

Reference number: 15/507259

Attached to this update is an appeal decision letter on a case relating to land at Reeds Wood, Cox Street, Detling. This case is similar in that it sought to rely on paragraph 55 of the NPPF in terms of design quality.

The reasons why planning permission was refused for Reeds Wood, Cox Street, were also similar to those recommended by officers in relation to Rock House. The reasons included that the design was not of such exceptional quality that it justified granting permission as a departure from normal policy as provided for in paragraph 55 of the NPPF. A further reason was that the proposed dwelling would occupy an unsustainable location remote from facilities and services including access to public transport and lead to reliance on the use of private car to access services.