

**APPEAL BY MR P SHAW AGAINST THE DECISION OF THE COUNCIL TO REFUSE  
OUTLINE PLANNING PERMISSION FOR A RESIDENTIAL DEVELOPMENT COMPRISING  
THE ERECTION OF UP TO 4 NO. DETACHED DWELLINGS ON LAND TO THE REAR OF  
FIELD HOUSE AND RETENTION OF EXISTING BUILDING FOR USE AS A DETACHED  
DWELLING AT FIELD HOUSE, SANDY LANE, NEWCASTLE-UNDER-LYME**

<b><u>Application Number</u></b>	<b>19/00365/OUT</b>
<b><u>LPA's Decision</u></b>	<b>Refused on 5<sup>th</sup> July 2019</b>
<b><u>Appeal Decision</u></b>	<b>Dismissed</b>
<b><u>Date of Decision</u></b>	<b>29<sup>th</sup> June 2020</b>

**Appeal Decision**

The Inspector identified the main issues to be the effect of the development on the character and appearance of the area and the living conditions of adjoining occupiers.

The Inspector considered that the development would appear excessively dense in its surroundings and harmfully out of keeping with the established pattern of development along this side of Sandy Lane. He concluded that the development would significantly harm the character and appearance of the area and would be contrary to Policy H7 of the Local Plan, Policy CSP1 of the Core Spatial Strategy and the guidance in the Urban Design SPD.

With regards to living conditions the Inspector considered that the traffic associated with 4 additional dwellings would be relatively light and concluded that the development would not significantly harm the living conditions of adjoining occupiers with regards to noise and disturbance.

The planning decision setting out the reasons for refusal and the appeal decision in full can be viewed via the following link;

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/00365/OUT>

**Recommendation**

That the appeal decision be noted.