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## Appeal Decision

Site visit made on 1 March 2021

**by T J Burnham BA (Hons) MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 15<sup>th</sup> March 2021**

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**Appeal Ref: APP/Q9495/W/20/3263626**

**South View, Access Road into Dacre, Dacre CA11 0HH**

- 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 Bruce Bennett against the decision of Lake District National Park Authority.
  - The application Ref 7/2020/3017, dated 14 February 2020, was refused by notice dated 22 May 2020.
  - The development proposed is the creation of a camping pod site and erection of associated toilet block and change of use from agricultural & garden.
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### Decision

1. The appeal is dismissed.

### Main Issues

2. The main issues are the effect of the proposals on the character and appearance of the area and on the living conditions of nearby residents.

### Reasons

#### *Character and appearance*

3. The application site is land to the south of South View Farm, Dacre. The top part of the land adjacent to South Views slopes steeply, although the land levels out towards the tree lined beck which bounds the site to the south and which in itself is a distinct landscape feature. The site is formed of pasture, as is other land sitting to the north of the beck and the south of the village.
4. The open nature of the appeal site and the surrounding fields contribute towards the pastoral, gently rolling landscape. When looking west from the southern access road into Dacre, I observed that the landscape can be appreciated from various points. I accept that vegetation growth within and around the hedgerow in the spring and summer months would be likely to reduce the westward views in comparison to those available in the winter.
5. However, clear views would be likely to remain available through double field gates and a foot access gate close to the beck. Views are also available eastwards from the road over an open field which shares the same characteristics. The land on both sides of the road contributes positively to the character and appearance of the area.
6. While the toilet block would successfully appear as a local field barn within the landscape, the camping pods, in spite of their materials, and the extensive planting both within and on the boundaries of the site, would disrupt the pattern of open

fields below the settlement. In combination, they would result in an intervention to the established landscape of extensive length which would significantly compromise the existing open landscape, resulting in an adverse impact on landscape character. I therefore conclude on this matter that the proposal would have an adverse impact on the character and appearance of the area.

7. The proposal would subsequently conflict with Policies CS01, CS10 and CS25 of the Core Strategy (2010) (CS) which amongst other things seek to protect the Lake District National Park's spectacular and inspirational landscape through supporting design that reinforces the importance of the local character and distinctiveness of the landscape.

#### *Living conditions*

8. Whilst the camping pods and toilet block would be located at the southern end of the site, the first-floor rear windows on the residential properties Talisker and Glenhurst are clearly visible at a medium distance from the site across open pasture.
9. It is not unreasonable to assume that during the summer months, some guests would wish to enjoy their holiday by sitting outside of their pods and socialising during the evening. There is the potential therefore for some noise to arise late into the evening. Use around the outside of the pods would likely be encouraged by warmer weather, which would coincide with times when nearby residents may wish to have some windows open.
10. Given the rural location, the area is likely to be reasonably quiet during the evenings. Within such an environment, noise associated with the site would likely be noticeable from nearby property. There is nothing within the proposal such as a management plan or any other detail on how any noise from the site would be managed or reduced. The planting, especially when first installed prior to it developing would only be likely to have a limited impact on noise transmission.
11. I therefore conclude on this issue that on the basis of the evidence before me, the proposal would be likely to have an adverse impact on the living conditions of nearby residents as a result of noise. The proposal would therefore conflict with policies CS11 and CS24 of the CS which amongst other things seek to support tourism development only where it will not materially affect the amenity of the locality by reason of increased noise.

#### **Planning Balance and Conclusion**

12. I accept that support for farm diversification schemes is offered through Policy CS23 of the CS. The proposal would provide additional income for the farm business and would help support other local business. This is a benefit of the development which I have afforded weight.
13. However, I have identified harm associated with the scheme which would arise as a result of its detrimental impact on the character and appearance of the area and living conditions of nearby residents. I have afforded these matters significant weight and the National Planning Policy Framework at paragraph 172 requires great weight to be given to conserving and enhancing landscape and scenic beauty in National Parks. The appeal should therefore be dismissed.

*T J Burnham*

INSPECTOR