DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00488/FUL	Rachel Carney	24 June 2019

Address: Long Lees Farm Cottage Todmorden Road Littleborough OL14 6UR

Proposal: Change of use of holiday cottage to single dwelling including two storey side extension

PUBLICITY	**Weekly list expired?**	y	**Site notice expired?**	y
	Neighbour letters expired?	y	**Press Notice expired?**	n/a

DELEGATION	**Significant departure from local plan?**	n	**Contrary to national policy?**	y
	Applicant a Council Member or officer?	n	**Contrary to previous decision?**	n
	Major with 10 or more objections and recommending approval?	n	**Called in or Planning Panel objection?**	n

COMMENTS	**Planning Panel comments received?**	n
	Neighbour comments received?	n

EIA	**Screening opinion completed and saved to Onbase?**	n/a

CONDITIONS	**Pre-commencement conditions proposed?**	n
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	REFUSE

CHECKED AND SIGNED OFF BY: DR **DATE: 28/06/2019**

SITE

The application relates to an existing holiday cottage that is sited to the south of Long Lees Farm which is set on an unmade road to the east of Todmorden Road and accessed via a bridge over the Rochdale Canal. The cottage is a two storey building which is a former farmhouse granted planning permission in 2003 for refurbishment and extension to provide a holiday cottage. Since provision of the holiday accommodation, an unauthorised change of use of the surrounding land has

taken place to provide associated curtilage and this comprises a lawned garden to the rear and side, containing children's play equipment, two sheds and a washing line. Hardstanding is also provided to the front and side and this includes a parking space to the side.

Information with the application states that the property has been occupied permanently as a single dwelling house since March 2015.

PROPOSAL

The application proposes the change of use of the property and surrounding land from a holiday cottage to a single dwelling house. A two storey side extension is also proposed. It is noted that a holiday cottage and dwelling house fall within the same use class and therefore it is unclear why the agent has submitted an application for change of use. The most appropriate application would be an application to remove condition 3 of planning permission 03/D42596.

Information submitted with the application states that the property has been occupied permanently as a single family dwelling since March 2015. No evidence has been submitted to support this claim other than a valuation banding from the VOA, which does not provide evidence of occupation.

The proposed extension would be constructed to the east side of the property and cover the full depth of the existing building, that being 9.155m. The width of the extension would be 4.065m and it would be two storey in height, measuring 4.1m to the eaves and 6.0m to the ridge. The extension would also include front and rear dormers which would replicate the dormer design seen elsewhere on the property, with the dormers being pitched roof in design and having their front elevations extending up flush with the eaves of the property.

Internally the extension would provide additional living accommodation comprising a dining room, and utility/store to the ground floor, along with two bedrooms and a bathroom to the first floor.

The plans indicate that the extension would remove one of the off street parking spaces but the two spaces, as marked on the plans to the front of the property would be retained. It is noted that the two marked spaces to the front of the property are currently not provided on site.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

C1 Delivering the right amount of housing in the right places
C3 Delivering the right type of housing
C6 Improving health and well being
P1 Improving image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
G4 Protecting green belt land
G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity

G9 Reducing the impact of pollution
T2 Improving accessibility
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/2 Green Belt

Supplementary Planning Documents (SPD):
Supplementary Planning Document 'Guidelines and Standards for Residential Development'

RELEVANT SITE HISTORY

02/D41047 – Change Of Use And Extension To Existing Building To Form Dwelling House - Withdrawn
03/D41859 – Refurbishment And Extension Of Former Farmhouse To Form Self Catering Holiday Accommodation - Refused
03/D42596 – Refurbishment And Extension Of Former Farmhouse To Form Self-Catering Holiday Accommodation - Approved
06/D47870 – Removal Of Condition 03 Of Planning Permission D42596 For Premises To Only Be Used As A Holiday Cottage – Refused and dismissed at appeal (ref APP/P4225/A/07/2037072)

CONSULTATION RESPONSES

Highways And Engineering - We have no objections to this proposal. The property is removed from the highway and the changes proposed are unlikely to have any noticeable impact on the highway.

Second highway comments

It is apparent onsite that the parking spaces identified on plan are not currently accessible on site.

Whilst this site remains removed from the highway it is possible that vehicles associated with this development would block the lanes for access to other people's properties. This would no doubt be an inconvenience to neighbouring properties who would lose their existing amenity.

