

Appeal Decision APP/C3105/W/18/3216818

29. In considering the public benefits of the proposal, the provision of one dwelling might result in a small short-term benefit to the construction industry through the conversion process. As there is already an ancillary dwelling, there would be no overall increase in housing provision. I consider that there would be greater adverse social and economic impacts from losing a public house, which would result in a loss of limited local employment opportunities and loss of a community facility. Therefore, the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.
30. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Dan Szymanski*

INSPECTOR