

Report of the Chief Executive**APPEAL DECISION**

APPLICATION NUMBER:	19/00314/FUL
LOCATION:	Former 8th Beeston Scout Group Headquarters Waverley Avenue Beeston Nottinghamshire NG9 1HZ
PROPOSAL:	Construct three storey apartment block containing four 2 bed units and two 1 bed units

APPEAL ALLOWED

The application was refused at Planning Committee on 8 October 2019 as it was considered to be an over-intensive form of development due to the small size of the site and would create unacceptable parking problems due to the insufficient provision of on-site parking, resulting in a detrimental impact on neighbour amenity.

The Inspector considered the main issues to be the effect of the development on the character and appearance of the area and the living conditions of nearby residents, having regard to parking provision. He considered that the appeal proposal would make a positive contribution to this part of Beeston, being a well-designed building which respects its location, and stated that the rear of the development had been well designed to integrate with its surroundings by reducing the possibility of the occupants of the upper floors overlooking 4 Waverley Avenue and 198 Station Road. The Inspector concluded that the proposal would have an acceptable effect on the character and appearance of the area.

In respect of living conditions, having regard to parking provision, the Inspector stated that, as the site was in easy walking distance of tram and bus stops, the train station and the centre of Beeston, the site has a good level of accessibility to facilities and services. Whilst he acknowledged the concerns of local residents regarding the use of on-street parking in the area by the future occupants, the Inspector stated that two parking spaces is adequate for a location that is well served by public transport, makes provision for bicycles and has good access to local services. The Inspector concluded that whilst it would be open to the occupiers of the proposed flats to own a car, which could impact on the availability of parking spaces in the surrounding streets, any harm to the living conditions of the existing residents would be outweighed by the development of a vacant plot with a well-designed building in a sustainable location.

The Inspector therefore allowed the appeal, subject to the imposition of relevant conditions, which include the requirement to provide the parking and turning areas prior to occupation, and that the parking spaces be retained as such for the lifetime of the development.



Legend

-  Site
-  Flood Zone 3
-  Flood Zone 2