

**Report of the Chief Executive**

**APPEAL DECISION**

<b>APPLICATION NUMBER:</b>	<b>22/00501/FUL</b>
<b>LOCATION:</b>	<b>Land adjacent to 15 Lambeth Court, Beeston</b>
<b>PROPOSAL:</b>	<b>Construct two x 2 bedroom dwellings</b>

**APPEAL DISMISSED**

**RECOMMENDATION BY OFFICER - REFUSE**

**REASON FOR REFUSAL –**

The proposal represents an unsatisfactory form of development which is cramped and out of keeping with the style and predominant pattern of development within the immediate vicinity of the application site. The proposal as a result of its cramped siting fails to provide appropriate internal and outside amenity space and consequently the proposal would afford a substandard level of amenity for future occupiers of the development. The proposed development is therefore contrary to Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan (2014) and Policy 17 - Place-making, Design and Amenity of the Part 2 Local Plan (2019).

**LEVEL OF DECISION: DELEGATED**

The inspector considered the main issues included whether the proposed development would provide satisfactory living conditions for future occupiers with particular regard to the provision of internal space and the effect of the development on the character and appearance of the area.

**REASONS**

The Inspector noted that the layout and overall size of the dwellings would result in unacceptable living conditions for future occupiers. The internal floor area of both proposed dwellings falls below guidance contained in the Government’s ‘Technical housing standards – nationally described space standard’ (2015).

The Inspector was satisfied that the character and appearance of the area would not be harmed.

**CONCLUSION**

The Inspector concluded that the harm that would arise to future occupiers living conditions arising from the layout and size of the dwellings brings the proposal into fundamental conflict with the development plan as a whole.