



Appeal Decision

Site visit made on 19 October 2020

by J Hunter BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 November 2020

Appeal Ref: APP/E2734/D/20/3258909

Psalters Gate, High Snowdon, Near Otley, 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 Joe Crabtree against the decision of Harrogate Borough Council.
 - The application Ref 20/01557/FUL, dated 24 April 2020, was refused by notice dated 15 July 2020.
 - The development proposed is a rear single storey extension.
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Decision

1. The appeal is allowed and planning permission is granted for a rear single storey extension at Psalters Gate, High Snowdon, Near Otley, North Yorkshire LS21 2NJ in accordance with the terms of the application Ref 20/01557/FUL, dated 24 April 2020 and subject to the following conditions;
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 100 Location Plan, 104A Proposed Plans and 105A Proposed Elevations.
 - 3) Prior to their first use, samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples.
 - 4) The rooflights hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the host building, a non-designated heritage asset, and whether or not the development would conserve or enhance the landscape and scenic beauty of the Nidderdale Area of Outstanding Natural Beauty (AONB).

Reasons

3. The appeal proposes the erection of a single storey lean to extension to the rear of Psalter's Gate which is a residential barn conversion attached to a separate dwelling house. The site is located in the open countryside to the north west of Otley and within the Nidderdale AONB. The National Planning Policy Framework (the Framework) requires that great weight should be given to conserving the landscape and scenic beauty of AONBs, which have the highest status of protection in relation to landscape and scenic beauty.
4. I have not been provided with any evidence in the form of a local list. However, in their appeal submissions the Council identify the appeal building as being a non-designated heritage asset concluding that the development would result in substantial harm to its special agricultural character. Harrogate District Local Plan 2020 (HLP) Policy HP2 says that proposals which would remove, harm or undermine the significance of a non-designated heritage asset will be permitted only where the benefits are considered sufficient to outweigh the harm.
5. It is apparent that the barn has already undergone significant alteration. There are a number of new openings as well as a small lean-to structure to the rear and a recent two storey side extension. The front elevation retains more features akin to its original use however, these are somewhat diluted by the two storey extension, despite its traditional materials and proportions. Although it is still possible to appreciate the simple linear form of the original barn the previous alterations have all contributed to a diminished agricultural character.
6. The proposed single storey extension would be linear in form and sit almost central to the rear elevation. It would be constructed in dressed stone and slate to match the existing dwelling. The modest projection, use of traditional materials and overall form would result in a subservient addition. However, I accept that the addition of bi-folding doors would be a modern feature that would augment the domestic appearance of the rear elevation. Nonetheless, I consider that overall by virtue of its limited scale, use of traditional materials and simplistic form, the proposed extension would have a neutral effect on the significance of the non-designated heritage asset. In this regard I find no conflict with the requirements of Policy HP2 of the HLP.
7. The land to the north of the appeal building falls away steeply and there is a belt of trees that, to a large extent, screen the rear elevation from public view. From Askwith Moor Road, to the west, it is possible to see the gable and rear elevation of the adjoining house, as well as an extension very similar to the one proposed in this appeal. The site of the proposed extension is obscured from view by the adjacent house, the solid boundary fence and undulating landscape.
8. Given the small scale of the development and its inconspicuous location the proposal would not cause harm to the character and appearance of the host dwelling or surrounding area. It would therefore conserve the landscape and scenic beauty of the AONB in accordance with the Framework and Policies NE4, GS6 and HP3 of the HLP which collectively seek to restore, conserve and enhance local distinctiveness and the landscape and scenic beauty of the AONB.

Conditions

9. The conditions set out are based on those suggested by the Council. In the interests of precision and clarity, and where necessary. I have amended the wording of the suggested conditions and removed those that are repetitive in order to comply with advice in the Planning Practice Guidance.
10. Planning permission is granted subject to the standard three year time limit condition. In the interests of certainty is necessary that the development shall be carried out in accordance with the approved plans.
11. In the interests of safeguarding the character and appearance of the host building and the AONB, I have also imposed a condition relating to the submission of samples of proposed materials and the style of the roof lights to be installed.

Conclusion

12. For the reasons set out above and taking into account all other matters raised, I conclude the appeal should be allowed.

J. Hunter

INSPECTOR