

Appeal Decision

Site visit made on 6 December 2016

by Siobhan Watson BA(Hons) MCD MRTPI

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

Decision date: 13 December 2016

Appeal Ref: APP/G2713/D/16/3158453

Brawith House, Tame Bridge, Stokesley, North Yorkshire, TS9 5LH

- 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 Aidan Bruce against the decision of Hambleton District Council.
 - The application Ref 15/02499/FUL, dated 22 October 2015, was refused by notice dated 20 June 2016.
 - The development proposed is the completion of driveway (12/01739/FUL) with driveway entrance of brick wall, metal rail fencing and metal gates.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development upon the character and appearance of the area.

Reasons

3. The site is the entrance to a large house set in extensive grounds within a rural area although there are some dwellings opposite the site.
4. It is appropriate for a large house accessed off a long drive to have feature gates and railings at the entrance. The wall and the railings along the sides of the entrance are of a height and design which look appropriate for the large grounds, wide access and the back-drop of boundary trees. The lamps are fairly small and unobtrusive. However, even though significantly set back from the road, the enormous, square gates with their tall flanking railings look startling, overbearing and industrial within their rural environment. I appreciate that a row of trees have been planted along the drive but these would not screen the gates and flanking railings.
5. I therefore conclude that the development harms the character and appearance of the area and conflicts with Policies CP16 and CP17 of the Hambleton Local Development Framework (LDF) Core Strategy and LDF Development Policies DP30 and DP32. Together, these policies seek high quality development which respects and enhances the local context and landscape and which protects the character and appearance of the countryside.
6. For the above reasons, the appeal is dismissed.

Siobhan Watson, INSPECTOR