REPRESENTATIONS

The application has been publicised with a site notice, neighbour notification letters and a press notice. No letters of representation have been received in respect of this application.

ANALYSIS

The application site is located within the Green Belt as allocated in the Rochdale Unitary Development Plan Proposals Map. The National Planning Policy Framework, states that the Government attaches great importance to Green Belts. *The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.*

The NPPF identifies that the Green Belt serves five purposes:

- To check the unrestricted sprawl of large built-up areas;

- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. It does however list a number of exceptions to this, which include
c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Paragraph 146 of the NPPF also outlines forms of development that are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include:
d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
e) material changes in the use of the land

As outlined above, the application comprises two parts, the change of use of the property to provide a single dwellinghouse and the erection of a two storey extension.

Proposed Change of Use

As noted above, an application has been submitted to change the use of the property, however a dwellinghouse and holiday cottage are both C3 uses so the application is misguided in this respect. The correct form of application would be an application to remove the condition.

Information within the application states that the property itself has been used permanently as a single family dwelling since March 2015 and as such, the agent considers that the use is now established and immune from enforcement action. Evidence in the form of a letter from the Valuation Office Agency re - Council Tax: Notice of making a new entry in the valuation list, that is dated 10th January 2016 and includes and alteration date of 17th April 2015 has been submitted to support this claim. Whilst on the basis of this information alone it is clear that Council tax for a dwelling house has been due on the site since 2015 it is not known what evidence was submitted to the support this valuation and a holiday cottage would also be rated for the purpose of the VOA. Furthermore, this evidence alone is not sufficient to establish the lawfulness of the use, which can only be done through a Certificate of Lawful Development. However, it is noted that the permission for the original development included a condition restricting its use to that of a holiday cottage. The relevant period of immunity for a breach of condition is 10 years not 4 years as suggested by the agent.

Of particular relevance to this application however is application 06/D47870 – Removal Of Condition 03 Of Planning Permission D42596 For Premises To Only Be Used As A Holiday Cottage. This application was refused for the following reason;

The application site lies within the Green Belt where permission for the erection of new buildings will not be given, except in very special circumstances, unless they are for one of the purposes set out in Policy D/4 of the Unitary Development Plan for Rochdale ('the UDP'). Planning permission (D42596) for the refurbishment and extension of the building the subject of the present application for use as self-contained holiday accommodation was only given on the basis that it would increase the supply and choice of overnight tourist accommodation in the area and that such a benefit constituted very special circumstance which justified departing from the

normal policy of strict control within the Green belt and which would not prejudice the primary purposes and visual amenity of the Green Belt. The premises have no authorised private curtilage, and their use as a private dwelling house would inevitably lead to permanent encroachment into the Green Belt by the normal domestic accoutrements and clutter associated with such a use. This would adversely affect the openness of the Green Belt and constitute inappropriate development as identified in paragraph 3.12 of Planning Policy Guidance Note 2 – Green Belts.

The above application subsequently dismissed at appeal (appeal ref: APP/P4225/A/07/2037072). Within the appeal decision the Inspector agreed that the additional outdoor domestic clutter and accoutrements associated with a permanent dwelling, that would be apparent all year round, rather than on the usual seasonal basis for a holiday let, would have a greater impact on openness of Green Belt and that this would not be adequately controlled by way of a condition. The Inspector also noted that the very special circumstances for the original use comprised its tourism benefits. The Inspector concluded that to disregard the very special circumstances which justified the new building, would be tantamount to allowing, without justification, inappropriate development, harmful by definition, to the Green Belt. This, he stated would be unacceptable, and none of the matters put forward, with the application (to remove the condition) amounted to very special circumstances which would clearly outweigh the resulting harm.

In considering the current application, it is noted that PPG2 has been superseded by the NPPF, but the fundamental aims of Green Belt policy remain the same and as such, the principle matters remain. However, since dismissal of the appeal in 2006 it is clear to the LPA that unauthorised occupation of the building and unauthorised change of use of the land surrounding it in order to provide associated curtilage has taken place. It is not clear when this change of use of land took place and it does not appear to have occurred prior to the referenced appeal decision in 2006. As noted above, the correct process to establish the lawfulness or otherwise of unauthorised use is a Certificate of Lawful Development. The applicant's Design and Access Statement identifies that the building has been occupied in breach of the occupancy condition since March 2015 and alludes to 'a patio area to the west and a garden area to the south of the property, with parking provision to the north, but there is no indication as to when the change of use of the surrounding land occurred. As such, the Council's position is that both the occupation of the building and the use of the surrounding land are unauthorised. It is for the applicant to demonstrate, through the submission of a certificate of lawful development and appropriate evidence, to the contrary.

