



Appeal Decision

Site visit made on 2 August 2024

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 August 2024

Appeal Ref: APP/B3030/W/24/3341835

Beck House, Station Road, Edingley, Nottinghamshire NG22 8BX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Greene against the decision of Newark & Sherwood District Council.
 - The application Ref is 23/01584/FUL.
 - The development is a proposed detached two bed dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for a detached two bed dwelling at Beck House, Station Road, Edingley, Nottinghamshire NG22 8BX in accordance with the terms of the application, Ref 23/01584/FUL, and the plans submitted with it, subject to the conditions set out below:
 - (1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Site Plan (including Proposed Perspectives) – Ref. P1.2 A and Proposed Layout (including site location plan, proposed plans and elevations)– Ref. P1.1A
 - (3) No development above damp proof course shall take place until details (and samples upon request) of the external facing materials (including colour/finish) have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved details.
 - (4) No part of the development hereby permitted shall be first occupied until such time that the parking and turning space/driveway for the new dwelling and the dwelling known as Beck House (which for the avoidance of doubt is within the land edged in blue on the Proposed Layout Plan, ref. P1.1 A) have been provided in accordance with the Proposed Site Plan, ref. P1.2 A. The parking, turning space and driveway shall be retained for the lifetime of the development.
 - (5) Prior to first occupation of the development hereby approved full details of hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

The details shall include landscaping, means of enclosure, and hard surfacing materials.

(6) The approved soft landscaping shall be completed during the first planting season following the first occupation of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Procedural Matter

2. On 30 July 2024 the Government published a consultation on proposed reforms to the National Planning Policy Framework (2023) (the Framework). The consultation and draft Framework do not constitute Government policy or guidance. However, they are capable of being material considerations in appeals. Notwithstanding this, in relation to this appeal the aims of both sets of policies are similar. No party would be prejudiced or caused any injustice by me proceeding with the appeal in light of the consultation.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The site comprises an open fronted three bay garage with attached store and garden area to the front of a modern detached property Beck House, the host property which is served by a drive which also serves neighbouring properties. The site is located within a predominantly residential area, within a village setting.
5. The proposed development would be smaller in scale to the host property, however larger than the existing outbuilding. I noted that property design varies within the area and that the host property has a mix of two storey and single storey features.
6. The appeal site is not readily visible from Station Road, given its setback position from the highway. Whilst the proposal comprises a single storey dwelling there would be vantage points from the public right of way nearby which would allow views of the proposed development. Notwithstanding this the proposed development would be viewed in the context of the existing properties within the immediate area.
7. The proposed dwelling would have onsite parking spaces and its own private amenity space, of a scale which would be commensurate with the scale of the proposed dwelling. Properties in the immediate area of the appeal site are irregular in terms of the pattern of development. The relationship between the proposed development and neighbouring properties would not be dissimilar to the existing urban grain.
8. I find that the proposed development would not be incongruous to the area and would not result in a cramped form of development. I conclude that the proposed development would not harm the character and appearance of the area.

9. There is no conflict with Spatial Policy 3 and Core Policy 9 of the Newark and Sherwood District Council, Amended Core Strategy (2019) and Policy DM5 of the Newark and Sherwood Local Development Framework, Allocations and Development Management Development Plan Document (2013) which seeks amongst other things to ensure developments are of a high standard of design and in-keeping with the surrounding area.
10. There is no conflict with the Framework which seeks amongst other things to ensure developments are of good design appropriate and sympathetic to their surroundings.

Conclusion and Conditions

11. For the above reasons I conclude that this appeal should be allowed.
12. I have imposed a standard condition relating to the commencement of development and a condition specifying the relevant plans as this provides certainty. In order to safeguard the character and appearance of the area I have imposed conditions concerning materials and landscaping.
13. To ensure that the development provides satisfactory on-site car parking spaces for the host property and the proposed development I have imposed a relevant condition.

C Pipe

INSPECTOR