

Report To:	Planning Committee
Date:	17 April 2024
Heading:	PLANNING APPEAL DECISIONS
Executive Lead Member:	COUNCILLOR MATTHEW RELF, EXECUTIVE LEAD MEMBER FOR REGENERATION AND PLANNING
Ward/s:	ANNESLEY & KIRKBY WOODHOUSE, LEAMINGTON
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

Annesley and Kirkby Woodhouse

Planning Application	V/2023/0521
Site	7 Roderick Avenue, Kirkby in Ashfield, Nottinghamshire, NG17 9DB
Proposal	Balcony to Rear
Appeal Decision	Appeal Dismissed

In dismissing the appeal, the Inspector concluded that the proposed first floor balcony would cause significant harm to the living conditions of surrounding occupiers as a result of increased overlooking and loss of privacy.

Leamington

Planning Application Site	V/2022/0404 71 High Pavement, Sutton in Ashfield, Nottinghamshire, NG17 1BU
Proposal	Demolition of Existing Commercial Building and Construction of a 3 Storey Apartment Block and 9 Dwellings
Appeal Decision	Appeal Dismissed

The Inspector agreed with the Council that it had not been demonstrated that the scheme would provide a safe and suitable access to/from the site, nor had it been demonstrated that manoeuvring space within the site was acceptable based on the layout. The Inspector also considered that the scheme would not provide adequate outdoor amenity space for future occupants of the flats. The Inspector did however consider that the development was acceptable in terms of its design and general layout and would integrate within the context of the site. In dismissing the appeal, the Inspector concluded that together the highway matters and impact on residential amenity were indicative of a scheme that would represent an overdevelopment of the site.

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:

Risk	Mitigation
N/A	N/A

Human Resources:

No implications

Environmental/Sustainability

None

Equalities:

None

Other Implications:

None

Reason(s) for Urgency

N/A

Reason(s) for Exemption

N/A

Background Papers

None

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