

17. PLANNING APPEALS (A.1536/AMC)

1. APPEALS LODGED

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/1014/1051 2229724	Ground floor extension and first floor extension to the Sycamores, Main Street, Winster, DE4 2DJ	Householder Appeal	Delegated
NP/DDD/0914/0997 3001876	Proposed 6 one bedroomed flats at Endcliffe Court, Ashford Road, Bakewell, DE45 1GT	Written Representations	Committee

2. APPEALS WITHDRAWN

There has been one appeal withdrawn during this month.

2225113 ENF 12/0042	Erection of a building and use as a dwelling house at Sheffield Pet Crematorium, Hollow Meadows, Sheffield, S6 6GL	Enforcement	Delegated
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3. APPEALS DECIDED

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/0314/0277 2228735	Conversion of the Old Smithy to holiday accommodation at The Old Smithy, Commercial Road, Tideswell, Derbyshire, SK17 8NU	Written Representations	Dismissed	Delegated

The Inspector felt that proximity to properties to the east, the increased height of the roof and introduction of side facing windows would be harmful to the living conditions of neighbouring residents through a loss of outlook and privacy. Consequently, the proposal conflicts with Core Strategy policy GSP3 and Local Plan Policy LC4 which, amongst others, are concerned with the impact of development on the living conditions of communities and the amenity and privacy of nearby properties. For the same reasons it is also contrary to one of the Core Planning Principles of the Framework which seeks to secure a good standard of amenity for both existing and future occupants of land and buildings. The Inspector also took into account comments that the extension and alteration of the appeal property is required to make the project viable, and that the scheme would provide holiday accommodation in a popular tourist area, however, none of these factors justified granting planning permission given the harm, so the appeal was therefore dismissed by the Inspector.

NP/K/0214/0165 22266533	Change of Use of an Existing Barn from Agricultural to Residential, in Addition to Alterations and Extension to an Existing Farmhouse at Royd Farm, Royd Road, Meltham, Holmfirth, HD9 4BG	Written Representations	Dismissed	Delegated
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The Inspector dismissed the Appeal on the grounds that the development would detract unacceptably from the valued characteristics of the site, undermining the manner in which it sits in its surroundings, and so failing to conserve the landscape and cultural heritage of the National Park. It would also conflict with Policy GSP3 in the Core Strategy, Local Plan Policies LC4, LH4 and LH6, and the Framework and as such would lead to an erosion of the rural character of the traditional farmstead and that part of the Park.

NP/DDD/0314/0272 2226601 (Listed Building)	Removal of existing window and replacement by a breakfast bar at The Nook, King Street, Bakewell DE45 1DZ	Written Representations	Allowed	Committee
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The main issue in this case, was whether the works that had been completed preserved the special architectural/historic interest in the Grade II Listed Building. The Inspector concluded that the works did not harm its significance as a heritage asset and were not contrary to the Framework, so therefore allowed the Appeal

4. **RECOMMENDATION:**

That the report be received.