

APPEAL BY MR & MRS BEESTON AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISSION FOR A SINGLE STOREY REAR EXTENSION AND PORCH AT WELLBANK COTTAGE, OLD ROAD, WRINEHILL

<u>Application Number</u>	20/00481/FUL
<u>LPA's Decision</u>	Refused on 6^h August 2020 under delegated authority
<u>Appeal Decision</u>	Dismissed
<u>Date of Decision</u>	19th November 2020

Appeal Decision

The Inspector identified the main issue to be whether the proposal would be inappropriate development in the Green Belt and if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposal.

The Inspector considered that the proposal would be a disproportionate addition over and above the size of the original building and as such was inappropriate development.

The Inspector concluded that there would be moderate harm to the Green Belt arising from loss of openness from a spatial perspective.

Other considerations in this case were considered, by the Inspector, to carry limited weight in favour of the proposal and therefore do not clearly outweigh the harm identified. Consequently, the very special circumstances necessary to justify the development do not exist and the proposal does not accord with policy.

For these reasons the appeal was dismissed

The planning decision setting out the reasons for refusal and the appeal decision in full can be viewed via the following link;

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00481/FUL>

Recommendation

That the appeal decision be noted.