
Appeal Decision

Site visit made on 24 October 2016

by D. M. Young BSc (Hons), MA, MRTPI, MIHE

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29 November 2016

Appeal Ref: APP/H1840/W/16/3153402

Depot Site, Low Road, Rough Hill, Church Lench, Evesham WR11 4UH.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr John Ranson against the decision of Wychavon District Council.
 - The application Ref W/15/01971/PN, dated 28 July 2015, was refused by notice dated 3 December 2015.
 - The development proposed is the demolition of existing industrial building; erection of one detached dwellinghouse with associated curtilage and amenity land; formation of new access drive to serve new dwellinghouse and adjacent agricultural land; and all other associated works.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The appeal proposal straddles the administrative boundaries of Stratford on Avon and Wychavon District Councils. Consequently separate applications were submitted to and refused by each authority. The bulk of the scheme including the dwelling would be located within Stratford on Avon district and is the subject of a separate appeal decision¹. Despite the application description in the banner above, only the new residential access road and associated improvements to the existing track leading from Low Road are within Wychavon district. I have dealt with the appeal accordingly.

Main Issue

3. In light of the above, the main issue is the effect the access works on the character and appearance of the area.

Reasons

4. Amongst other things, Policies ENV1 and GD2 of the "*Wychavon District Local Plan 2006*" (the LP) state that development should safeguard and integrate with the character of the natural environment.
5. The existing access track carries the line of a Bridleway (Ref: CL-576). It was evident on my site visit that it is used by equestrians. However, the submitted plans indicate that the surface would be reinforced with crushed stone with the central grass strip retained. It would not be hard surfaced as claimed by some

¹ PINS ref: APP /J3720/W/16/3153407

and accordingly there would be no significant change to its form or function. I have noted the comments from the Council's Countryside Access Mapping Orders Officer. However, in the event I was minded to allow the appeal, I consider these concerns could be adequately addressed by way of planning conditions.

6. However, I am less satisfied with the creation of the residential access road which would represent a significant incursion into the open countryside. In my view, its circuitous nature would impose a considerable extent of discordant development upon an attractive rural landscape. Whilst views of it might be limited to those from the Bridleway, from here it would be prominent. Given my findings on the wider appeal scheme within Stratford on Avon district, there is no justification for the access road. It therefore follows that the development would conflict with Policies ENV1 and GD2 of the LP.

Conclusion

7. For the reasons given above and taking into account all other matters raised, I conclude that the appeal should be dismissed.

D. M. Young

Inspector