It is clear that the harm identified by the Inspector in 2006 appeal decision has arisen as a result of the unauthorised developments above. The unauthorised occupation as a dwellinghouse in breach of the condition, along with provision of residential curtilage and associated paraphernalia has a harmful impact on the openness and visual amenities of the Green Belt and is therefore inappropriate development in the green belt. It also undermines the very special circumstances presented in support of the original application.

In further considering the use of the 'curtilage' area it is noted that the land to the rear currently contains two sheds (one timber one metal) and substantial children's play equipment. The level of the land has also been raised through a substantial engineering operation and importation of materials. A retaining stone wall exists. No evidence has been submitted with the application to demonstrate when these alterations took place The structures are not in situ on Google aerial photos in March 2017 (a rear outbuilding is in situ on Google aerial photos dated June 2018) and in any event, the structures are constructed on the area of land where the unauthorised change of use has taken place.

As such, the LPA considers that use of the property as a dwellinghouse and the land, on a permanent basis, for a residential use, would harm the openness of the Green Belt and is therefore inappropriate development in the Green Belt and harmful by definition. Within the 2006 appeal decision the Inspector highlighted that the additional outdoor domestic clutter and accoutrements associated with a permanent dwelling, that would be apparent all year round, rather than on the usual seasonal basis for a holiday let, would have a greater impact on openness of Green Belt and that this would not be adequately controlled by way of a condition. The unauthorised occupation and use that have occurred since the Inspector's decision far exceed the level of harm that the Inspector could have foreseen at that time, given the engineering operation to create a level area of curtilage and the structures subsequently erected upon this land. The Inspector also noted that the very special circumstances for the original use comprised its tourism benefits. The Inspector concluded that to disregard the very special circumstances which justified the new building, would be tantamount to allowing, without justification, inappropriate development, harmful by definition, in the Green Belt. This, he stated would be unacceptable, and none of the matters put forward with the application (to remove the condition) amounted to very special circumstances which would clearly outweigh the resulting harm. This remains the case with the current application.

Proposed Extension

The other strand of this application is the proposed two storey extension. As outlined above, paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. It does however list a number of exceptions to this, which include;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The Council's SPD – Guidelines and Standards for Residential Development, paragraph 5.20 sets out that *"…in principle, extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948)."*

The Design and Access Statement submitted with the application has set out the proposed increases in floor space and volume. These are;

Existing footprint = 51.18 m2
Footprint of proposed extension = 37.22m2
New footprint = 88.4m2
Percentage increase in footprint = 72.71%

Existing volume = 314.75m3
Volume of proposed extension = 195m3
New volume = 509.75m3
Percentage increase in volume = 61.95%

From the above calculations it is clear that, notwithstanding that the occupation of the dwelling is in breach of condition, the above footprint and volume increase would be well over the normally accepted 35%. The proposed extension therefore comprises inappropriate development by virtue of disproportionate additions over and above the size of the original building.

The submitted Design and Access Statement acknowledges that the extension would appear as a disproportionate extension. It then however refers to section 3.9 of the Council's SPD – Guidelines and Standards for Residential Development, which states *"In determining whether a proposed development satisfies one of the exceptions above, consideration will be given to whether its siting, height, scale, design and use of materials proposed preserves the openness of the Green Belt."*

Reference is also made to paragraph 5.20 of the SPD which states *"…the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate".*

The Design and Access Statement continues in stating "…the existing structure is quite small and if an extension is limited to the 35% increase in floor space or volume it would not provide sufficient living accommodation for the applicant. The above policy was worded as such in particular reference to prevent larger properties from over-extending but also to allow smaller properties to be extended sufficiently to provide adequate living accommodation necessary for modern family life".

