
Appeal Decision

Site visit made on 1 September 2020

by R Norman BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 October 2020

Appeal Ref: APP/G2435/W/20/3248410

Allotment off Coalville Lane, Ravenstone, Leics LE67 2LR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Keith Kendrick against the decision of North West Leicestershire District Council.
 - The application Ref 19/01323/OUT, dated 10 July 2019, was refused by notice dated 28 August 2019.
 - The development proposed is the erection of a single dwelling.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The application was submitted in outline with all matters (appearance, layout, scale, access and landscaping) reserved for later consideration. I have copies of plans showing the location of the site only and have considered the proposal on this basis.

Main Issue

3. The main issue is whether the development would be in a suitable location for new housing.

Reasons

4. The appeal site is located on Coalville Lane and comprises a former allotment. It is somewhat overgrown and no in use and there are some small structures remaining on the site. The site is bounded by hedging. The proposed development would introduce one dwelling into the site.
5. The site is located outside of the defined limits to development. As such, it is classed as a countryside location for the purposes of Policy S3 of the North West Leicestershire Local Plan (2017) (Local Plan). Policy S3 provides a list of development types and criteria to be met in order for development in the countryside to be supported. The proposed development would not comply with any of the listed development types.
6. Policy S2 of the Local Plan identifies the settlement hierarchy for the district. Within this it is noted that Ravenstone has a limited range of services and facilities and only limited amounts of growth will take place within the defined limits to development.

7. The appeal site is located adjacent to a housing estate on one side, and there are houses located on the opposite side of the road. However, the siting of a dwelling in this location would not appear comprehensive with the adjoining estate. The appeal site, although bounded by hedges, relates well to the open land located to the south east.
8. Consequently, the proposed development would not comply with the provisions of Policy S3 of the Local Plan and I have not been presented with material considerations which would sufficiently outweigh this policy conflict. As such, the appeal site would not represent a suitable location for new housing.

Other Matters

9. The Appellant has indicated that there has been no objection to the scheme from the county ecologist, which I acknowledge. However, the absence of an objection in this regard is not sufficient to outweigh the policy conflict. Reference is also made to Policy H5 of the Local Plan, however the lack of affordable housing is not a reason for the Council's refusal of the application and is not a matter put before me by them.
10. Letters of objection have been received from local residents concerning highway safety, impacts on wildlife and loss of privacy. However, it is not necessary for me to conclude on these matters as they would not affect my findings in this case.

Conclusion

11. For the reasons given above I conclude that the appeal should be dismissed.

R Norman

INSPECTOR