

Report to Planning and Licensing Committee



Date of Meeting	5 <sup>th</sup> March 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Ryan Killeen
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<b>Application:</b> 19/00616/HOUS	<b>Township:</b> Middleton	<b>Ward:</b> East Middleton
<b>Appeal Reference:</b> APP/P4225/D/19/3232372		<b>Decision level:</b> Delegated
<b>Site Address:</b> Dane House, William Street, Middleton, M24 2JT		
<b>Proposal:</b> Erection of a single storey outbuilding within front driveway to provide annexe accommodation		
<b>Applicant:</b> Daniel James & Maria Hughes		<b>Agent:</b> Emery Planning
<b>Planning Inspectorate Decision:</b> Appeal Dismissed – 14/02/2020		
<ul style="list-style-type: none"> <li>– The application for an annexe building on the front driveway of the property was refused as its siting and design would not only harm the setting of the neighbouring Grade II* listed building (Tonge Hall) and negatively impact upon views of this building, but would also harm the significance of Dane House. In addition, the proposed building would result in an overly prominent addition of poor design and be out of keeping with the main house, which is considered as a Non-Designated Heritage Asset (NDHO), and the neighbouring Grade II* listed building. The less than substantial harm to the setting of the Grade II* listed Tonge Hall would not be outweighed by any public benefits.</li> <li>– The Inspector agreed with the Council that the design and materials of the proposed annexe would detract from and therefore harm the character and appearance of the host property.</li> <li>– Whilst the inspector acknowledged the setting of Tonge Hall had been greatly altered over time, and that the appellant considers the setting to contribute very little to its significance, the Inspector considered that the development would still cause less than substantial harm to the significance of a designated heritage asset, where no public benefits had been proposed to outweigh this harm.</li> <li>– It is noted that the Inspector did not consider Dane House to be a NDHO, as no details or evidence to support this had been provided.</li> <li>– The inspector concluded that certain aspects of the design would not harmonise with the host dwelling, which would consequently be harmful to the character and appearance of the dwelling as well as being harmful to the setting and views of Tonge Hall, to which no public benefit was identified.</li> </ul>		