
Appeal Decision

Site visit made on 29 June 2020

by T J Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9th July 2020

Appeal Ref: APP/C9499/D/20/3251083

Felside Grange, Barden Road, Eastby, Skipton BD23 6SW

- 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 Khan against the decision of Yorkshire Dales National Park Authority.
 - The application Ref C/26/180E, dated 3 March 2020, was refused by notice dated 8 April 2020.
 - The development proposed is alterations to windows, doors and creation of balconies.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. I have noted that the description of the proposal varies from the application form to the decision notice of the Yorkshire Dales National Park Authority. The description adopted by the authority more fully describes the proposals and I have determined the appeal on this basis.
3. I also note however that the proposal includes a rear porch and extension and alterations to the raised patio area to the front of the property.

Main Issue

4. The main issue is the effect of the proposals on the character and appearance of the host dwelling and wider area with particular regard to the window alterations to the front south facing elevation of the property.

Reasons

5. Felside Grange is a large detached property which sits back from Barden Road. Despite this set back, due to the rising land levels the property is clearly visible from the road especially when travelling in a north easterly direction.
6. Although the evidence indicates the property is relatively modern, it incorporates a high solid to void ratio which the SPD¹ advises is a traditional architectural feature of the area.
7. Amongst other alterations, the proposal seeks the removal of six traditionally proportioned windows. These would be replaced by french doors, with the french doors on the first floor to be fitted with juliet balconies.

¹ Yorkshire Dales National Park Design Guide

8. These changes would result in a significant decrease in the solid to void ratio on the publicly visible south facing elevation. The changes would be particularly noticeable as they seek alterations on a wholesale basis to the front elevation, increasing further the size of the four largest openings and significantly increasing the size of the window openings on the north eastern side of the front elevation.
9. The alterations would be particularly noticeable to the first floor where the openings have a greater degree of prominence and where the french doors would also be provided with a glazed juliet balcony. This would be the case by reason of their height and because any limited screening effect offered by the stone boundary wall or planting within the site would be very limited in effect. Whilst I accept that the juliet balconies would in themselves have a light touch appearance, when considered in combination with the extensive nature of the changes to the elevation, the revised openings would form overly modern features on a property which currently exhibits highly traditional proportions in terms of its openings to the front elevation.
10. The alterations to the front elevation, as a whole, would therefore have a detrimental impact on the character and appearance of the host dwelling and wider area. I must afford this matter considerable importance and Paragraph 172 of the National Planning Policy Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks.
11. The proposal would be contrary to Policies SP1, SP2 and SP4 of the Yorkshire Dales National Park Local Plan (2016) which amongst other things require sustainable development proposals of high-quality design that reinforce local distinctiveness and development which conserves or enhances the natural beauty of the area.

Other Matters

12. My attention has been drawn to the relatively high solid to void ratio to the front elevation of Fell House, close to the appeal site. However, the design of that property differs from Felside Grange and is set further back from Barden Road. I also have no details as to the circumstances under which the openings were found to be acceptable.
13. While it may be the case that the existing windows are relatively small and may somewhat limit light levels into the rooms, the living room on the western side of the property also appears to benefit from windows on the side elevation and I am not convinced that the scheme before me would be the only way that light to the desired levels could be achieved into the relevant rooms at the property.
14. I have however taken the personal circumstances of the appellant and their family into account and have afforded this matter some weight along with the identified solid to void ratio at Felside House. However, I have afforded greater weight to the detrimental impact on the character and appearance of the host dwelling and wider area that I have identified would result from the scheme.

Conclusion

15. For the reasons set out above, I conclude that the appeal should be dismissed.

T J Burnham

INSPECTOR