

Report to Planning and Licensing Committee



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| Date of Meeting | 30 th May 2018 |
| Portfolio | Councillor Daalat Ali Cabinet Member for Planning & Housing |
| Report Author | Neil Harkin |
| Public/Private Document | Public |

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| Application: 17/01233/HOUS | Township: Pennines | Ward: Wardle and West Littleborough |
| Appeal reference: APP/P4225/D/18/3192602 | | |
| Site Address: 5 Shore Fold, Littleborough, OL15 8HA | | |
| Proposal: Single storey side and front extension to dwelling | | |
| Applicant: Mr G B Heyworth | | Agent: Mr David Harwood |
| Decision level: Delegated (subject to call up) | | |
| Planning Inspectorate Decision: Appeal dismissed – 9 th April 2018 | | |
| <ul style="list-style-type: none"> – The application was refused on the grounds of inappropriate development in the greenbelt as the proposed extension was disproportionate addition over and above the size of the original dwelling. Furthermore the design of the extension was incompatible with the host dwelling and would detract from its historic and architectural qualities and result in a building significantly out of character with the Green Belt context. – The Inspector identified inconsistencies in the approach taken in the Council's SPD in determining what would be considered a disproportionate addition in relation to the guidance set by the National Planning Policy Framework. The Framework states that extensions are not considered inappropriate development within the greenbelt unless they result in a disproportionate additions over and above the size of the 'original building', whereas the SPD makes reference to 'original dwelling' when assessing what would be a disproportionate. As the original building was a pigsty and not a dwelling the Inspector attached greater weight to Core Strategy Policy G4 and the NPPF as they better reflect the aims of the greenbelt. The Inspector concluded that the proposed extension, when added to earlier extensions would result in a significant increase in footprint and volume over and above the original building and as such would be inappropriate development within the greenbelt. – The Inspector determined that the proposed extension would not be widely visible from Shore Fold however would be visible from long range views from properties in the valley below. In addition the proposal would result in a material loss of openness to the greenbelt which would conflict with saved UDP Policy G/D/2 and the NPPF. – Finally the Inspector concluded that proposed extension would be a modest and subordinate addition which would add visual interest to the host building and the choice of materials would help assimilate the extension to its surroundings. Therefore the Inspector disagreed and considered the extension would be acceptable in terms of its scale, height, massing and layout. – Accordingly, the first refusal reason was upheld and the appeal was dismissed. | | |

