

Report to Planning and Licensing Committee



Date of Meeting	1 st October 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Rachel Carney
Public/Private Document	Public

Application: 19/00949/HOUS	Township: Pennines	Ward: Wardle and West Littleborough
Appeal Reference: APP/P4225/D/19/3244001		Decision level: Fully Delegated
Site Address: 23 Tarnside Close		
Proposal: Two storey side and single storey front extension and replacement window on front elevation		
Applicant: Mr James Parker		Agent: Mr Paul Healey
Planning Inspectorate Decision: Appeal Dismissed – 8 September 2020		
<ul style="list-style-type: none"> – The Council refused the application due to the overbearing impact it was considered that the development would have on no. 25 Tarnside Close and because of the impact the development would have on the street scene. – The Inspector did not consider that the overall scale of the extended property would be harmful to visual amenity but he did agree that proposed gable extension would unbalance the property. The gable extension when combined with the full height window to the front elevation would result in the property having an unusual appearance in the context of the surrounding area. In this respect the Inspector concluded that the scale and design of the proposal would be detrimental to the character and appearance of the host property and the area. – The Inspector agreed that the extension would be harmful to the residents of no. 25 Tarnside Close by restricting the outlook from the rear windows and having an overbearing impact on the garden. The Inspector acknowledge that an amended scheme may address concerns of amenity in respect of this property. 		