

## 1.0 RECORD OF PLANNING APPEALS SUBMISSIONS AND DECISIONS

This report provides a schedule of all newly submitted planning appeals and decisions received, together with a brief summary of the Secretary of State's reasons for the decisions.

### 2.0 NEW APPEALS RECEIVED

An appeal has been submitted to the Secretary of State against the decision of the City Council to refuse planning permission, at its meeting held on 17<sup>th</sup> April 2012, for the erection of 387 dwellinghouses, provision of public open space, formation of 2 playing fields, landscaping and associated infrastructure at site of Parson Cross Centre, Remington Road and land at Montenev Road and Morrall Road (Case No 11/02168/FUL).

### 2.0 APPEAL DECISION

An appeal has been allowed against the decision of the City Council to refuse planning permission, under delegated authority, for the erection of detached living accommodation in the back garden for use as a granny flat at 166 Oldfield Road (Case No 12/00080/FUL).

#### Officer comments:

The Inspector considered that the proposed building was of an appropriate design and would not harm the living conditions of the occupiers of neighbouring properties. The main issue was the concern that the "granny bungalow" would be self contained and capable of being occupied independently and so should be treated as a separate dwelling constituting an overdevelopment of the site and harming the privacy and prospect of the host dwelling.

The Inspector found that the proximity and juxtaposition of the existing and new bungalows would seriously impinge on the privacy of residents in either dwelling. Much of the comings and goings from either dwelling would be under casual surveillance from the other dwelling at particularly close quarters. However, the Inspector considered that such harmful effects may

be absent where the occupier of the new dwelling would be “friends and family” and where the effects of a new dwelling would be unacceptable, it may be appropriate to impose a condition restricting the use of the new dwelling to be ancillary to the existing dwelling. The Inspector considered that such a restriction would be appropriate in this case and accordingly granted planning permission subject to this condition.

### 3.0 RECOMMENDATIONS

That the report be noted

David Caulfield  
Head of Planning

31<sup>st</sup> October 2012