

Report to Planning and Licensing Committee



Date of Meeting	24 June 2021
Portfolio	Councillor John Blundell, Cabinet Member for a Thriving Economy
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Application: 21/00957/FUL	Township: Pennines	Ward: Littleborough Lakeside
Appeal Reference: APP/P4225/W/20/3265424		Decision level: Delegated
Site Address: 1 Stoney Head, Higher Calderbrook Road, Littleborough, OL15 9NH		
Proposal: Conversion of stable block and garage, including alterations to fenestration, to create detached residential dwelling with associated access, vehicle parking, private amenity space and landscaping		
Applicant: Mr Steven Kershaw		Agent: Mr Dan Ingram
Planning Inspectorate Decision: Appeal Dismissed – 21 st April 2021		
<ul style="list-style-type: none"> – The application related to conversion of garage and stable block of which the Local Planning Authority considered the construction had not been completed and the use not implemented. The Local Planning Authority therefore considered that the development was tantamount to a new dwelling, which constituted inappropriate development in the Green Belt, which is harmful by definition. The application site was also in an unsustainable location and the proposal comprised a poor design and inappropriate materials. No very special circumstances were identified to outweigh the harm to the green belt and the other identified harm. – The Planning Inspectorate agreed that the application site was not in a village location and as such could not benefit from the exception to inappropriate development in the Green Belt which allows infill development. The Inspector also agreed that the location was unsustainable, being isolated from services, facilities and public transport. – The Inspector accepted that the building on site is not complete or constructed in accordance with approved plans. Nevertheless, although he accepted the application site comprised an unauthorised building with an unauthorised use, he noted that building is of permanent and substantial construction and therefore considered the acceptability of its change of use. – The Inspector noted that although the building would not be extended, the external alterations, including the provision of a large expanse of glazing, would result in the building appearing more conspicuous on site. This alongside the off street parking provision, increased activity and associated domestic paraphernalia at the site would have a greater visual impact on openness than the existing building and conflict with the Green Belt purpose of safeguarding the countryside from encroachment. – The Inspector also considered that the proposed dwelling would not be in keeping with the surrounding built environment which is characterised by traditional stone built properties. He noted that whilst the design and materials might have been high 		

quality for its originally intended use (garage and stables), it does not mean that they are acceptable for a dwelling. The Inspector stated that the proposal would not be sympathetic to its surrounding environment and would harm the character and appearance of the area.

- The Inspector concluded that the proposal would comprise inappropriate development in the Green Belt resulting in a loss of openness. The proposal would also result in harm to the rural character and appearance of the area and not be sited in a sustainable location. He concluded that there were no other considerations to outweigh the harm caused and the appeal was dismissed.