
Appeal Decision

Site visit made on 7 July 2020

by Matthew Birkinshaw BA(Hons) MSc MRTPI

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

Decision date: 13 July 2020

Appeal Ref: APP/E2001/W/20/3246076

Coney Slack, Back Lane, Allerthorpe, YO42 4RW

- 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 D Lambert against the decision of East Riding of Yorkshire Council.
 - The application Ref 19/02610/PLF, dated 23 July 2019, was refused by notice dated 26 November 2019.
 - The development proposed is the erection of a detached dwelling and demolition of existing buildings.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - Whether or not the proposal would provide a suitable site for housing, having particular regard to the development strategy for the area; and
 - The effect of the proposal on the character and appearance of the area, including whether or not it would preserve or enhance the character or appearance of the Allerthorpe Conservation Area.

Reasons

Development Strategy

3. The appeal site forms part of the garden associated with Coney Slack. Despite its location in between existing dwellings, the site is beyond the development limits for Allerthorpe. For the purposes of the *East Riding Local Plan Strategy Document* it is within an area designated as countryside.
 4. Outside development limits Local Plan Policy S4(c) supports certain forms of development which are considered appropriate in the countryside. The proposed dwelling does not meet any of the listed criteria. It therefore conflicts with Local Plan Policy S4.
 5. The appellant argues that new housing is usually restricted in the countryside because it would be isolated from services and facilities. In this case, the proposed dwelling would be within walking distance from services in Allerthorpe, would not be isolated and would not encroach beyond existing built development. However, Local Plan Policy S4 has been examined, found to be
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sound and adopted as part of the development plan for the area. The appellant confirms that the policy is up-to-date, and there is nothing to suggest that constraints in other villages, such as flooding, mean that additional housing is required beyond the development limits of Allerthorpe.

6. I have taken into account the contribution that the proposal would make to the supply of housing and to supporting local services. In addition, the proposed dwelling would meet the long-term needs of the applicant and provide for the on-going maintenance of the trees around the site. Nevertheless, the economic, social and environmental benefits of the single dwelling proposed would only be very modest, as would its contribution to the supply of housing land.
7. I therefore conclude that by reason of its location within the countryside the proposal would not provide a suitable site for housing, contrary to the development strategy for the area as set out in Local Plan Policy S4. Based on the evidence provided, the other material considerations in this particular case do not justify departing from adopted development plan policy.

Character and Appearance

8. The Allerthorpe Conservation Area is characterised by traditional cottages and detached houses set back behind wide grass verges. The linear form of development also contributes to the character of the village and is part of its significance as a designated heritage asset.
9. In response to the planning application the Council's Conservation Officer stated that the proposal would mirror the detached dwellings and range of materials found in the area. The thick belt of mature trees and hedgerows around the site would also effectively screen the proposal from public vantage points. For these reasons, it would preserve the character and appearance of the conservation area.
10. The Council's main concerns are with the siting of the proposal and its potential urbanising effect on the rural, linear character of the village. However, the host property is already set back within its plot and there is no clearly recognisable building line along the northern side of Back Lane. The adjacent property, Saxon House, is also a modern detached house set back from the road behind a driveway, gates and double garage. When also taking into account the substantial tree belt around the site, the siting of the scheme would not cause any harm to the rural character of the village. Its design and use of materials would also reflect the range of detached houses in this part of Allerthorpe.
11. I therefore conclude that the proposal would respect the intrinsic character of its surroundings and preserve the character and appearance of the Allerthorpe Conservation Area. In this regard there is no conflict with *East Riding Local Plan Strategy Document* Policy S4 which, amongst other things, requires proposals beyond development limits to respect the intrinsic character of their surroundings. There is also no conflict with Local Plan Policies ENV1 or ENV2 which are concerned with safeguarding and respecting the diverse character and appearance of the area and promoting a high-quality landscape.

Conclusion

12. The proposal would not harm the character and appearance of the area. However, by reason of its location within the countryside beyond the development limits of Allerthorpe it would not provide a suitable site for housing, contrary to the development strategy for the area.
13. For the reasons given above, and having had regard to all other matters raised, I therefore conclude that the appeal should be dismissed.

Matthew Birkinshaw

INSPECTOR