

**RECENT APPEAL DECISIONS TO 26 APRIL 2013**

**Application Ref: S12/1016/FULL SP**  
**Planning Inspectorate No: APP/E2530/E/12/2180420/NWF**

Appeal Type: **Written Evidence**

Appellant:	Mr & Mrs Machin
Proposal:	Non- Determination - Conversion of existing two storey building, build two storey extension and demolish single storey garage and storey room to form a separate dwelling, and the formation of a new vehicle access for a classified road
Site:	The Barn, Main Street, Allington, NG32 2EA

Appeal Decision – Date:	Appeal dismissed - 10 April 2013
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**SUMMARY**

The applications proposed to extend an existing barn (curtilage listed) and convert it into a separate dwelling with three bedrooms. The proposal involved the demolition of an existing garage, and the creation of a new access off the Main Street.

An appeal against non-determination had been lodged as the application had not been decided within the eight week timescale. The applications were referred to Committee on 21.11.2012 to provide the Inspectorate with an indication as to how the Council would have decided the proposal had it been able to determine the application.

Members resolved to indicate to the Planning Inspectorate that they would have been minded to refuse the application on the grounds that the proposed development would not preserve or enhance the setting of Corner House or character and appearance of the Conservation Area and would therefore be contrary to national and local policy.

The Inspector dismissed both appeals for the following reasons:

- The proposals would greatly increase the size and basic form of the barn to the dramatic detriment of the outbuilding, and setting of the listed building.
- The removal of a significant portion of the stone boundary would adversely affect the street scene.
- The changes would neither preserve nor enhance the appearance of the Conservation Area, and would erode the spatial grain of the village and the character of the Conservation Area.

Continued ...

**RECENT APPEAL DECISIONS TO 26 APRIL 2013**

**Application Ref:** S12/1020/LB SP  
**Planning Inspectorate No:** APP/E2530/E/12/2180411/NWF

Appeal Type: **Written Evidence**

Appellant:	Mr & Mrs Machin
Proposal:	Appeal against Non Determination - Conversion of existing two storey building, build two storey extension and demolish single storey garage and storey room to form a separate dwelling, and the formation of a new vehicle access for a classified road
Site:	The Barn, Main Street, Allington, NG32 2EA

Appeal Decision – Date:	Appeal dismissed - 10 April 2013
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