

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00010/OUT
LOCATION:	70 Awsworth Lane, Cossall, Nottinghamshire, NG16 2RZ
PROPOSAL:	Outline application to construct one dwelling with some matters reserved

ORIGINAL RECOMMENDATION BY OFFICER - REFUSE

ORIGINAL REASON FOR REFUSAL - The site lies within the Nottinghamshire Green Belt where in accordance with paragraph 143 of the NPPF inappropriate development is by definition harmful and should not be approved except in very special circumstances. The proposed development does not meet any of the exceptions to inappropriate development as set out by paragraphs 145 and 146 of the NPPF. The proposal is therefore contrary to the Broxtowe Part 2 Local Plan (2019) Policy 8 and the NPPF paragraphs 143 and 145, and no very special circumstances have been demonstrated to treat the proposals as an exception to these policies.

LEVEL OF DECISION: DELEGATED**APPEAL DISMISSED**

This application sought outline planning permission to construct a detached dwelling to the side of No. 70 Awsworth Lane. The only details submitted for approval were access and layout, with all other matters reserved. The application was refused on the grounds that it represented inappropriate development in the Green Belt and no very special circumstances had been demonstrated to treat the proposal as an exception to local and national Green Belt policy. The inspector identified the main issues as being whether the proposal was inappropriate development in the Green Belt, the effect on openness of the Green Belt and if the proposal would be inappropriate, whether the harm by reason of inappropriateness is clearly outweighed by any other considerations.

The Inspector identifies that paragraph 145 (e) of the NPPF states that limited infilling in villages is not inappropriate development. However, he identified that whilst the site is close to Awsworth, it is set away from the villages of both Awsworth and Cossall. He stated that the application property along with the 2 adjacent dwelling convey a strong rural character where low density and the absence of built form are further important contributing characteristics. He continues that whilst the Council has not identified settlement boundaries for Awsworth or Cossall, it is clear that the site is not within either settlement. He states that the cluster of dwelling lack direct access to facilities and services that would normally be afforded to a village. As a result, the appeal site would not be regarded as an infill plot within a village and the proposal would therefore constitute inappropriate development.

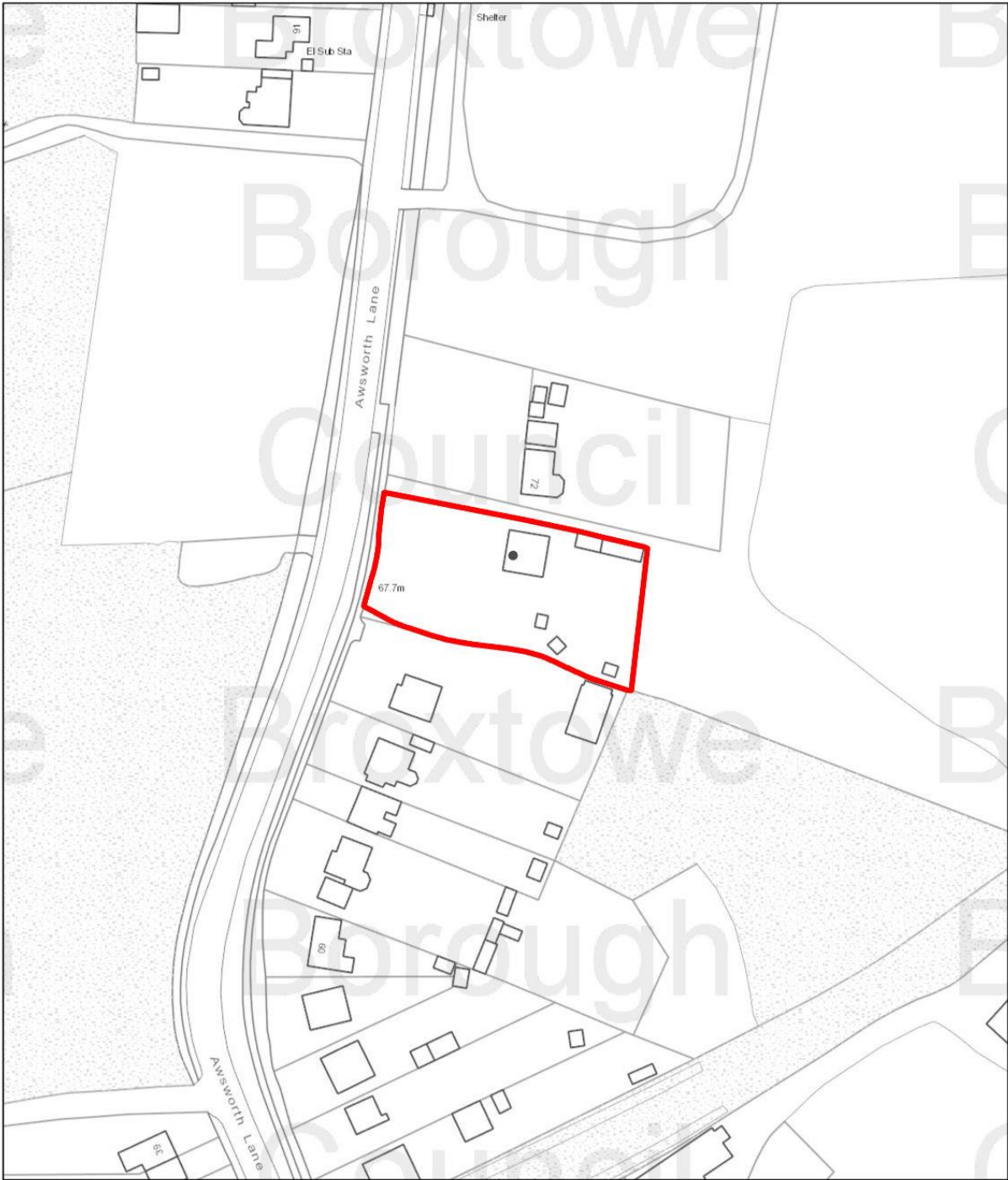
In terms of the effect on openness the Inspector that clear views of the proposed dwelling from the highway would be possible, and the site would be overlooked by the occupiers of the dwellings to the south. He states that whilst the visual harm on openness would be moderate as the proposed dwelling would largely be seen in context with the existing built form, spatially the increased mass and development of the site would represent a significant intrusion into the openness of the site and the surrounding Green Belt. The inspector further noted that despite being within the ribbon of existing development, the proposal would contribute towards the

perception of incremental merging of Awsworth and Cossall and would therefore have an adverse impact on a purpose of the Green Belt.

In terms of other considerations, the Inspector noted that the proposal would deliver some economic and social benefits, and that it had garnered some support from local residents. However, he noted that the benefits are limited to moderate weight in favour of the proposal. He also noted that the appeal site could accommodate the proposed development and its parking without resulting in a cramped or constrained dwelling, and that it would not have an adverse impact on the adjacent neighbours or future occupiers. However, he noted that an absence of harm in these respects can only be considered as neutral factors in the planning balance.

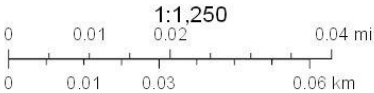
The Inspector concluded that the proposal would be inappropriate development and as such harmful to the Green Belt. The proposal would therefore be contrary Policy 8 of the Broxtowe Part 2 Local Plan (2019), which states that development in the Green Belt must comply with national policy.

20/00010/OUT - 70 Awsworth Lane, Cossall



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 Site



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