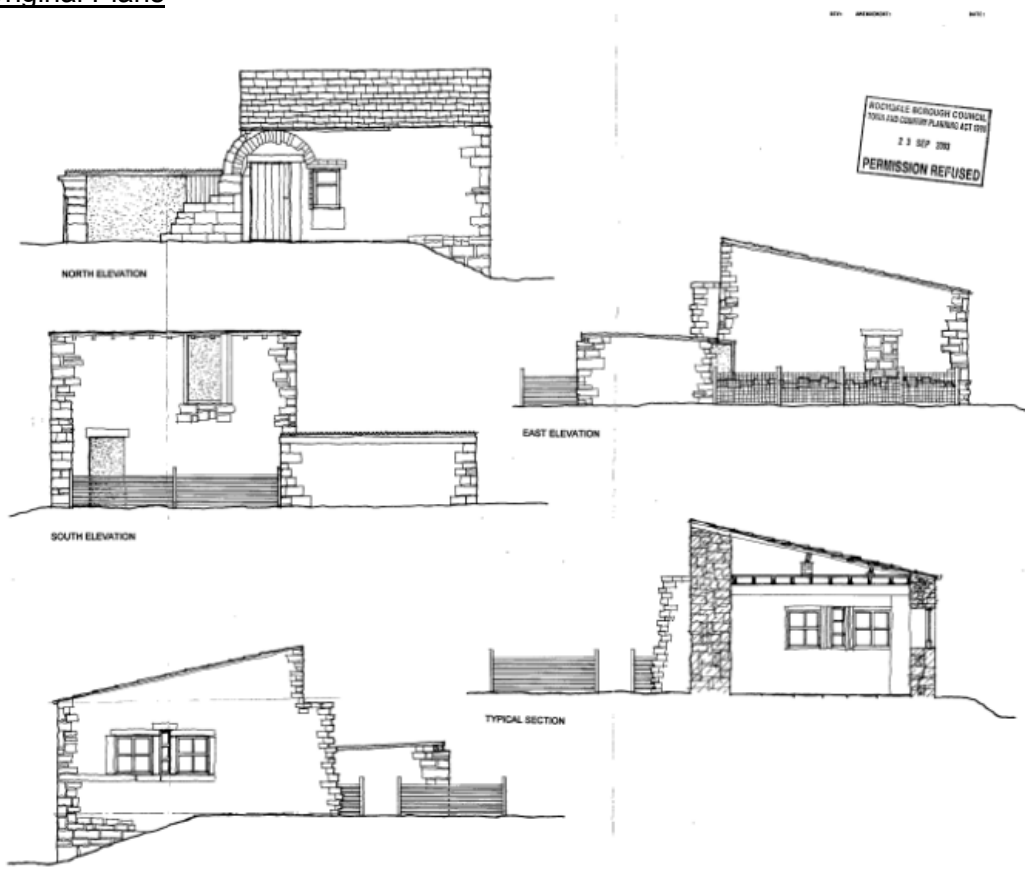
In considering this case by the applicant it is firstly noted that the statement in the Design and Access Statement that "The above policy was worded as such in particular reference to prevent larger properties from over-extending but also to allow smaller properties to be extended sufficiently to provide adequate living accommodation necessary for modern family life" has no policy basis and is instead merely conjecture by the applicant/agent. It is instead, considered by LPA, that this statement is to allow a case by case assessment into the impact a development would have upon the openness of the Green Belt and to allow a small degree of flexibility.

In the case of this application, the proposed increases, both in volume and footprint, are considerably over the normally accepted 35% and visually these increases would result in a prominent two storey addition (with dormers). The LPA accepts that being sited to the east elevation of the property, views of the extension would not be as apparent as if the extension was sited to one of the other elevations. However, views of the extension would still be clear and available, particularly from the adjacent public right of way and from land to the north and the visibility or otherwise does not alter the fact that the extension is a disproportionate addition and harmful to the Green Belt by definition. Furthermore, although the extension would be sited to the opposite side of the property than the nearby main road (Todmorden Road), as the below site photograph demonstrates, the extension would still be visible from the west and would result in a clear and significant change to the scale of the property and its subsequent impact on openness.

Further considering the case put forward by the applicant it is considered that the personal circumstances of the applicant (a desire for additional living accommodation) do not comprise 'very special circumstances' to outweigh the harm to inappropriateness (and any other harm). It is recognised that the existing two bedroom accommodation is not large enough to accommodate many families, but its purpose was to provide holiday accommodation for tourism.

In further considering the acceptability of the proposed extensions it is also noted that the original application for the holiday cottage allowed significant extension and alteration of the original building on site (please see original plans below).

