



Appeal Decision

Site visit made on 9 July 2019

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 July 2019

Appeal Ref: APP/E2734/W/19/3227281

Barn South of Prospect Farm, Sourby Lane, Timble, North Yorkshire LS21 2NJ

- 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 J and D Greenwood against the decision of the Harrogate Borough Council.
 - The application Ref 18/05273/FUL, dated 17 December 2018, was refused by notice dated 13 March 2019.
 - The development proposed is described as conversion of existing barn to holiday accommodation.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. To provide clarity in terms of the location of the proposed development I have used the location from the Council's decision notice.
3. An amended plan was submitted to the Council prior to the determination of the application (Drwg No. 004-001-002 A), detailing removal of new window openings and inclusion of barn doors over a glazed arched window. A further amended plan has been submitted by the appellant with the appeal (Drwg No. 004-001-002 B), which was not considered by the Council and has not been subject to public consultation through the application process. I have therefore considered this appeal on the basis of the amended plan received prior to the determination of the planning application as this is what the Council based its assessment on.

Main Issue

4. The main issue in this appeal is the effect of the proposed development on the character and appearance of the Nidderdale Area of Outstanding natural Beauty.

Reasons

5. The site is within the open countryside and forms part of an agricultural holding accessed from Askwith Moor Road. The site contains a stone building of simple agricultural design within a large field devoid of other buildings. The

topography slopes down from the access point towards the site, and is clearly visible and prominent across a low dry-stone wall along Askwith Moor Road.

6. The site is within the Nidderdale Area of Outstanding Natural Beauty (the AONB). Paragraph 172 of the National Planning Policy Framework (2019) (the Framework) states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have a high status of protection.
7. The Council confirm that this part of the AONB is characterised by a number of small settlements and relatively remote farm buildings in a largely open countryside of hills and valleys. I agree with the Council's characterisation of the area. The appeal site makes a positive contribution to the tranquil landscape character of the area. The proposed development is in an area which is vulnerable to any changes given its exposed visual position.
8. The proposed development would have 12 bedspaces, and whilst it is likely not to be occupied every day of a year the level of activity is decidedly different to that of an agricultural building.
9. The proposed alterations to the building whilst sympathetic to the building would give a domestic appearance, this along with associated vehicles parking and comings and goings would detract from the landscape.
10. I therefore conclude that the development would harm the character and appearance of the Nidderdale Area of Outstanding natural Beauty.
11. I conclude that there is conflict with Policies C1, C2, C9 and C16 of the Harrogate District Local Plan (2001) and Policies EQ2, SG3 and SG4 of the Harrogate District Local Development Framework Core Strategy (2009) which amongst other seek things to protect the character and appearance of the area including landscape quality and requires development to be well integrated and of an appropriate form to the landscape character.

Other Matters

12. My attention has been drawn by the appellant to approved barn conversions, however substantive details have not been provided to allow me to compare the approved developments to that of the appeal proposal. Notwithstanding this each proposal must be considered on its individual merits, and that has been the basis of my assessment in respect of this proposal.

Conclusion

13. For the reasons given above I conclude that the appeal should be dismissed.

C Pipe

INSPECTOR