

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	18/00516/FUL
LOCATION:	147 - 151 QUEENS ROAD BEESTON NOTTINGHAMSHIRE NG9 2FE
PROPOSAL:	ERECT 10 ONE BEDROOM APARTMENTS

APPEAL DISMISSED

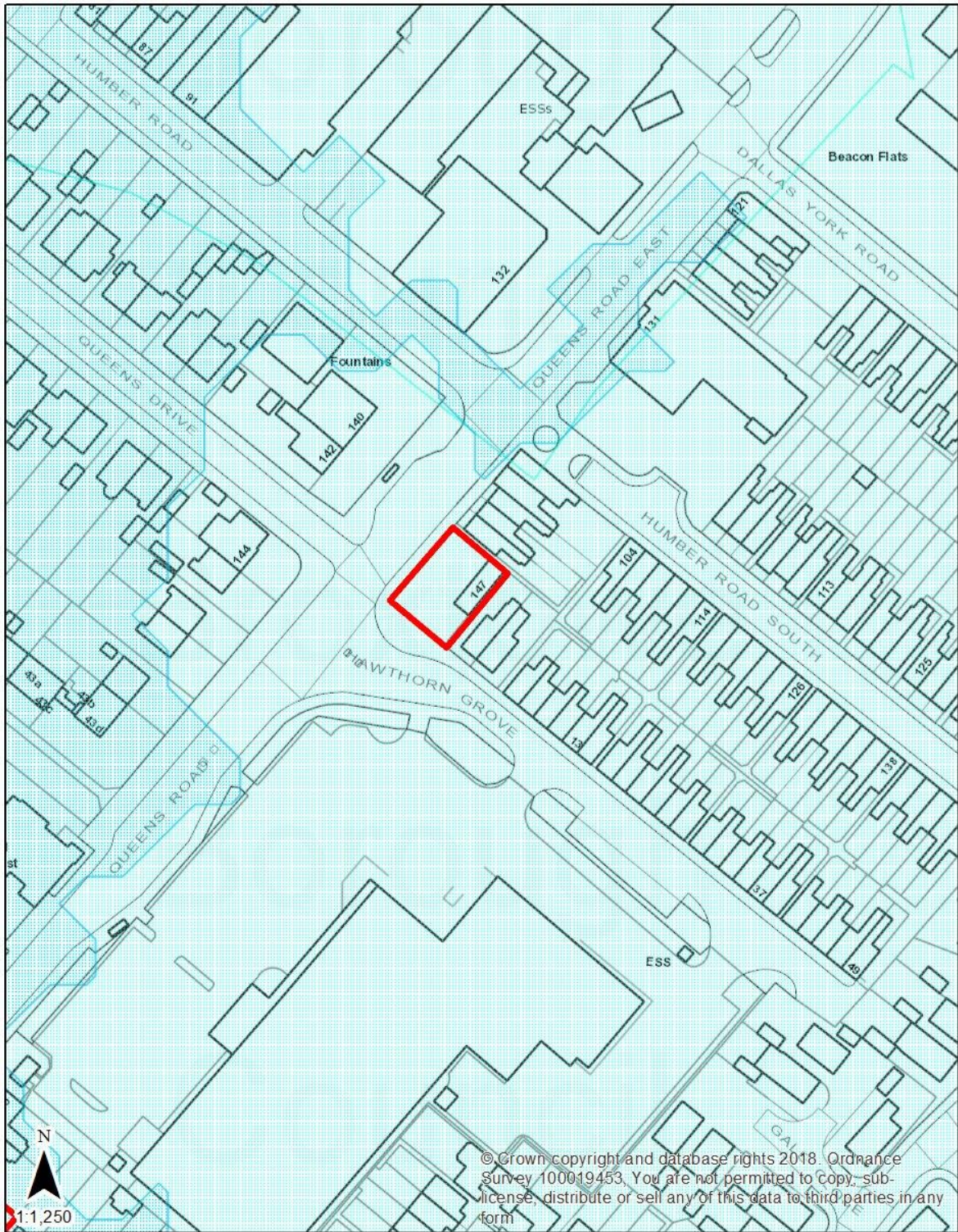
The application to erect 10 one bedroom apartments was refused at Planning Committee on 15 March 2019 for the following reasons:

The proposed building by virtue of its size and scale represents an over intensive development of the site which would be out of keeping with the character of the area. Insufficient parking has been provided on site which would result in parking problems in the immediate area. Accordingly, the proposal is contrary to the aims of Policies H7 and T11 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014), and Policy 17 of the Draft Part 2 Local Plan (2018).

In regards to the reason for refusal concerning the scheme being over-intensive and out of character, the Inspector concluded that the scale and height of the building would be broadly in keeping with the surrounding properties which are a mix of commercial and residential properties and that its position on a main road provides an opportunity for a taller element on the corner. The Inspector concluded that as there is a mix of architectural styles and built forms, with a number of flat roof buildings close by, the building would appear well designed and not unduly dominant in its surroundings and therefore would not harm the character and appearance of the area.

In regards to the reason for refusal concerning parking, the Inspector concluded that the site is in an accessible location which would discourage the use of the private car and as the apartments would be likely occupied by 1-2 people, this would not generate a significant parking requirement. It was concluded that the development would not lead to a rise in nuisance or dangerous parking in the area and a sufficient amount of parking had been provided.

Notwithstanding the point that the Inspector rejected the Council's reasons for refusal he concluded that the scheme should be dismissed based on inadequate living conditions for future occupiers with regard to internal living space. All of the proposed apartments would have a Gross Internal Area (GIA) below what is recommended in the Government's Technical Housing Standards and although these standards are not adopted in Broxtowe's policies, they are useful as a reference point. The Inspector concluded that five out of the ten apartments were unacceptably small and he dismissed the appeal for this sole reason.



Legend

-  Site
-  Flood Zone 3
-  Flood Zone 2