



Appeal Decision

Site visit made on 14 October 2020

by Mr M Brooker DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 November 2020

Appeal Ref: APP/E2734/W/20/3253003

Lodge Wood, Green Haggs Lane, Haggs Road, Follifoot Harrogate, North Yorkshire HG3 1EQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 6 Class E of the Town and Country Planning (General Permitted Development) Order 2015.
 - The appeal is made by Mr Peter Semple against the decision of Harrogate Borough Council.
 - The application Ref 20/01112/PNA, dated 19 March 2020, was refused by notice dated 18 May 2020.
 - The development proposed is described as a wood and tool storage structure in Lodge wood.
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Decision

1. The appeal is allowed and approval is granted under the provisions of Article 3(1) and Schedule 2, Part 6 Class E of the Town and Country Planning (General Permitted Development) Order 2015 for the erection of a wood and tool storage structure at Lodge Wood, Green Haggs Lane, Haggs Road, Follifoot Harrogate, North Yorkshire HG3 1EQ in accordance with the terms of the application Ref 20/01112/PNA, dated 19 March 2020, and the plans submitted with it.

Preliminary Matters & Main Issue

2. The Council's Decision Notice and Officer's report refers to agricultural development and Schedule 2, Part 6 Class A. On the basis of the evidence before me it is clear that the proposed development relates to forestry and therefore Schedule 2, Part 6 Class E is relevant, this is reflected in the heading above.
3. Therefore, the main issue is the effect of the development on the character and appearance of the surrounding area having regard to the siting, design and external appearance of the forestry building.

Reasons

4. The appeal site is located within a wider area that is designated as Green Belt. The sensitivity of the landscape in the Green Belt is a valid consideration which influences the planning judgement as to the appropriateness of the siting, design and external appearance of a forestry building under the prior approval process and this is reinforced by the protection given to the Green Belt by the National Planning Policy framework (the Framework), alongside support for a prosperous rural economy.

Siting

5. The proposed wooden structure would be located within Lodge Wood, separated from Green Haggs Lane by a sloping grassed field. I noted at my site visit that the location of the proposed building is not easily visible from the surrounding area and that the woodland, hedge boundary to the lane and undulating landscape provides screening of the site when viewed from the adjacent lane and public right of way.
6. In the limited instances where the structure would be visible, it would be viewed in the context of the associated wood and the prevailing rural character and appearance of the area that includes some isolated farm buildings and tourist related rural enterprises. As such, I do not find that it would be unduly prominent and thus the proposed development would not harm the character and appearance of the area and the Green Belt.

Design

7. The submitted plans show that the proposed barn would be some 3m wide and 6m long set under a sloping roof, that is shown as being 2.5m high at the highest point. The Appellant has confirmed that the proposed shed would be used for the storage of wood and tools.
8. I find that the size of the proposed structure is appropriate given the size of the wooded area that it would serve, and the purpose described by the Appellant. As such, I find that the design of the proposed barn is acceptable.

External Appearance

9. The timber cladding to the sides and, as indicated on the submitted plans, the green bitumen roof is in keeping with the use and location. As such, I find that the external appearance of the proposed structure is acceptable.
10. To conclude on the main issue, I find that the proposed siting, design and external appearance of the proposed structure are acceptable and as such would not have a negative impact on the character and appearance of the surrounding area.

Conclusion

11. For the reasons given above I conclude that the appeal should be allowed.

Mark Brooker

INSPECTOR