

Report To:	Planning Committee
Date:	14 June 2023
Heading:	PLANNING APPEAL DECISIONS
Executive Lead Member:	COUNCILLOR MATTHEW RELF, EXECUTIVE LEAD MEMBER FOR REGENERATION AND PLANNING
Ward/s:	ASHFIELDS, HUCKNALL WEST, LARWOOD, SUTTON CENTRAL AND NEW CROSS
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

Ashfields

Planning Application	V/2021/0090
Site	Front of former Crystal Martin site, Kirkby Road Sutton in Ashfield
Proposal	Erection of a B8 unit with ancillary Trade Counter.
Appeal Decision	Appeal dismissed

The Inspector considered the proposal which turns its back on to Kirkby Road would appear as a prominent and discordant addition to the street scene which results in the loss of green space and mature trees. The

proposed development therefore conflicts with policy due to the harm to the character and appearance of the area.

Hucknall West

Planning Application V/2022/0598
Site 55 Beauvale Crescent, Hucknall
Proposal Erection of a two storey side extension
Appeal Decision Appeal dismissed

This Inspector agreed with the Council that the extension without any setback, any realistic subordination to the host property and the impact on the symmetry of the corner properties would create a visual design that would look awkward, incongruous and out of character in the street scene. He therefore dismissed the appeal. He did not however agree that it would harm the living conditions of the neighbouring properties or that restricted parking spaces did not fulfil the parking requirements.

Larwood

Planning Application V/2022/0630
Site 89 Sutton Road Kirkby in Ashfield
Proposal Erection of a two storey side and single storey rear extension and loft conversion and rendering to dwelling
Appeal Decision Appeal dismissed

The Inspector agreed with the Council that the design and materials used in the extension disassociates it from the original dwelling and gives it a dominant and incongruous appearance when viewed from the front. He therefore concluded that the proposal is contrary to the Council's guidance in the Residential Extensions Supplementary Planning Document and thus contrary to policy because it would detract from the prevailing character and visual amenity of the locality.

For information a subsequent application with an improved design and materials has been approved we are therefore currently awaiting commencement of works to ensure the development is carried out satisfactorily.

Sutton Central and New Cross

Planning Application V/2022/0654
Site 87 Outram street Sutton in Ashfield
Proposal Retain of sixth flat created within the roof space at second floor level.
Appeal Decision Appeal dismissed

The Inspector noted that the proposal included alterations to the roof and considered the resulting eaves and ridge height gives the rear extension a large bulk which has a dominating effect on the host property and the shape of the roof is dominating with an unbalanced form. He therefore concluded that the proposal causes harm to the character and appearance of the area and dismissed the appeal.

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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