

Report of the Chief Executive

Appeal Decision

APPLICATION NUMBER:	24/00431/FUL
LOCATION:	Land at Vernon Court, Nuthall, NG16 1AW
PROPOSAL:	Construct one building to form 2 apartments

APPEAL ALLOWED

RECOMMENDATION BY OFFICER – REFUSAL

DELEGATED DECISION

REASON FOR REFUSAL –

1. The proposal represents an unsatisfactory form of development which is out of keeping with the pattern of development within the immediate vicinity of the application site. By virtue of its siting, layout and design the proposal fails to positively integrate into its surroundings. As a result, the development will be harmful to the appearance and character of the area and is therefore contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014), Policy 17 of the Broxtowe Part 2 Local Plan (2019), Policy 1 New Housing and Policy 5 Design and the Historic Environment of the Nuthall Neighbourhood Plan 2018.

LEVEL OF DECISION: WRITTEN REPRESENTATIONS

The inspector considered the main issues to consider were:

- The effect of the proposal on the character and appearance of the surrounding area.

The proposal is to construct a two-storey block of apartments within the courtyard in between one of the existing blocks of flats and the terraced row of dwellings. The Inspector considered that the orientation of the proposal would not be uncharacteristic with the general spacing around other blocks of flats in the vicinity and would make effective use of the under-utilised land for housing. Given the separation distance between the proposal and neighbouring properties, the Inspector concluded that the development would not appear isolated in this location and would not be out of character with the varied plot formations in the area. In summary, the Inspector considered the siting, layout and design of the proposal would respond to the pattern of the development in the surrounding area.