



Appeal Decision

Site visit made on 30 April 2024

by H Senior BA (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 September 2024

Appeal Ref: APP/B2355/W/23/3331767

The Coach House , Burnley Road, Bacup OL13 8PA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr D Seymour against the decision of Rossendale Borough Council.
 - The application Ref is 2023/0338.
 - The development proposed is machinery store for forestry maintenance.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site is on the edge of settlement of Bacup and although is close to rows of terraced houses and other development, it lies outside of the urban boundaries as defined in the Rossendale Local Plan. It is accessed via an unadopted road and there is open countryside beyond.
4. Whilst the site plan indicates that there is built development around the site due to the change in land levels, when viewed from the access road the site appears as the edge of the countryside with views to the countryside beyond.
5. Although the proposed materials of construction would be similar to the nearby building, The Coach House, including natural stone, render and slate, the scale and massing of the proposed building would have the characteristics of a building in an urban setting similar to a large garage. It would have an urbanising impact and appear as an incongruous building in the surrounding area. Whilst forestry buildings may be viewed as appropriate development in the countryside, in this case the size, massing, position and materials of construction would result in a building that would appear to encroach into the designated countryside.
6. Even though the trees in the woodland are protected, management and maintenance of them would still be necessary and appropriate. The need for a storage building for tools is not therefore an issue relevant to this appeal.
7. I conclude that the proposal would harm the character and appearance of the area. It would conflict with Policies ENV1 and ENV3 of the Rossendale Local Plan which together amongst other matters seek to ensure that development

takes account of the character and appearance of the local area and conserves the natural and built environment. It would also conflict with the National Planning Policy Framework (the Framework).

Other Matters

8. The proposal is near to The Coach House¹ and Broadclough Hall² which are designated as a Grade II listed buildings. I have therefore had regard to the statutory duty referred to in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Broadclough Hall is constructed from stone with a low hipped slate roof and The Coach House is constructed from ashlar with a hipped slate roof and long rectangular plan. The rear elevation backs onto the access road opposite the entrance to the appeal site. The significance of these building lies in the use of traditional materials and design. Given the proximity and physical relationship of the proposal with these designated assets, their settings would be preserved and the proposal would not detract from them. I note that the main parties arrived at a similar conclusion. As such, the proposal would accord with the aims of Section 16 of the Framework.

Conclusion

9. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. For the reasons given above the appeal should be dismissed.

H Senior

INSPECTOR

¹ List Entry Number 1361949

² List Entry Number 1163193