

**Report of the Chief Executive**

**APPEAL DECISION**

<b>APPLICATION NUMBER:</b>	<b>22/00100/FUL</b>
<b>LOCATION:</b>	<b>Car Park, Kelham Way, Eastwood</b>
<b>PROPOSAL:</b>	<b>Construct serviced apartments comprising of 16 units and associated infrastructure</b>

**APPEAL ALLOWED**

**RECOMMENDATION BY OFFICER - APPROVE**

**REASON FOR REFUSAL –**

The submitted scheme, by virtue of its siting, scale and design is out of keeping with the area that creates a development at odds with its surroundings, to the detriment of the character and appearance of the area. 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).

**LEVEL OF DECISION: COMMITTEE**

The inspector considered the main issue to consider was:

- The impact of the proposed development on the character and appearance of the area.

**REASONS**

The Planning Inspector noted that proposed building would have a modern appearance and would complement the appearance of the neighbouring YPC building, which also has a contemporary appearance. The staggered footprint and stepped height would reduce the massing and bulk of the proposed building. The lower land level of the site, compared to buildings within the CA, would also reduce the effect of the development within the street scene.

The Inspector noted that the use of varied materials, including contrasting, coloured bricks, as well as the decorative brick detailing and the grey curtain wall features, would achieve a high-quality design of building.

The Inspector concluded that the character and appearance of the CA would be preserved and that there would be no loss of significance to the Sun Inn, as a non-designated heritage asset. Furthermore, the Inspector noted that the proposed development would not be harmful to the character and appearance of the area.

**CONCLUSION**

The Inspector considered that in terms of the main issue; the proposal would not result in an unacceptable impact on the character and appearance of the area.