Original Plans



2019 Photograph



In other considerations it is noted that the existing and proposed plans indicate the provision of two off street parking spaces to the front of the property. However, after visiting the site it is clear that these two spaces are not currently provided and the area to the front of the property comprises a raised and walled area of land that is not accessible to vehicles (see site photo below).



It is noted that a car and tractor are parked close to the house, but they are not in the parking spaces show and appear to be, in part, outside of the red line. It is not known if these vehilces are parked in association with Long Lees Farm Cottage or if they are for another property, e.g. Long Lees Farm. Insufficient information has been submitted with the application to demonstrate how the proposed parking spaces would be provided and whether the works required to provide these spaces, which due to site levels would likely require an element of engineering operations, would comply with Green Belt policy.

Further assessing the acceptability of the proposal it is considered that regard should also be given to the unauthorised development within the curtilage. This comprises two sheds and a substantial piece of children's play equipment. Planning permission has not be sought for these structures and as previously outlined, they are constructed on land which has undergone an unauthorised change of use.

It is noted that the application does not include these unauthorised structures and as such they cannot be included in any decision made by the Council. It is however noted that their presence further adds to development on the site and impacts on openness.

Summary of Green Belt

Further to the above, the use of the property as a dwellinghouse for permanent occupation, the erection of a two storey extension and the use of the land around the building as garden, comprises inappropriate development in the Green Belt that is

harmful by definition but also results in significant harm to the openness of the Green Belt. In addition, the LPA are unable to assess, due to the submission of insufficient information, the impact from the provision of the proposed parking spaces. The harm caused by inappropriateness and the subsequent impact on openness would not be outweighed by any 'very special circumstances' and the application as such would contrary to policy G4 of the Core Strategy and policy in the NPPF.

Visual amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

As outlined above, the application would have a harmful impact on the openness of the Green Belt due to the scale of the extension, which would appear as a prominent addition that would compete with the existing building on site. However, viewing the application outside of the Green Belt context it is noted that it has been designed to complement the style of the existing building, particularly in regards to the design of the front and rear dormers. In the right context, it is recognised that such extensions may be viewed as acceptable, however on this site the extension would appear overly large and prominent and not respect the character of the surrounding, relatively open landscape. The development would as such result in a dwelling that would appear overly large and prominent on the site and this would not respect the existing character of the area, contrary to policies P1, P2, P3 and DM1 of the Core Strategy and policy in the NPPF.

Further considering the impact on visual amenity it must again be noted that the existing parking layout shown on the plans does not exist on site and insufficient information has been submitted with the application to demonstrate how this would be provided. Without this information the Council cannot assess whether the provision of the parking spaces, which would require a change in levels, would be acceptable in terms of visual amenity.

In summary, whilst the proposed extension may be acceptable in isolation, when viewed in the context of the site it would provide an overly large and prominent addition that would fail to respect the existing character of the area. Insufficient information has also been provided to allow assessment of the proposed parking spaces. The application would have a harmful impact on visual amenity and be contrary to policy P1, P2, P3 and DM1 of the Core Strategy and policy in the NPPF.

Residential amenity

Policy DM1 of the Council's adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers.

In assessing the impacts on amenity it is recognised that the existing holiday cottage comprises an existing residential use on the site, although its occupation is controlled through condition. The impacts on residential amenity were assessed as acceptable at the time of the holiday cottages approval and whilst the current proposal includes provision of an extension, which itself requires assessment, the development would not materially alter the acceptability of the current relationship with the adjacent property, Long Lees Farm.

Further to the above are the considerations of the Council's Supplementary Planning Document (SPD)'Guidelines and Standards for Residential Development'. The SPD establishes that the following minimum space standards will be applied to all new residential developments and development which affect existing residential properties.

The current minimum standards for residential development are:

- 21m between directly facing principle windows of habitable rooms, at an upper floor level and 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.
- 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room.
- 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The existing holiday cottage building is positioned approximately 28m from rear elevation of Long Lees Farm and approximately (at its closest point) 7 metres from the curtilage of Long Lees Farm. It is noted that whilst the 28m clearly complies with the SPD guidance (distance between principal windows), there is an accepted relationship with the adjacent curtilage that permits a distance of less than the generally required 10.5m.

