
Appeal Decision

Site visit made on 23 May 2017

by **B Bowker Mplan MRTPI**

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

Decision date: 2 June 2017

Appeal Ref: APP/D2510/W/17/3167606

The Bungalow Touring Caravan Park, Mumby Road, Hogsthorpe PE24 5PD

- 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 Carole Roby against the decision of East Lindsey District Council.
 - The application Ref N/125/01826/16, dated 5 September 2016, was refused by notice dated 20 December 2016.
 - The development proposed is described as 'retain a portable WC/shower unit for visitor use'.
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Decision

1. The appeal is allowed and planning permission is granted for a portable WC/shower unit for visitor use, at The Bungalow Touring Caravan Park, Mumby Road, Hogsthorpe PE24 5PD, in accordance with the terms of the application Ref N/125/01826/16, dated 5 September 2016, subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: Plan ref: CR1, Plan ref CR2, Plan ref CR3, Plan ref CRE.
 - 2) Within three months of the date of this decision, the building hereby approved shall have been painted in accordance with details that have been approved in writing by the local planning authority. The development shall be carried out and completed in accordance with the approved details and retained as such thereafter.
 - 3) Within three months of the date of this decision, a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance shall have been provided in accordance with details that have been approved in writing by the local planning authority. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety during next planting season following the approval of the scheme, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.
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Preliminary Matter

2. I have also dealt with two other appeals¹ on this site. The appeals are the subject of separate decisions.

Main Issues

3. The main issues are:

- The effect of the proposal on the character and appearance of the surrounding area; and,
- Whether the proposal would result in a sustainable pattern of development with regard to its location and connectivity in relation to adjacent settlements.

Reasons

Character and Appearance

4. The appeal site comprises a caravan site located to the rear of 'The Bungalow' and a workshop building. The proposed portable WC/shower unit is located behind The Bungalow which is to the north of the caravan site. The site is surrounded by relatively level open fields which gives the area an open rural character. The A52 crosses the front of the site in a north west to south east direction.
5. During my site visit, I observed the site whilst travelling towards it along the A52 from the west. Owing to the proximity of the WC/shower unit to The Bungalow and its curtilage caravan and garden shed, views of it from the A52 from the west place it amongst existing buildings at the site, including the backdrop of the workshop. The workshop also screens the building from views to the east from the A52, and The Bungalow screens it from views to the north.
6. However, the vegetation along the western boundary adjacent to the WC/shower unit is insufficient to fully screen the building. Therefore I agree with the Council that a landscape condition is necessary to fully reduce the visual effect of the proposal. A condition requiring the building to be painted in a colour agreed with the Council would also ensure that the proposal blends into the wider rural context.
7. Therefore the proposal would not have a harmful effect on the character and appearance of the surrounding area. Consequently the proposal would meet the requirements of East Lindsey Local Plan (LP) saved Policy A5 and paragraphs 17 (bullet point 5), 56-66 and 109 of the National Planning Policy Framework (the Framework) which are of most relevance to this matter. Combined, these policies seek to ensure development has a good quality of design that does not detract from the intrinsic character and beauty of the countryside.

Location

8. For planning purposes, the portable WC/shower unit is not located in a settlement and therefore occupies a countryside location as outlined in LP saved Policy A3. Paragraph 28 of the Framework is supportive of sustainable

¹ APP/D2510/W/17/3167619 & 3167651

rural tourism that benefits businesses in rural areas, communities and visitors. It states that this should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

9. Paragraph 17 of the Framework sets out a number of core planning principles which underpin decision-taking. These include supporting thriving rural communities within the countryside and actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling.
10. The portable WC/shower unit would be used by existing caravan visitors at the site. The site is reached via the A52 and is over half a kilometre from the nearest settlement. During my site visit I saw that the A52 is a busy road traversed by fast moving vehicles. The A52 is not lit or paved and the site does not benefit from good levels of access to public transport or a wide network of public footpaths. These conditions would discourage and limit the use of cycling and walking for site visitors wishing to access services, shops and facilities. In this respect, visitors to the site are dependent on use of private vehicle.
11. However, 5 caravans are already certificated at the site. Despite the certification, I understand that the number of caravan visitors has been limited owing to the lack of WC and shower facilities at the site. In this context, the Council contend that the proposal would increase private vehicular activity to and from the site. However, the proposal would not result in more than 5 caravans occupying the site. In addition, it is not unreasonable for visitors to expect basic levels of sanitation and facilities such as that proposed. In this respect, the proposal would support an existing rural tourist facility. Moreover, the proposal would not result in an increase in vehicular comings and goings beyond that already certificated.
12. Therefore the proposal would result in a sustainable pattern of development with regard to its location and connectivity in relation to adjacent settlements. Consequently the proposal would accord with paragraph 17 (bullet point 11) and paragraph 28 of the Framework, the requirements of which are outlined above.

Conditions

13. I have imposed a condition specifying the relevant drawings to provide certainty. The Council's suggested conditions regarding the finish of the building and landscaping are included, albeit revised to comply with advice given in the Planning Practice Guidance. This includes a more reasonable 3 month time frame to secure the approval and implementation of landscape details.

Conclusion

14. For the reasons given above, and having taken all matters raised into account, I conclude the appeal should be allowed subject to the noted conditions.

B Bowker

INSPECTOR