 2019.
2. No other properties of a comparable cumulative size, massing, scale and design are in the immediate area and therefore it is considered this would be out of keeping with the street scene and locality. The development is therefore contrary to Policy 17 of the of Broxtowe Borough Council Aligned Core Strategy Local Plan Part 1 which states that development should integrate into its surroundings and Policy 10 of the Part 2 Local Plan 2019 which states that massing, scale and proportion will be a consideration when assessing development.

**APPEAL DISMISSED**

The proposal is to construct a dwelling, parking and garden on a vacant parcel of land.

The Inspector considered the main issues are the effect of the proposed development on Green Infrastructure Assets and on the character and appearance of the street scene.

The Inspector noted the appeal site is undeveloped land at the southern end of a residential cul de sac, and the Inspector agreed with the Council that a significant proportion of the site is located on land identified by the development plan as forming part of the three different Green Infrastructure Assets (GIA's). These assets are Bramcote Ridge Prominent Area for Special Protection (PASP), Alexandra Plantation Local Wildlife Site and Informal Open Space (IOS).

The Inspector acknowledged the site is enclosed by a post and rail fence and has been cleared of undergrowth to leave grassland, together with a few modest trees towards the rear of the site. However, whilst the fence prevents public access its open and green nature means that visually it makes a positive contribution to the PASP and IOS.

The Inspector stated that the split level bungalow and off road parking along with the associated domestic paraphernalia the proposed development would urbanise the site and

considerably reduce its openness. The harm caused by the loss of part of this PASP and IOS to built development and the associated urbanising effect would be significant.

Coopers Green is characterised by closely spaced detached dwellings with open front gardens. The open, green nature of the appeal site and land next to it creates an attractive landscape setting for the street and introduces a sense of spaciousness to it. The Inspector considered that the development would urbanise the site and result in the loss of much of its open, green character. Also, the tall front roof of the proposed split level bungalow would also result in a dwelling with top heavy appearance that would be out of keeping with the design of other well-proportioned bungalows along the street.

The Inspector noted the other considerations put forward in favour of the proposal. The benefits of its contribution towards meeting the housing delivery target, the demand for this type of dwelling in the local area, the economic benefits during construction and facilities that a further household would bring. The Inspector concluded that these considerations are insufficient to outweigh the harm that would be caused to the GIAs and the character and appearance of the area and the resulting in non-compliance that would occur with the development plan.

The Inspector concluded that the proposal would cause significant harm to two GIAs, Bramcote Ridge PASP and IOS Coopers Green Open Space. The proposal would cause demonstrable harm to the character and appearance of the area.

Appeal dismissed