

PLANNING COMMITTEE, 18TH OCTOBER 2023

INFORMATION REPORT

APPEAL DECISION RECEIVED

Mr & Mrs Lance & Sally White	Appeal against the refusal of full planning permission for the erection of a detached zero carbon 3 bed dwelling, at Copperfields, Land off Gainsborough Road, North Wheatley.
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DECISION: Appeal DISMISSED by the Inspector.

The application was refused under delegated authority on 11th August 2022 for the following reasons;

1. The Sturton Ward Neighbourhood Plan contains policies and allocations for residential development in the parish to meet the housing requirements of the settlement. The site is not allocated for development in the Neighbourhood Plan.

Policy 1 of the Neighbourhood Plan, ' Sustainable development, infill and the development boundary', supports proposals for residential development on infill sites where the scheme is located within the existing settlement boundary, as identified on the proposals map, of North Wheatley, but states that development proposals outside the defined development boundaries will be carefully controlled in accordance with national and local planning policies.

The proposed dwelling would be located a significant distance from the settlement boundary and within the open countryside. This siting of a dwelling in this relatively isolated location would not reflect the historic development pattern of the village and would encroach into the rural setting and approaches to North Wheatley.

The proposal for a residential development on this site would conflict with the policies of the Sturton Ward Neighbourhood Plan and would therefore harm the wider spatial strategy for the plan area.

2. Policy DM4 of the Bassetlaw Local Development Framework states that permission will only be granted for residential development that is of a high quality design, respects the character of the area. Similar advice is contained in paragraph 130 of the NPPF which states that development should be sympathetic to local character including the surrounding built environment and landscape setting.

In addition Neighbourhood Plan policy 5 states that development proposals should demonstrate a high design quality that will contribute positively to the character of the Ward.

It is considered that the proposed dwelling by reason of its large scale, unsympathetic design and detailing, would appear as incongruous feature in the landscape and at odds with the traditional buildings in the village and its rural setting. Accordingly, if permitted the development would conflict with the aims of the policies outlined above.

3. The Bassetlaw Local Development Framework contains policy DM4, which states that development should respect its wider surroundings in relation to landscape character. In addition policy DM9 states that that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting and expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated.

The site in question is identified in the Bassetlaw Landscape Character Assessment as Mid Nottinghamshire Farmlands: MN Policy Zone 03: Beckingham which recommends that the open rural landscape be conserved by concentrating development around the existing settlements of Beckingham and North Wheatley and by conserving and respecting the local brick built vernacular.

Similar advice is contained in policy 2a of the Neighbourhood Plan which states that development proposals should protect the positive attributes of the open countryside and landscape character as identified within the Bassetlaw Landscape Character Assessment and the Sturton Ward Design Code 2020.

Being sited over 450m from the development boundary, the proposal would result in a significant encroachment into the open countryside, to the detriment of the rural character and appearance of the area. In addition it is considered that the design and detailing of the proposed dwelling and use of materials would be at odds with the traditional form of buildings typically found in this policy zone.

Accordingly it is considered that the development would conflict with the aims of the policies and guidance outlined above.

4. Policy DM4 of the Bassetlaw Local Development Framework states that permission will only be granted for residential development that is of no detriment to highway safety. Similar advice is contained in paragraph 110 of Part 9 of the National Planning Policy Framework and Policy E8 of the Neighbourhood Plan, which states that development proposals should ensure that safe and suitable access can be achieved for all users. As insufficient information has been submitted to satisfactorily address the above issues, the development, if permitted would be contrary to the objectives of the Local Development Framework and the NPPF.

The inspector considered that the main issues were:

- i.) Whether the site is a suitable location for a dwelling having regard to the policies of the development plan and National Planning Policy Framework;
- ii.) The effects of the proposed dwelling on the character and appearance of the area; and;
- iii.) The effects on highway safety.

The Inspector concluded the following:

- i. Policy 1 of the Neighbourhood Plan indicates that development proposals within the defined development boundaries will be supported but development outside the defined development boundaries will be carefully controlled in accordance with national and local

planning policies. The NPPF promotes sustainable development in rural areas but states that housing should be located where it will enhance or maintain the vitality of rural communities. It further makes it clear that development of isolated homes in the countryside should be avoided unless it meets one of the circumstances listed. There is no evidence submitted to indicate that the proposal would meet any of these. ...the site is physically separate from the village and I do not consider that it is a suitable location for a dwelling having regard to Neighbourhood Plan Policy 1 and the Framework.

ii. Although screening by way of landscaping could lessen the impact of a dwelling in this otherwise open landscape, such screening would not negate the presence of a dwelling in an area which is otherwise free from development. For the reasons set out above, I therefore consider that the proposed dwelling would have a harmful effect on the character and appearance of the area.

iii.) Whilst the location of the appeal site would mean that future occupiers and their visitors accessed the proposed dwelling by car, the appellant has described the two bus services, one of which is principally for children travelling to and from school; a pre-booked and pre-paid service for advance bookings; a community car scheme aimed at residents who cannot use public transport and includes a fleet of vehicles adapted for wheelchairs; and a community minibus service for organised trips.

I am satisfied that on the basis of the information submitted and my own observations that there would be a safe and suitable access to the proposed dwelling. No conflict with LDF Policy DM4 would arise in that its aims for accessibility would not be compromised.

A copy of the Inspector's decision letter follow this report.

OFFICER RECOMMENDATION: Refuse
FINALISED DECISION LEVEL: Delegated