



Appeal Decision

Site visit made on 11 July 2017

by R Norman BA (Hons) MA MRTPI

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

Decision date: 10 August 2017

Appeal Ref: APP/D2510/W/17/3173062

Plot of Land, Louth Road, Fotherby, Louth, Lincs LN11 0TD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Graham David Harrison against the decision of East Lindsey District Council.
 - The application Ref N/052/02385/16, dated 22 November 2016, was refused by notice dated 6 February 2017.
 - The development proposed is the development of land for four detached houses.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the countryside.

Reasons

3. The appeal site forms part of a larger area of open agricultural land with some sporadic dwellings and a furniture business nearby. The surrounding area is very rural in character and distinctive from the main settlement of Fotherby located beyond the site to the north. The land is currently used for the grazing of horses. The proposal is for the development of the site for four detached houses with all matters pertaining to external appearance, scale, access, layout and landscaping reserved for later consideration.
4. The site is located between two existing detached dwellings, Whyte Lodge and Field View, with other dwellings opposite. However, the site is part of a small dispersed group of buildings that, because of the distances and intervening open countryside, are clearly detached from the main village of Fotherby. The existing dwellings adjacent to and opposite are sporadic in their nature and do not detract from the rural feel of the area. Whilst the proposal is made in outline, scale is a design consideration and the substantial built scale arising from the development of 4 new dwellings between Whyte Lodge and Field View would have the effect of consolidating existing development. In these circumstances, given the extensive road frontage to the site, this would result in an unacceptable urbanisation of the immediate area, in a location that is clearly disconnected from the main settlement. The introduction of the dwellings along the site frontage would be visually prominent, particularly when travelling towards the site in both directions along Louth Road. As such the

development would be harmful to the open, rural character and appearance of its surroundings.

5. I note the presence of the bus stop opposite the site which would provide some links to the main villages nearby however, given the sites detachment from the main village of Fotherby I consider that a large number of journeys would rely on the use of private vehicles. Furthermore, although there are some facilities within Fotherby itself, these are somewhat limited which would further result in a reliance upon private vehicles.
6. Whilst the development may bring some benefits to the social and economic fabric of the village through short term employment during the construction period and new residents this would be limited from 4 dwellings. As such this is not sufficient to outweigh my concerns in relation to the impact on the rural character of the area and the sustainability of the site.
7. Given the above considerations, the development would result in harm to the rural character and appearance of the countryside. It would therefore be contrary to saved Policies A5 and H12 of the East Lindsey Local Plan Alteration which, among other things, seek to ensure that development does not detract from, and reflects or enhances, the locally distinctive character. There would also be conflict with paragraph 61 of the National Planning Policy Framework which requires development to integrate into the built environment, paragraph 7 which seeks to achieve sustainable development, including the need to protect and enhance the natural environment, and paragraph 55 which seeks to locate housing where it will maintain the vitality of rural communities and avoid isolated homes in the countryside.

Conclusion

8. For the reasons given above, and having had regard to all matters raised, I conclude that the appeal should be dismissed.

R Norman

INSPECTOR