

Report To:	Planning Committee
Date:	13 April 2022
Heading:	PLANNING APPEAL DECISIONS
Portfolio Holder:	COUNCILLOR MATTHEW RELF, PORTFOLIO HOLDER FOR PLACE, PLANNING AND REGENERATION
Ward/s:	HUCKNALL CENTRAL
Key Decision:	No
Subject to Call-In:	No

Purpose of Report

To inform Members of recent Planning Appeal Decisions.

Recommendation(s)

To Note the Appeal Decisions.

Reasons for Recommendation(s)

To bring to Members attention the recent Appeal Decisions.

Alternative Options Considered

(with reasons why not adopted)

N/A

Detailed Information

Planning Application – Appeal Decisions

Hucknall Central

Planning Application Site	V/2021/0462 Portland Road Family Dental Centre, Dental Surgery, 7 Portland Road, Hucknall NG15 7SL
Proposal	Erection of a two and three storey extension
Appeal Decision	Appeal Dismissed

This was an appeal against an enforcement notice served in respect of an unauthorised extension taking place at the property. The extension has been completed contrary to officers advice. A planning application for the extension was refused and although this appeal was in respect of the enforcement notice the only ground advanced was that planning permission should be granted. The Inspector agreed with the Council that the extension which is described as monolithic which does not preserve or enhance the quality and distinctiveness of the locality and has a negative effect on the Conservation Area. It was also considered that the extension has an overbearing impact when viewed from neighbouring properties and the roof terrace has the potential to result in a substantial loss of privacy to nearby residents and users of the nearby buildings.

It was acknowledged that a planning permission for a significantly lower, less bulky and less visually intrusive extension had been granted in 2018 but this has now expired and the site is now located in the Hucknall conservation area. The enforcement notice therefore requires the whole of the extension to be demolished. Officers are however discussing with the applicant's agent a new scheme with a clear schedule of works and a new application is expected shortly.

Implications

Corporate Plan:

Reporting these decisions ensures we are open and transparent in our decision making process.

Legal:

Legal issues relating to specific planning appeals are set out in the report. As the report is for noting, there are no legal issues associated with the recommendation in the report.

Finance:

Budget Area	Implication
General Fund – Revenue Budget	None
General Fund – Capital Programme	None
Housing Revenue Account – Revenue Budget	None
Housing Revenue Account – Capital Programme	None

Risk: N/A

Risk	Mitigation
N/A	N/A

Human Resources:

No implications

Environmental/Sustainability

None

Equalities:

None

Other Implications:

None

Reason(s) for Urgency

(if applicable) N/A

Reason(s) for Exemption

(if applicable) N/A

Background Papers

(if applicable) None

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