



Appeal Decision

Site visit made on 4 May 2022

by M Aqbal BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 May 2022

Appeal Ref: APP/W3710/W/21/3281907

Land to the rear of 148-160 Camp Hill Road, Nuneaton, Warwickshire.

- 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 Mel Sutton against the decision of Nuneaton and Bedworth Borough Council.
 - The application Ref 037972, dated 12 April 2021, was refused by notice dated 27 July 2021.
 - The development proposed is erection of three dwellings.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The application is submitted in outline with all matters reserved for future consideration. I have dealt with the appeal on that basis, treating any details of other matters shown on the plans as illustrative.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. The appeal site comprises a long narrow access track located between two dwellings along Camp Hill Road and a parcel of land at the end of this track, which runs east to west along the rear of dwellings on Camp Hill Road. This parcel of land includes parts of the gardens to dwellings in Camp Hill Road and vacant land. The site is bound on the east, west and south by gardens and by a small wooded area and farmland to the north. There is a footpath which runs relatively close to the north of the site.
5. The access which forms part of the appeal site has a grassed surface. This is flanked by a range of boundary treatments and vegetation. These, together with the verdant back gardens, including the appeal site have noticeably informal and semi-rural feel, which assimilates with the countryside to the north.
6. Notwithstanding a single dwelling at 114 Camp Hill Road, the area is predominantly characterised by linear, ribbon development, comprising dwellings facing Camp Hill Road which are set behind generous frontages with deep rear gardens, stretching back towards countryside to the north. This arrangement gives the area a distinct pattern of development.

7. There are cul-de-sac developments nearby in Hillside Drive which forms part of the larger development off Berrington Road and another at Grange Close. Dwellings within these cul-de-sacs have direct road frontage access and are integrated with the wider pattern of development.
8. The proposed dwellings would be setback from Camp Hill Road and located awkwardly on a plot to the rear of the main built form, with no direct road frontages. In particular, three dwellings located between a series of linear rear gardens which are free of any substantial development and countryside to the north, would not be in keeping with the prevailing arrangement of development in the area. Consequently, development here would fail to integrate with the surrounding area and would appear incongruous.
9. Moreover, this form of development would be conspicuous in views from properties in the area, and by users of the footpath to the north of the appeal site.
10. For the above reasons, the proposal would harm the character and appearance of the area. I therefore find conflict with Policy BE3 of the Nuneaton & Bedworth Borough Council, Borough Plan 2011-2031, which amongst other things states that all development proposals must contribute to local distinctiveness and character by reflecting the positive attributes of the neighbouring area. This includes street layout and patterns of development, plot size and arrangement. This Policy reflects the design aims of the National Planning Policy Framework, which amongst other matters, states that planning policies and decisions should ensure that developments add to the overall quality of the area and are sympathetic to local character.

Other Matters

11. The proposal would provide new dwellings on the edge of an urban area, which would be preferable to developing greenfield sites for housing. This would make a modest contribution to the supply of housing in the Borough on a small site that could be developed in the short term, for which there is some national policy support. Nevertheless, the delivery of three dwellings and benefits associated with them would be limited, given that the Council can demonstrate a 5-year supply of housing land currently. As such, the benefits of the proposal do not outweigh the harm I have identified and conflict with the development plan.
12. Land to the north of the appeal site forms is allocated for residential development and associated infrastructure in the North Warwickshire Local Plan, Adopted September 2021. A planning application has been submitted for development on that land and the applicant has also provided a layout for this. Nevertheless, on the information before me, that application has not been decided and therefore there is no certainty over when and how land to the rear of the appeal site will be developed. Therefore, I have based my assessment and decision on the site and its surroundings at present.

Conclusion

13. For the above reasons, I conclude that the appeal should be dismissed.

M Aqbal

INSPECTOR