The proposed extension to the side (east) elevation would retain an acceptable distance of separation between the two properties and this would be reduced to approximately 27m. In regards to the distance to curtilage of Long Lees Farm, due to the sloping angle of the curtilage boundary, the extension would be sited, at its closest point, 10.5m from the boundary. This complies with the SPD guidelines and taking this into account alongside the existing use of the site, it is considered that the proposed extension would not result in any loss of amenity to neighbouring residents.

There are considered to be no further residential amenity considerations and in this regard, the application accords with policy DM1 of the Core Strategy.

Highway safety

Policy DM1 of the Core Strategy requires development to provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

To establish the impacts on highway safety consultations have been undertaken with Highway Services who have confirmed no objections to the application. Confirming that the property is removed from the highway and the changes proposed are unlikely to have any noticeable impact on the highway.

Whilst it is accepted that the proposed changes would not impact on the highway, as referenced above it has not been demonstrated within the application how the two off street parking spaces (or indeed any parking space) would be provided within the application site. The parking provision of two spaces is clearly acceptable and in compliance with the Core Strategy Parking Standards (appendix 5) which require a maximum provision of two spaces. However, any without clear details of how these would be provided, the LPA are not able, at this stage, to say that any acceptable parking spaces would or could be provided. It is also noted that if the parking spaces were to extend out of the area shown on the plans they may extend either; outside of the curtilage of the property or on to the adjacent rights of way (LitFp273, LitFp270, LitFp274)

Further to the above the application has failed to demonstrate that sufficient off street parking provision can be provided within the site. However, due to the isolation of the site from the highway the potential absence of parking could not be said to be harmful to highway safety. However, as referenced above, without full details of how the parking spaces could be provided within the site, it cannot be determined that the parking is acceptable in terms of green belt and visual amenity policy. The application is however acceptable in terms of highway safety and in accordance with policy DM1.

Summary

The application has applied for a change of use of the existing holiday cottage to a residential dwelling. However this is not the correct method to control occupancy, as a holiday cottage and dwelling house fall within the same use class and occupancy is controlled through 3 of planning permission 03/D42596. As such the most appropriate application to allow permanent occupation of the property as a dwellinghouse would be through an application to the above noted application.

Further to the above the use of the property as a dwellinghouse for permanent occupation, as well as the erection of a two storey extension and the use of the land around the building as garden comprises inappropriate development in the Green Belt that is harmful by definition but also results in significant harm to the openness of the Green Belt. The LPA are unable to assess, due to the submission of insufficient information, the impact from the provision of the proposed parking spaces. The harm caused by inappropriateness and the subsequent impact on openness would not be outweighed by any 'very special circumstances' and the application as such would contrary to policy G4 of the Core Strategy and policy in the NPPF. It is also contrary to policies P1, P2, P3 and DM1 of the Core Strategy and policy in the NPPF.

RECOMMENDATION **REFUSE**

1. The proposal, including the occupation of the cottage, the two storey extension and use of land surrounding the cottage, comprises inappropriate development in the Green Belt, which is harmful by definition. In addition, the extension would appear overly prominent on the site, failing to respect the existing character of the area. Furthermore, the proposal would have a significant harmful impact upon the openness of the Green Belt and the purpose of including land within it through encroachment. No very special circumstances exist to outweigh the harm identified. The proposal is therefore contrary to policies G4, P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2. Insufficient information has been submitted to demonstrate how the two off street parking spaces shown on drawing no. 2197.02 (Location plan, Existing and Proposed Site Plans) would be provided as they would be sited on a walled, raised area of land that is currently inaccessible to vehicles. Without the submission of full details of the parking spaces it cannot be established whether the works required to provide the parking spaces would fall within the exceptions to inappropriate development within the Green Belt and whether they would be acceptable in terms of their visual amenity. As such it cannot be established that any off street parking spaces can be provided as part of the development and any parking of vehicles associated with the use may extend beyond the curtilage of the site which would could result in landscape harm, parking that would obstruct the footpaths and further harm the openness of the Green Belt . The application is therefore contrary to policy G4, P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Procedure Statement – The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Notes for Applicant:

INFORMATIVE:
For the avoidance of doubt, this Decision Notice relates to the following drawings:-

- Location Plan, Existing and Proposed Site Plans – Drawing no. 2197.02
- Existing and Proposed Floor Plans and Elevations – Drawing no. 2197.01

Report Author Rachel Carney