

RECENT APPEAL DECISIONS TO 20 JANUARY 2012

Application Ref: S10/2296/MJNF NB

Planning Inspectorate No: APP/E2530/A/11/2159749

Appeal Type: **Written Evidence**

Appellant:	Mrs S Hazelwood
Proposal:	Change of use of land to golf course, creation of car park and erection of 2 pedestrian bridges
Site:	Land At, Witham On The Hill

Appeal Decision – Date:	Appeal dismissed - 14 December 2011
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SUMMARY

The application was determined at the Development Control Committee and refused permission as per the Officer recommendation. The key issue highlighted by the Inspector was considered to be whether or not the proposal was a sustainable form of development appropriate in this location.

The Inspector considered that the proposal would constitute a rural diversification scheme, nor would it be harmful to the character of the area through operational development. Whilst the rural economy was likely to benefit there was also a need to consider likely vehicle movements and the relationship between the appeal site and nearby settlements. The nearest Local Service Centre would be Thurlby and Northorpe, some 3 miles away, with it being highly unlikely that public transport could be used to access the course.

Furthermore, there was no overriding identified need for the course with Toft having a golf course just a short distance away. Stray golf balls onto adjacent land was also a concern with parts used for shooting as well as by a local school. Access to the site was considered to be acceptable.

In view of the above the Inspector dismissed the appeal on broad sustainable issues with the proposal deemed to be contrary to Emerging policy SAP4 and guidance contained in PPS4.

Application Ref: S10/2760/FULL RV

Planning Inspectorate No: APP/E2530/A/11/21589998/NWF

Appeal Type: **Written Evidence**

Appellant:	Mr P Perring
Proposal:	Erection of dwelling
Site:	43, Haconby Lane, Morton, Bourne, Lincolnshire, PE10 0NP

Appeal Decision – Date:	Appeal dismissed - 19 December 2011
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SUMMARY

An application was submitted for the erection of a dwelling.

The proposal was considered to be an overdevelopment of a site with limited area which would have left little or no private amenity space to the existing or proposed dwelling. If approved would have created loss of privacy to the existing unit and would create a visual impact on the surrounding area by virtue of the cramped appearance the proposal would have created. There was also some limited impact on the visual appearance and setting of the adjacent Listed Building.

The Inspector, whilst indicating that he did not think the proposal would have a major impact on the Listed Building, accepted that the proposal would have little amenity space around the dwelling and the layout of the development would appear unduly cramped. He concluded that the limited size of the plot would be in conflict with the appearance of the area and would fail to preserve the character of the Conservation Area contrary to relevant plan policy and felt that the lack of amenity space would cause harm to future occupiers failing to comply with the high standard of design advised in PPS1

The proposal would therefore be contrary to National Policies PPS1 and PPS5EN1 and Policies SP1 and EN1 of the South Kesteven Core Strategy (2010).

No application for costs was made by either party.

Application Ref: S11/1381/HSJ PJM

Planning Inspectorate No: APP/E2530/D/11/2160264

Appeal Type: **Written Representation**

Appellant:	Mr Colin Thornton
Proposal:	Double garage to front of existing property
Site:	148, Dysart Road, Grantham, Lincolnshire, NG31 7DU

Appeal Decision – Date:	Appeal dismissed - 12 October 2011
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SUMMARY

The main issues for consideration with regards to this appeal were the effects of the proposal on the character and appearance of the surrounding area.

The appeal site lies in a residential area characterised by dwellings on a loose building line situated behind small front gardens. The Inspector commented that the front gardens contribute towards the streetscene of open appearance with wide verges creating a verdant setting.

In concluding, the Inspector reported that the proposed double garage, due to its scale and position would appear as a prominent incongruous addition and would create a sense of enclosure in this more open front garden environment. The decision goes on to say this would be to the detriment of the character and appearance of the surrounding area.

The appeal was dismissed.