

Report to Planning and Licensing Committee



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

Application: 17/01179/FUL	Township: Pennines	Ward: Littleborough Lakeside
Appeal Reference: APP/P4225/W/20/3256043		Decision level: Delegated
Site Address: Whitfield Barn, Calderbrook Road, Littleborough, OL15 9NP		
Proposal: Change of use and conversion of existing barn and outbuilding to form a new dwelling including part rebuilding of existing storage buildings and extension to existing dwelling - Resubmission of 18/01061/FUL		
Applicant: Mr Nigel Bishop		Agent: PA Dust Architect
Planning Inspectorate Decision: Appeal Dismissed – 21 st December 2020		
<ul style="list-style-type: none"> – The application was refused due to the proposal representing inappropriate in the Green Belt due to the fact that the barn is structurally unsound and incapable of conversion without major reconstruction. The application was also refused because the proposed design failed to give sufficient regard to the historic and agricultural context of the site and would result in unacceptable harm to visual amenity and cause less than substantial harm to the setting of the adjacent Grade II listed building and non-designated heritage assets. – The Planning Inspector agreed that works to the barn would be so extensive that they would be beyond what can be considered as a conversion. The Inspector confirmed that the buildings are not of permanent and substantial construction and as such the proposal represents inappropriate development in the Green Belt and result in a loss of openness. The Inspector also agreed that the site comprises previously undeveloped land. – The Inspector also found that the proposed alterations would over-domesticate the building and that the extent of rebuilding works would result in the loss of the building's simple form, causing harm to the character and appearance of the host building and wider area, impacting considerably on the significance of the non-designated and designated heritage assets. – The Inspector found that there were no very special circumstances or public benefits associated with the development sufficient to outweigh the identified harm and the appeal was dismissed. 		