

## **Colne Committee Update Report 6th June 2024**

### **24/0208/FUL: Brook View Barn, Skipton New Road, Foulridge**

Following the publication of the committee report, amended wording for the reasons for refusal are suggested, as follows:

1. The dwelling which has been constructed and the detached garage which is proposed are disproportionate to the original building and do not meet any of the exceptions for development in the green belt, as set out in the National Planning Policy Framework. The development unacceptably affects the openness of the green belt due to its scale and size. There are no very special circumstances which would justify granting permission for this inappropriate development. As such the development does not comply with paragraph 154 of the National Planning Policy Framework or Policy ENV2 of the Local Plan: Part 1 Core Strategy.
2. The proposed garage would result in an overbearing impact upon the habitable room windows of the neighbouring dwelling, in conflict with Policy ENV2 of the Local Plan: Part 1 Core Strategy and the Design Principles SPD.

This does not change the recommendation of the officer, to refuse the application.