

**FURTHER UPDATE REPORT**

**FOR DEVELOPMENT CONTROL COMMITTEE  
MEETING OF 24 MAY 2022**

**Item B4 – 2021/0665 – Rising Bridge Post Office**

As noted in the Committee report for this application, one of the Planning Agents acting on behalf of the applicant confirmed an amended plan would be submitted to confirm render would be removed from the proposal and any new material forming the walling of the building would be natural stone to match the existing elevations of the building. However, since publication of the Committee report for this application, no amended plan has been submitted by either Planning Agent.

It is considered that the use of render would be unacceptable in visual terms and therefore, the proposal is considered to be contrary to national and local planning policy. As such, it is considered necessary to include an additional reason for refusing this planning application, which is set out in full below:

2. The proposed scheme would introduce an unsympathetic facing material to the application property and the use of such a material (render) would fail to respect the existing building and the neighbouring buildings which are of natural stone construction. As such, the proposed scheme would have a detrimental impact on the character and appearance of the area and would be contrary to Section 12 of the National Planning Policy Framework and Policy ENV1 of the Rossendale Local Plan 2019 to 2036.

**Mike Atherton  
Head of Planning and Building Control  
24 May 2022**