

Report to Planning and Licensing Committee



Date of Meeting	18 March 2021
Portfolio	Councillor John Blundell, Cabinet Member for a Thriving Economy
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Public/Private Document	Public

Application: 20/00508/FUL	Township: Middleton	Ward: East Middleton
Appeal Reference: APP/P4225/W/20/3258277		Decision level: Delegated
Site Address: Land at rear of Hillside Drive, Middleton M24 2LS		
Proposal: Erection of one bungalow including erection of retaining wall and provision of associated landscaping works - Resubmission of 19/01224/FUL		
Applicant: Mr Glynn Meredith		Agent: Civitas Planning Ltd
Planning Inspectorate Decision: Appeal Dismissed		
<ul style="list-style-type: none"> - The application was refused on the basis that the proposed development would constitute backland development that would be out of context with the form and pattern of residential development in the area and which would not result in a satisfactory standard of design and visual appearance or legibility. In addition, no public benefits were demonstrated that would outweigh the identified less than substantial harm to the Middleton Town Centre Conservation and the Grade II* listed Old Grammar School. - The Inspector agreed with the Council that the partial redevelopment of the total site would not provide an attractive layout and would represent poor design that would be detrimental to the character and appearance of the area. - The Inspector also noted that the materials detailing of the proposed dwelling, which was designed to reflect the listed building, would serve to increase the prominence of the building and its incongruity with its immediate setting. - Additional harm to the setting of designated heritage assets was identified in relation to the proposed gabion basket retaining wall as the stepped nature would accentuate its appearance as a 'man-made non-natural' feature. - The Inspector noted that whilst there would be some short term benefits to the local economy through construction, as the proposal was for a single dwelling the contribution to housing supply and the economic and social benefits would be limited. - The Inspector noted that the dwelling would provide a new home for the appellant and their family, but this would form a private benefit which would not benefit the wider public. - On the basis that the Inspector found that the appeal scheme would fail to preserve the setting of the listed Old Grammar School, the character and appearance of the Middleton Town Centre Conservation Area and the character and appearance of the surrounding residential area, the appeal was dismissed. 		