

**APPEAL BY MRS S MASSEY AGAINST THE DECISION OF THE COUNCIL TO REFUSE
OUTLINE PLANNING PERMISSION FOR THE ERECTON OF A DETACHED DWELLING
AT LAND AT ROEBURNDALE, LEYCETT LANE, MADELEY HEATH**

<u>Application Number</u>	21/00484/OUT
<u>LPA's Decision</u>	Refused on 9th July 2021
<u>Appeal Decision</u>	Allowed
<u>Date of Decision</u>	31 January 2022

Appeal Decision

The Inspector identified the main issue as whether the development would be inappropriate development in the Green Belt. The conclusions of the Inspector are summarised as follows:

- The appeal site has a clear relationship with the immediate built-up stretch of Leycett Lane, and therefore there is no doubt that the site is part of a built-up frontage which is within the envelope of the village.
- The size of the appeal site and the gap within this built-up frontage is modest and the proposal is for a single dwelling whose layout respects that of the existing built form along this part of Leycett Lane. There is no reason why the proposal would not constitute limited development that complements the surrounding pattern of built form.
- The proposal therefore constitutes limited infilling in a village and thus would not be inappropriate development in the Green Belt.
- The proposed development would comply with the development plan and there are no material considerations worthy of sufficient weight that would indicate a decision otherwise than in accordance with it. The appeal should therefore be allowed.

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/21/00484/OUT>

Recommendation

That the appeal decision be noted.