



Planning Services

COMMITTEE REPORT

AGENDA ITEM NUMBER:

APPEAL UPDATE REPORT

APPEALS DETERMINED

Appeal against the refusal of outline planning permission for the erection of two semi-detached houses (DM/17/03494/OUT).

An appeal against the refusal of permission for the above development was received on 1st June 2018. The application was refused under delegated powers for the following reason:

'The proposal does not generally support sustainability objectives of paragraphs 17 and 35 of the NPPF with regard to the potential for reducing greenhouse gas emissions and locating development where sustainable modes of transport for the movement of people can be exploited. Therefore this is not a sustainable location for a dwelling.'

The appeal was dealt with by way of written representations and an unaccompanied site visit.

The Inspector considered the main issue to be whether the proposal would provide a suitable location for housing having regard to the accessibility of services and employment.

He noted that both parties agreed that the site cannot be regarded as isolated given its relationship with existing development but recognised that East Hedleyhope has few facilities and no shops, schools or employment opportunities. The infrequent bus services were also noted and the Inspector felt that the site could not be described as being well served by public transport and that the opportunities for walking and cycling were extremely limited. As such the Inspector found that the development would be poorly connected by sustainable transport modes to services and employment opportunities in other settlements. The development was considered to conflict with policies that require new development to be located where people

have easy access to transport, employment and services in order to reduce the need for additional car journeys and conserve energy.

The Inspector concluded that the proposal would conflict with development plan policies as outlined above and that the importance of planning for climate change and promoting sustainable transport is recognised by the NPPF. He felt that the proposed additional two units would make little difference to the overall supply of housing and that there would be limited social and economic benefits.

The appeal was dismissed.

Report prepared by Fiona Clarke, Principal Planning Officer.