

MIDGHAM 13/00318 Pins Ref 2200386	Vista, Birds Lane, Midgham Mr and Mrs Holdway	Erection of a bungalow	Delegated Refusal	Dismissed 23.10.13
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The Inspector considered that the main issues were whether the bungalow would be sustainably located, the effect on the character and appearance of Birds Lane and the effect of the bungalow on the living conditions of occupants and the occupants of neighbouring properties with regard to privacy, noise and disturbance.

The Inspector noted that paragraph 55 of the NPPF encourages sustainable development in rural areas and housing located where it will enhance or maintain the vitality of rural areas. This is supported by Policies ADPP1 and HSG1 of the Local Plan, which seek to guide development to towns and better serviced villages. The Inspector noted that due to the lack of public transport and services in the immediate area, meaning that the future occupant would be substantially reliant on the private car, and a lack of identified need for small scale accommodation in the area, the proposed bungalow would not meet with the objectives of policy in respect of the sustainable location of new residential development.

The Inspector concluded that due to the limited views of the site and surrounding screening the proposed works would not have a harmful effect on visual amenity. Similarly, due to the relative privacy of the location the Inspector concluded that there would not be a harmful impact on neighbouring properties in terms of loss of privacy and disturbance caused by the intensification of use of the building on site as a dwelling.

However, due to the location being deemed not to meet with the requirements of policy in respect of the sustainable location of new residential development the Inspector concluded that the appeal should not succeed.