

Report to Planning and Licensing Committee



Date of Meeting	21 January 2021
Portfolio	Councillor John Blundell, Cabinet Member for a Thriving Economy
Report Author	Rachel Carney
Public/Private Document	Public

Application: 20/00469/HOUS	Township: Pennines	Ward: Milnrow & Newhey
Appeal Reference: APP/P4225/D/20/3257762		Decision level: Delegated
Site Address: 12 Birchinley Manor, Birchinley Lane, Milnrow, OL16 3DG		
Proposal: Single storey rear extension		
Applicant: Mr & Mrs Aaron Stott		Agent: Mrs Caroline Tamworth
Planning Inspectorate Decision: Appeal Dismissed – 1st December 2020		
<ul style="list-style-type: none"> – The application was refused due to the scale and design of the extension which would result in less than substantial harm to the setting of the adjacent Grade II* and Grade II listed buildings. – The Inspector advised that the proposal would appear as a stark modern addition which, along with its scale, would be a marked contrast to the more traditionally formed listed buildings and detract from the significance of their setting. – The Inspector confirmed that views of the site from the adjacent public right of way would further serve to demonstrate the uncomfortable relationship between the proposal and the significance of the listed buildings – The Inspector found that public benefits would not outweigh the less than substantial harm caused to the setting of the listed buildings and the appeal was dismissed. 		