

12. HEAD OF LAW REPORT - 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/S/1218/1131 3224901 (Listed Building)	Repairs and amendments to the garden retaining wall, internal amendments and attic conversion at Yew Trees Farm, Bolsterstone	Written Reps	Delegated
NP/S/1218/1300 3224986	Repairs and amendments to the garden retaining wall, internal amendments and attic conversion at Yew Trees Farm, Bolsterstone	Written Reps	Delegated
NP/S/0518/0387 3220720	Conditions attached to planning granted for Proposed attic conversion, extension to single storey kitchen/porch and refurbishment/conversion of outbuildings to form accommodation ancillary to dwelling at 7 Ringinglow Village, Ringinglow	Written Reps	Delegated
NP/S/0518/0388 3220719 (Listed Building)	Conditions attached to planning granted for Proposed attic conversion, extension to single storey kitchen/porch and refurbishment/conversion of outbuildings to form accommodation ancillary to dwelling at 7 Ringinglow Village, Ringinglow	Written Reps	Delegated

2. APPEALS WITHDRAWN

No appeals have been withdrawn this month.

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/0418/0311 3208241	Single Storey Extension to Laburnam House,	Written Reps	Dismissed	Delegated
NP/DDD/0418/0313 3208245 (Listed)	Main Street, Great Longstone			

The Inspector considered that the proposals would erode the plan-form of the building and diminish its evidential interest and architectural significance, and that the appeal scheme, taken together with the former extensions would serve to overwhelm the host property. Although the scheme would not be widely publicly visible, the proposed works and development would fail to preserve the character and appearance of the conservation area. The appeals were therefore dismissed.

NP/DDD/0718/0629 3214930	Removal or variation of 3 conditions related to planning permission 0116/0060 to Renovate house and rear garden, remove existing porch to form new smaller one and change of use of highway to garden at Newburgh House, Netherside, Bradwell	Householder	Allowed with conditions	Delegated
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The Inspector considered that the proposal would not have an adverse effect on the character and appearance of its surroundings and did not harm the significance of the conservation area, nor detract from the host buildings and the wider setting. The Inspector in allowing the appeal, removed one of the disputed conditions as it was no longer relevant, and modified the other two. The other conditions related to the planning permission remain relevant and were not disputed by the appellant.

NP/DDD/0518/0435 3219940	Alterations and extension to a domestic dwelling without complying with a condition attached to permission granted in 2017 to protect the residential amenities of the nearby properties to Gate Close, The Fold, Stoney Middleton	Householder	Allowed with conditions	Delegated
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The Inspector considered that the condition was unnecessary and its removal would not cause significant harm to the privacy and living conditions of the occupiers of the nearby property. The proposal would also be in accord with GSP3 of the Core Strategy, LC4 of the Local Plan as well as the Design Guide and national guidance in the NPPF, all of which seek to ensure that development protects the amenity of neighbouring properties and encourage high quality design. The appeal was therefore allowed.

4. **RECOMMENDATION:**

That the report be received.