

Report To:	Planning Committee
Date:	12 September 2023
Heading:	PLANNING APPEAL DECISIONS
Executive Lead Member:	COUNCILLOR MATTHEW RELF, EXECUTIVE LEAD MEMBER FOR REGENERATION AND PLANNING
Ward/s:	HUCKNALL SOUTH, HUCKNALL WEST, SKEGBY
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 South

Planning Application	V/2022/0730
Site	19 Beardall Street, Hucknall, NG15 7RJ
Proposal	Alterations to existing bungalow and erection of dwelling without complying with a condition attached to planning permission Ref V/2020/0241
Appeal Decision	Appeal Dismissed

Condition 6 of the V/2020/0241 was in dispute, which amongst other things, required an existing garage building to be removed to facilitate an area of private amenity space. The Inspector considered

that the retention of the garage would result in unacceptable implications on the amenity of future residents of the dwelling by virtue of providing substandard amenity space. The retention of the garage would also result in the loss of adequate off-street parking.

Hucknall West

Planning Application V/2022/0324
Site 31 Stainsborough Road, Hucknall, NG15 6TT
Proposal Certificate of lawful use or development for the siting of a mobile home for use ancillary to the main dwelling.
Appeal Decision Appeal Dismissed

The Inspector concluded that the structure being proposed amounted to development which required planning permission and therefore dismissed the certificate of lawfulness.

Skegby

Planning Application V/2022/0910
Site The Maple Tree, 157b Beck Lane, Sutton in Ashfield, NG17 3AH
Proposal Garden room.
Appeal Decision Appeal Dismissed

The Inspector considered that the garden room would not impact upon the openness and character of the locality, as suggested by the Council, however the Inspector did find that the proposal amounted to a disproportionate addition to the host dwelling and that the garden room would have an unacceptable impact on the neighbouring property as a result of overbearing and overshadowing impacts.

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
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N/A	N/A
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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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