

Report to Planning and Licensing Committee



Date of Meeting	6 August 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Jessica Fearon
Public/Private Document	Public

Application: 19/01365/HOUS	Township: Middleton	Ward: South Middleton
Appeal Reference: APP/P4225/D/20/3249118		Decision level: Delegated
Site Address: 24 Mount Road, Middleton, M24 1DZ		
Proposal: Single storey rear extension including demolition of existing rear extension together with installation of ground floor window to side elevation		
Applicant: Ian Scott		Agent: Viktoria Klimentova at Guy Taylor Associates
Planning Inspectorate Decision: Appeal Dismissed – 28 th July 2020		
<ul style="list-style-type: none"> – The council refused to grant planning permission for the single storey rear extension on the basis that it would cause less than substantial harm to the setting of this non-designated heritage asset and it would limit the amount of light to the property itself. – The inspector agreed that the replacement extension would dominate the rear elevation of the building and the existing bay window. It was further agreed that the increased height of the extension would fail to respect the proportions of the building. The design of the windows of the proposed extension would add to the extensions incongruity. As such the inspector agreed that the extension would detract from the form, design and architectural interest of the building. – The inspector agreed that the single storey extension would result in harm to the significance of the non-designated heritage asset. – In addition to the above, the inspector agreed that due to the size of the extension in height, width and length it would appear overbearing on the bay window that serves the dining room. This would cause the loss of light and the quality of living space would be eroded. – The previous permission was noted but as it was much smaller in width and height and retained the original ground floor window it was considered to carry limited weight in the consideration of this appeal. – On the basis that the proposal would result in less than substantial harm to the character and design of the original dwelling/non-designated heritage asset, and the loss of amenity to the dwelling, the Inspector dismissed the appeal. 		