

## Appeal Decision

Site visit made on 28 November 2016

**by Zoe Raygen Dip URP MRTPI**

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

**Decision date: 21 December 2016**

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**Appeal Ref: APP/Y2003/W/16/3157924**

**Stables R/O 85 Burnham Road, Epworth, North Lincolnshire DN9 1BZ**

- 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 & Mrs Richard Mills against the decision of North Lincolnshire Council.
  - The application Ref PA/2016/0022, dated 8 January 2016, was refused by notice dated 9 March 2016.
  - The development proposed is to demolish existing stables and re-site/rebuild stable block R/O 85 Burnham Road, Epworth.
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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 Isle of Axholme Area of Special Historic Landscape.

### Reasons

3. The appeal site is located within the Isle of Axholme Area of Special Historic Landscape (IAASHL). This land is designated for its significant areas of medieval open strip fields and turbaries, both of which are of considerable national importance. The strip fields consist of linear strips of agricultural land which run in a north to south direction parallel to houses along Burnham Road and forms a vast expanse of gently undulating open land. I saw that there was very little development within the open landscape limited to simple, small agricultural buildings/sheds. Furthermore, in the area of the appeal site Epworth generally has a strongly defined edge, with well-defined boundary treatment to the rear of the properties which adjoin the IAASHL, which protects the historic landscape beyond.
  4. The appeal site forms part of the undeveloped strip field closest to the rear of properties fronting Burnham Road. As a result it contributes significantly to the open character and appearance of the area.
  5. The proposed stables would be about 5.7 metres high with a large footprint, designed to reflect the visual character of the proposed new house adjacent to 85 Burnham Road (PA/2015/0532). As a result, the design of the building, with its high pitched roof, gable detail and clock tower on the ridge line would have a more domestic appearance than the simpler agricultural appearance of the existing buildings in the open landscape. Furthermore, the brick and tile construction of the
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proposal would create the appearance of the extension of the built up area into the countryside rather than that of a use appropriate to the countryside

6. The proposed stable would be located to the rear of a house yet to be developed adjacent to No 85. Although it would be viewed against a backdrop of the built development, there would still be a significant distance between the houses and the new stables together with boundary treatment between the two which would physically separate the buildings. As a result the building would considerably encroach into the IAASHL. Furthermore, there is no guarantee that the house approved under PA/2015/0532 would be constructed. Accordingly, the combination of the siting, size, height and appearance of the building would be significantly obtrusive and discordant within the open agricultural landscape of the IAASHL.
7. I accept that there would be limited views of the stables from Burnham Road. However a public footpath runs to the north of the appeal site and I saw that the stables would be highly visible from the route of the footpath.
8. Both parties have compared the new stables to those existing about 8 metres to the north which are to be replaced by the current proposals. The existing stables are low, constructed from painted blockwork with a shallow monopitch roof. They are sited close to the rear boundary of No 85. As a result the location of the stables together with their limited height and simple design of the existing stables result in them being relatively unobtrusive in the landscape.
9. I appreciate that the existing stables are only about 15% smaller than those proposed. However the massing of the new stables would be significantly larger, and although not far, would nevertheless still be sited further into the protected area than the existing stables. Furthermore taking into account changes in land level the proposed stables would be about 2.1 metres higher than the existing ones. As a result the proposed stables would have a considerably greater visual impact than those existing. In any case I have assessed the proposal based on its own merits.
10. I appreciate that the siting of the proposed stables would be more convenient for the future occupiers of the new dwelling adjacent to 85 Burnham Road. Furthermore, I note the appellant's suggestion that the proposal would allow the removal of the stables thereby removing any potential for nuisance to the future occupiers of No 85. However, these factors would not give sufficient justification to outweigh the adverse effect of the development on the IAASHL.
11. For the reasons above I conclude that the proposal would be harmful to the character and appearance of the Isle of Axholme Area of Special Landscape Interest. It would therefore be contrary to saved Policies LC14 and RD2 of the North Lincolnshire Local Plan 2003. These require that development does not destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features and the open countryside.
12. For the reasons set out above, having had regard to all other matters raised, including the comments of Epworth Town Council, I conclude that the appeal should be dismissed.

*Zoe Raygen*

INSPECTOR