



Planning Services

COMMITTEE REPORT

APPEAL UPDATE

DECISIONS RECEIVED:

APPEAL REF: APP/X1355/A/12/2178099

LPA REF: 7/2011/0489/DM

APPEAL AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE CONVERSION OF AGRICULTURAL BUILDING TO DWELLING

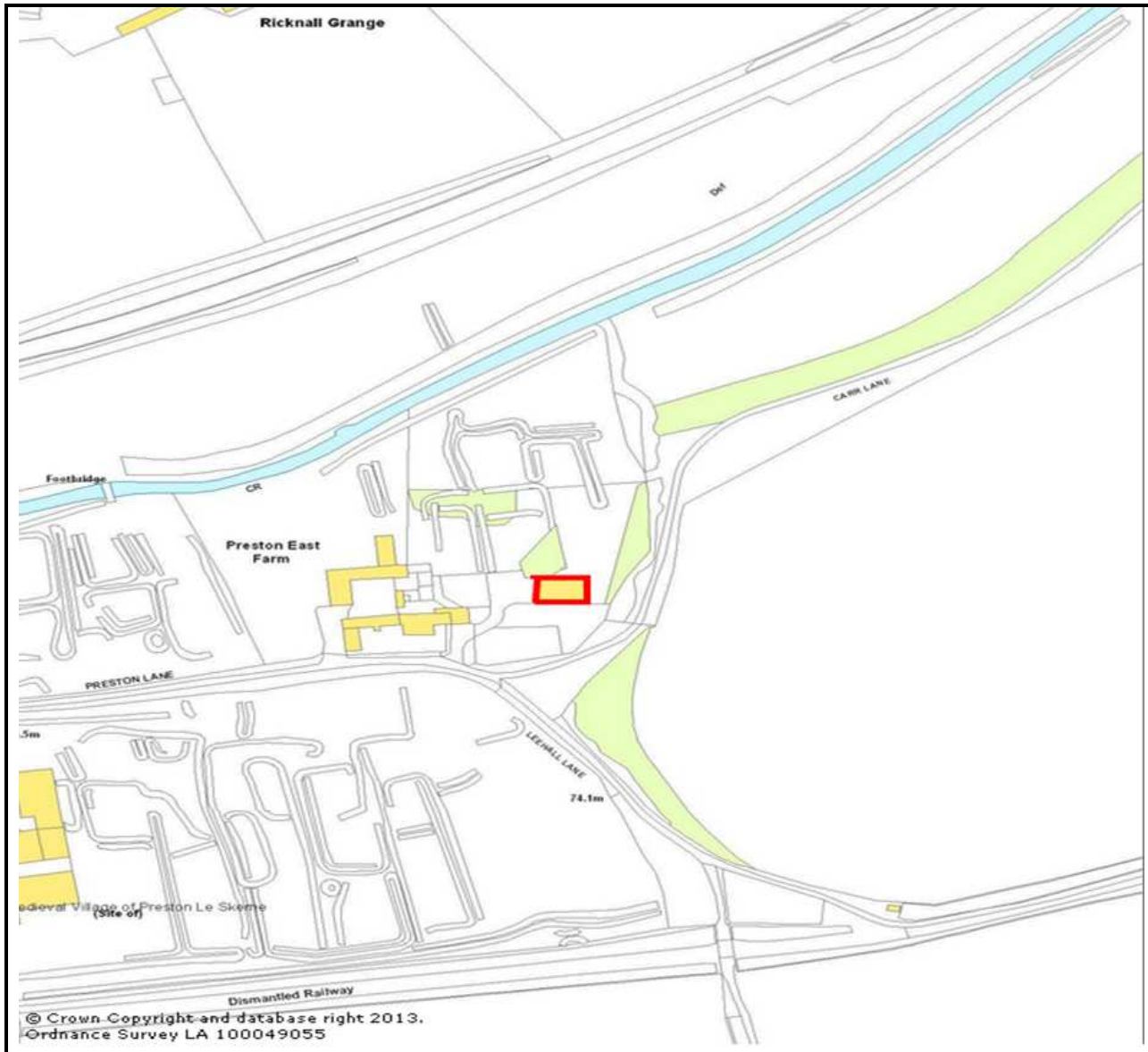
1. This appeal relates to an application for planning permission for the conversion of an agricultural building on land at Preston East Farm, Preston le Skerne, Newton Aycliffe. The application was refused under delegated powers on 11 January 2012 for the following reason:

The local planning authority considers that the proposed conversion would relate to a building that is located in an unsustainable location outside of the development limits of town or village and is not of special architectural or historic merit warranting its overriding retention. In addition, the site is poorly related to existing facilities and fails to promote more sustainable transport choices, accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and therefore does not reduce the need to travel, especially by car. The proposal for residential use is therefore in direct conflict with Local Plan Policy D1, RSS policies 2, 4 and 7 and National policies PPS1, PPS4 and PPS7 and PPG13.

2. The appeal was **dismissed**. In arriving at the decision the Inspector considered the following issues:
3. The proposed development represents an ordinary steel-framed metal-clad agricultural barn, entirely utilitarian in appearance and design and that its conversion to residential use would fundamentally undermine the aims of the NPPF as it would not provide housing for a rural worker, nor preserve a heritage asset. The development would not enhance the surroundings with the metal cladding appearing incongruous beside the red bricks and stone of the houses nearby and the creation of the large domestic curtilage would further alter the rural character of the isolated hamlet.
4. In addition the inspector considered that the proposal would not accord with the aim to manage patterns of growth to encourage the use of public transport, walking and cycling and would not therefore be sustainable, undermining the aims of the NPPF and conflicting with the local plan policies which continue to apply.
5. No costs were awarded to either the appellant or the Local Authority.

RECOMMENDATION

6. That the decision is noted.



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Conversion of an agricultural building on land at Preston East Farm, Preston le Skerne, Newton Aycliffe (7/2011/0485/DM)

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Comments

Date 21 February 2013

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