

TITLE: PLANNING APPEAL RESULT
 Application 2004/637 – 849 Manchester Road,
 Ewood Bridge, Haslingden, BB4 6LB

TO/ON: DEVELOPMENT CONTROL COMMITTEE
 06 September 2005.

BY: Bryan Beardsworth

STATUS: For Publication.

1. PURPOSE OF THE REPORT
 To inform Committee members of the result of the appeal.

2. RECOMMENDATION
 That the report be noted.

3. CORPORATE AIMS
 Quality service, better housing , the environment, regeneration and economic development, confident communities.

4. RISK
 n/a

5. SERVICE DELIVERY/PERFORMANCE MANAGEMENT ISSUES
 The councils decision has **not** been upheld.

6. IMPLICATIONS ARISING FROM THE REPORT

LA21/Environment	*	IT	
Human Rights Act 1998	*	Land and Property	*
Equalities Issues		Personnel	
Community Safety		Legal	
Financial		Partnership Working	

LA21/Environment implications are considered to be the effect of the proposals on the local environment.

Human Rights Act 1998 implications are considered to be Article 8 which relate to the right to respect for private and family life, home and correspondence. Additionally, Article 1 of Protocol 1 relates to the right of peaceful enjoyment of possessions and protection of property.

The relevant **Land and Property** implications were considered in the Officer's Report.

7. WARDS AFFECTED
Greenfield

8. CONSULTATIONS
The appeal was advertised by individual letters to all parties who made representations upon the planning application

9. REPORT

2004/673 – This planning application was received on 18 October 2004 and related to an application for the erection of first floor extension at the rear of 849 Manchester Road, Ewood Bridge, Haslingden.

The application was refused on the 04 November 2004 for the following reason:-

- (i) The construction of a first floor extension to this property is likely to lead to further land instability if approved and would exacerbate the conditions in the immediate surroundings to the detriment of the immediate locality.

This resulted in an appeal being lodged and dealt with under the written representations method. The Inspectorate wrote informing the Council of its decision that the appeal was **allowed**.

For further information on the details of this report, please contact: Mr B Beardsworth extension 167.