

Report of the Interim Chief Executive

Appeal Decision

APPLICATION NUMBER:	23/00447/FUL
LOCATION:	Riverside Close, Riverside Road, Beeston, NG9 1NR
PROPOSAL:	Construct 29 apartments with associated parking and landscaping

APPEAL DISMISSED**COMMITTEE DECISION - REFUSE****RECOMMENDATION BY OFFICER – GRANT CONDITIONAL PERMISSION****REASONS FOR REFUSAL –**

- The development, by virtue of the scale and massing, overbearing nature, and potential for overlooking of properties on Riverside Close, would result in a detrimental impact to neighbour amenity contrary to Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).*
- The development, by virtue of its design, scale and massing, would result in a building that would be out of character with the surroundings and would result in harm to the nearby non-designated heritage assets contrary to Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policies 10 and 11 of the Aligned Core Strategy (2014).*
- The development, by virtue of its layout and level of parking provision, would result in a detrimental impact to the surrounding area and to highway safety contrary to Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).*

The inspector considered the main issues to consider were:

- The effects of the appeal scheme on the character and appearance of the area including on the non-designated heritage assets of the Canalside Heritage Centre, Beeston Lock and the Lock Keeper's Cottage,
- The effects of the appeal scheme on the living conditions of existing occupiers, and
- Its effects on highway safety.

In respect of impact on character and appearance, the Inspector concluded that the massing and design of the appeal scheme does not reflect the character and the sense of place with reference to its context and the setting of the non-designated heritage assets. Whilst the site is currently under used and detracts from its immediate surroundings, the appeal scheme is not an appropriate design response to the exigencies and context of the site.

In respect of residential amenity, the Inspector found that the appeal scheme conflicts with policy 10 of the Aligned Core Strategy and policy 17 of Part 2 of the Broxtowe Local Plan which require that new development integrates into its surroundings and ensures a satisfactory level of amenity for occupiers of neighbouring properties. I conclude that the appeal scheme conflict with these policies by reason of its overbearing impact.

In respect of Highway Safety, the Inspector noted that no actual evidence to demonstrate that the appeal scheme could lead to excessive on street parking which could prejudice highway safety had been submitted. The site lies on a bus route with regularly services which could provide alternative means of transport to the City Centre. Furthermore, local roads are broad and straight allowing for clear sight lines. Although there is an absence of pedestrian crossing points around the appeal site, there is no evidence that the appeal scheme would reduce highway safety.

The Inspector concluded that the proposal would not be an appropriate design response to the context of the site, would have an overbearing impact on neighbour amenity, however would not have a detrimental impact on highway safety.

Conclusion

For the reasons given above the appeal was dismissed.