



Appeal Decision

Site visit made on 6 December 2023 by Andreea Spataru BA (Hons) MA MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 APRIL 2024

Appeal Ref: APP/A3010/W/23/3321736

Land at Rampton Lane, South Leverton, Nottinghamshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Woodliffe against the decision of Bassetlaw District Council.
 - The application Ref 23/00129/FUL, dated 31 January 2023, was refused by notice dated 21 April 2023.
 - The development proposed is described as the “erection of 4Nr detached properties”.
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matter

3. I have taken the address of the appeal site, in the interests of accuracy, from the decision notice and appeal form.

Main Issue

4. The effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

5. The appeal site is on the eastern side of Rampton Lane, north of the properties that face it. Development along Rampton Lane is generally confined towards the junction with it, Town Street and Cottam Road. The field to which the appeal site relates is mirrored on the western side of the lane by an open field bounded by hedges. The openness of the appeal site along with the greenery contribute positively to the character and appearance of this rural area.
 6. The Bassetlaw Landscape Character Assessment identifies the appeal site as Mid Nottinghamshire Farmlands, to which Policy Zone 06: Treswell applies (BLCA). This requires, amongst other things, to conserve the historic field pattern, maintain existing hedgerows, and conserve the sparsely settled and open rural character of the landscape by concentrating new development of appropriate scale and design around Treswell and South Leverton.
 7. The introduction of four dwellings in this location would constitute additional built form, of a domestic appearance and use, in an area of open countryside.
-

Notwithstanding the density of the existing dwellings, the development would negatively extend the borders of the established built footprint, which would have an urbanising effect on the open rural landscape. Whilst the proposed dwellings would follow the linear development along the lane and would add variety through a mix of design styles, these elements would not overcome the inappropriateness of the development in this rural setting.

8. The removal of hedging to create vehicular access would disrupt its continuity, reduce the greenery within the street scene, and detrimentally affect the pleasant symmetry with the hedge on the opposite side of the lane. Notwithstanding soft landscaping that would be incorporated as part of the scheme, they would not be sufficient to mitigate the harm that the proposal would have on the character and appearance of the area.
9. I do not have full details of the development at Tamouray however, there are some scattered individual buildings beyond the established footprint. The proposal is not sufficiently comparable with Tamouray, particularly because it would have a much higher scale and density. Accordingly, the proposal would be detrimental to the character and appearance of the area. Therefore, it conflicts with Policies DM4 and DM9 of the Bassetlaw Local Development Framework Core Strategy & Development Management Policies DPD, and Policy Zone 06 of the BLCA, which collectively require that developments complement and enhance the character of the built, historic, and natural environment.
10. The appeal scheme is smaller than 22/00262/FUL and would provide a mix of dwellings, where one would include a ground floor bedroom to provide accommodation for those with mobility difficulties. The development would contribute to the supply of housing within an accessible area. There will also be some economic benefits, albeit small given the scale of the development. However, the proposal fails to accord with the relevant development plan policies relating to the character and appearance of the area. This conflict attracts considerable weight. The benefits advanced, taken together, would not be sufficient to outweigh that.

Recommendation

11. The appeal scheme would conflict with the development plan and there are no material considerations worthy of sufficient weight to find otherwise. Therefore, I recommend the appeal to be dismissed.

Andreea Spataru

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and my representative's recommendation and on that basis the appeal is dismissed.

John Morrison

INSPECTOR