



Appeal Decision

Site visit made on 13 August 2019

by D Hilton-Brown BSc (Hons) CIEEM

an Inspector appointed by the Secretary of State

Decision date: 4th December 2019

Appeal Ref: APP/Q9495/W/19/3226833

Hannakin Howe, Hannakin, Hawkshead LA22 0PZ

- 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 Ian & Emma Moulton against the decision of the Lake District National Park Authority.
 - The application Ref 7/2018/5565, dated 3 Sept 2018, was refused by notice dated 9 November 2018.
 - The development proposed is two local needs dwelling houses.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposed development on (i) the character and appearance of the National Park (ii) the living conditions of the occupants of Fairfield Cottage.

Reasons

3. The site is situated within the community of Hannakin Howe which is located between Hawkshead and Roger Ground. The area of land to be developed lies adjacent to Grizedale Road and slopes steeply downhill from here towards the two existing neighbouring properties of Hannakin Howe and Fairfield Cottage. The land is surrounded by traditional dry-stone walls and has the appearance of managed grass land, although part of it is used as a garden by Hannakin Howe.
4. The proposal is to construct two x three bedroom dwelling houses, which will be two storeys high and constructed of a mix of local stone and off-white painted render with slate roofs. Due to the elevations of the site, the properties would be staggered down slope from Grizedale Road. Parking for 4 cars and an access road onto Grizedale Road is to be provided.

Character and Appearance

5. During my visit to the site it was clear that Hannakin Howe is a discrete hamlet from Hawkshead and Roger Ground, and is separated and surrounded by open

countryside. The appeal site clearly forms a part of this open countryside, which presently separates the hamlet from the Grizedale Road linking to Roger Ground.

6. The existing structures within Hannakin have a random patchwork appearance, consisting generally of a variety of discrete developments. The proposed construction of 2 dwellings on this particular site, would lead to in-filling of this area which presently forms an area of open countryside at the edge of this hamlet. The scale and density of the development would be out of character and would physically connect the settlement with the Grizedale Road, which it presently does not do. This would fail to conserve the integrity of the traditional settlement pattern.
7. The appellants are proposing to use sympathetic local materials. However, the proposed use of off-white render in these properties would emphasise their prominent position and further highlight their overpowering impact on the local landscape. I have taken into consideration the appellants' examples of other properties in the local area that have white render walls. However, these are generally older traditionally constructed properties which have a historical context with the local area. The use of white render in this case would draw additional attention to these new properties and prevent them from blending into the local landscape.
8. The new dwellings would also block the open aspect looking towards Hawkshead from the Grizedale Road. This would lead to the loss of the open character of this part of Hannakin Howe and would fail to conserve or enhance the local landscape of this area of the Lake District National Park.
9. Furthermore, despite the existing stone wall, views of the new development would be prominent from Grizedale Road and the neighbouring settlement of Roger Ground. This is exacerbated by the elevated position of the proposed house nearest Grizedale Road. This property would have an overbearing appearance on this well used and traditional country lane, which is typical of the Lake District. The new access road onto this lane would also considerably detract from the appearance of this distinctive landscape.
10. Therefore, I conclude it would not comply with policies CS01 (National Significance and distinctive nature of the Lake District), CS02 (Achieving vibrant and sustainable settlements), CS03 (Settlement form), CS11 (Sustainable development principles) and CS25 (protecting the spectacular landscape) of the Lake District National Park's Local Development Framework Core Strategy 2010. These policies aim to conserve the integrity and distinctiveness of the local settlements and protect the unique character of the National Park. It would also be contrary to paragraph 172 of the National Planning Policy Framework (2019), which gives great weight to conserving the landscape and scenic beauty of the National Park.

Living Conditions

11. Having visited the site and read the representation of the neighbouring property (Fairfield Cottage); I find that the development would have a harmful impact on the occupants of Fairfield Cottage. This dormer cottage is set at a lower level than the proposed dwellings. The front elevation of the lower of the proposed houses would look almost directly onto this cottage. The elevated position and overlooking windows of this property, would afford direct sightlines into Fairfield

Cottage. This would result in an unacceptably low level of privacy for the occupants. In addition, one of the proposed car parking spaces is almost directly below the dormer window of the cottage. These car parking arrangements would undoubtedly have a detrimental impact on the living conditions of Fairfield Cottage. The occupants would be exposed to an increase in noise and light due to access and movement of the new residents and visitors' vehicles.

12. This development would not accord with the requirements set out in Paragraph 127f of the National Planning Policy Framework (2019), which requires development to create places that promote well-being and have a high standard of amenity for existing and future users. This development is contrary to this requirement.

Other Matters

13. I have taken into consideration the appellants' Statutory Declarations relating to the family's personal circumstances and the Council's identified housing need. However, the benefits of the two proposed properties for the family fail to outweigh the harm I have already identified above.
14. I have taken into account representations concerning flooding, utilities and access, but these are matters which do not affect my findings on the main issues.
15. The appellant felt that the planning application was not determined in the correct manner. This is not something of which I am able to take into consideration and remains a matter between the appellant and the LPA. As such I have paid little regard to it in this decision.
16. Furthermore, the appellant references the lack of an objection from Hawkshead Parish Council; this does not outweigh the harm I have identified or alter my decision. They also refer to the South Distinctive Area: suggested allocations plan (May 2018). However, I am not aware of the details of this allocations plan and in any event, I must consider the appeal scheme on its own merits. The existence of other potential allocations in the locality does not justify the harm I have identified.

Conclusion

17. For the reasons detailed above I conclude the appeal should be dismissed.

D Hilton-Brown

INSPECTOR