



**Planning Committee**

**Thursday, 8 September 2022**

**Planning Appeals**

### **Appeal decisions between April 2022 and August 2022**

This is a list of appeal decisions made between the 1<sup>st</sup> April and 30<sup>th</sup> August 2022 for noting. The full appeal decision can be found at the link attached to each appeal listed.

Planning Ref:	Address	Proposal or Breach	Appeal Decision	Decision Type	Planning Inspectorate Reference and link to pages where full decision can be found.	Comments
21/02439/FUL	60 Firs Road, Edwalton NG12 4BX	Refurbishment and extension of existing detached property comprising a single storey rear extension, attic conversion and additional gable features".	Appeal dismissed	Officer Delegation	<a href="https://www.app.gov.uk/decisions/decisions?decision_id=3292248">APP/P3040/D/22/3292248</a>	

21/02873/AGRIC	Ruddington Hall Estate, Land to the East of Loughborough Road, Ruddington, Nottinghamshire, NG11 6LL,	General-purpose agricultural building.	Allowed	Officer Delegation	<a href="#">APP/P3040/W/21/3289438</a>	
22/00230/FUL	2 Maple Close, Radcliffe on Trent, Nottingham NG12 2DG	Erection of safe, secure and aesthetically pleasing garden perimeter fence constructed of wood panels with concrete posts to enable 1) convenient, safe access for a disabled member of the household and 2) to be in-keeping with the pleasant surroundings of the area'.	Appeal Dismissed	Officer Delegation	<a href="#">APP/P3040/D/22/3301210</a>	
21/01309/RELDDEM	Linden Lea, School Lane, Colston Bassett NG12 3FD	Demolition of ground floor bathroom and construction of two storey side extension to provide kitchen with ensuite bathrooms and dressing room over.	Allowed	Officer Delegation	<a href="#">APP/P3040/W/21/3287418</a> <a href="#">Appeal A</a>	

		Reconstruction of existing garage to incorporate 'store', to provide 'high bay' camper access. Widening of existing gateway to 12 feet.				
21/01441/FUL	Linden Lea, School Lane, Colston Bassett NG12 3FD	Demolition of ground floor bathroom and construction of two storey side extension to provide kitchen with ensuite bathrooms and dressing room over. Reconstruction of existing garage to incorporate 'store', to provide 'high bay' camper access. Widening of existing gateway to 12 feet'.	Dismissed	Officer Delegation	APP/P3040/W/21/3288443 Appeal B  <u>(See 21/01309/RELDEM)</u>	
21/02568/FUL	Linden Lea, School Lane, Colston Bassett NG12 3FD	Single storey rear extension and a two storey side extension to existing house.	Dismissed	Officer Delegation	APP/P3040/W/21/3289931 Appeal C  (See 21/01309/RELDEM)	

Enforcement Notice	Peacock Lodge, Cotgrave, Nottingham NG12 3HB	The breach of planning control as alleged in the notice is the material change of use from a dwelling house to the commercial letting of the land for use as holiday accommodation.	Dismissed	N/A	APP/P3040/C/21/3284007 Appeal A <a href="#">(See 21/01588/FUL)</a>	Appeal against the issue of an Enforcement Notice
21/01588/FUL	Peacock Lodge, Cotgrave, Nottingham NG12 3HB	Change of use from dwellinghouse (Use Class C3) to holiday let (Sui Generis) with parking.	Dismissed	Officer Delegation	<a href="#">APP/P3040/W/21/3283031</a> <a href="#">Appeal B</a>	
21/02870/FUL	245 Loughborough Road, West Bridgford, Nottingham NG2 7EG	'Raise roof to form 3rd storey; Single storey rear extension; Single storey front extension'.	Dismissed	Officer Delegation	<a href="#">APP/P3040/D/22/3294818</a>	
21/01947/FUL	Greenview, Owthorpe Lane, Kinoulton, Nottinghamshire NG12 3EH	Change of use from annex to holiday let accommodation.	Dismissed	N/A	<a href="#">APP/P3040/W/21/3289855</a>	Appeal against non-determination
21/00082/BUILD	Granby Hall, Chapel Lane, Granby, Nottinghamshire NG13 9PW	The breach of planning control alleged in the notice "Without planning permission, the erection of a boundary wall and	The appeal is allowed, the enforcement notice is	N/A	<a href="#">APP/P3040/C//22/3292434</a>	Enforcement Appeal

		<p>an associated access gate in the location shown by a bold green line on plan 2 attached to the notice, which is adjacent to the highway and which exceeds 1m in height. Also without planning permission, development to the boundary wall, namely increasing the height of the wall to 1.8m in the location shown by a bold blue line on the plan 2 attached to the notice, which is adjacent to a highway".</p>	<p>quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended for the development already carried out.</p>			
20/00810/FUL	<p>Overgrown Acres, Cotgrave Road, Normanton-on-the-Wolds, Nottingham, Nottinghamshire NG12 5PE</p>	<p>'Seasonal change of use. Erection of 3 tipis each 10metre radius as a triangle in the corner of grass grazing paddock from 1st May to 30th September annually</p>	Dismissed	Committee decision	<a href="#">APP/P3040/W/21/3281233</a>	Committee overturned officer recommendation to approve the proposal

		to allow for 28 events to be held e.g. wedding/anniversary plus pagoda for wedding ceremonies’.				
21/01886/FUL	18 Meadow End, Gotham, NG11 0HP	Side extension and alteration of roof to provide first floor bedrooms.	Allowed	Officer Delegation	<a href="#">APP/P3040/D/22/3293537</a>	
21/01276/FUL	Springfield, Radcliffe Road, Holme Pierrepont, Nottingham NG12 2LF	<p>Appeal against condition 2 The development hereby permitted shall be carried out strictly in accordance with the planning statement submitted on the 22nd April 2021, and revised plans submitted on the 17th September 2021.</p> <ul style="list-style-type: none"> <li>• The reason given for the condition is: For the avoidance of doubt and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land</li> </ul>	Dismissed	Officer Delegation	<a href="#">APP/P3040/W/21/3289327</a>	Appeal against a condition imposed on the planning permission. Award of Costs applied for by RBC but refused.

		and Planning Policies.				
21/02577/GDOTEL	Radcliffe Road, Lady Bay, West Bridgford NG2 5DU	'Proposed 15m phase 8 Monopole c/w wraparound cabinet at base and associated ancillary works'.	Dismissed	Officer Delegation	<a href="#">APP/P3040/W/21/3288058</a>	
21/01795/FUL	Ragnal Farm, Coachgap Lane, Langar NG13 9HP	Two storey 4 bedroom house with biophilic design elements	Dismissed	Officer Delegation	<a href="#">APP/P3040/W/21/3284787</a>	
21/01604/PAQ	Building and Land At Browns Lane, Stanton on the Wolds, Keyworth, Nottinghamshire NG12 5BN	Conversion of agricultural building to a single dwelling house.	Dismissed	Officer Delegation	<a href="#">APP/P3040/W/21/3284200</a>	
21/01567/FUL	27 Belton Drive, West Bridgford NG2 7SJ	Single-storey front extension and two-storey rear extension.	Dismissed in part, Allowed in part	Officer Delegation	<a href="#">APP/P3040/W/21/3284981</a>	Planning permission granted for single storey front extension and refused for two-storey rear extension.

Should Members wish to discuss the appeal decision, please contact the case officer after the meeting, details of which can be found on the Rushcliffe Borough Council's website under the planning application reference given.