



Appeal Decision

Site visit made on 25 January 2021

by E Symmons BSc (Hons) MSc MArborA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th March 2021

Appeal Ref: APP/G2713/W/20/3261318

151 High Street, Great Broughton TS9 7HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Colin Donaldson against Hambleton District Council.
 - The application Ref 20/01355/FUL, is dated 25 June 2020.
 - The development proposed is for a change of use of land for holiday accommodation and the siting of 4 holiday lodges with associated drive area at land to the rear.
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Decision

1. The appeal is dismissed, and planning permission is refused.

Application for costs

2. An application for costs was made by Mr Colin Donaldson against Hambleton District Council. This application is the subject of a separate Decision.

Preliminary Matters

3. There are discrepancies within the submitted information regarding the nature of the development. It is referred to variously as caravans, log cabins and lodges. The description of the development within the application form is for "lodges" with construction comprising a timber frame, sandalwood cladding and a pitched tiled roof. I have determined the appeal on this basis.
4. Interested parties have raised concerns regarding potential effects upon neighbouring occupiers. Following my site visit I requested further information from the parties. Following this, had the appeal been allowed, I am satisfied this issue could have been dealt with by suitably worded conditions.
5. The emerging Hambleton Local Plan is in the early stages of adoption and carries limited weight within this decision.

Background and main issue

6. Upon receipt of notification of this appeal the Council considered the application. Had it been determined a recommendation to refuse on the grounds of its effect upon the character and appearance of the area and highway safety would have been made. Subsequently, and following receipt of additional information from the appellant, the Council altered its position and withdrew the highway safety objection.

7. Consequently, the main issue under consideration within this appeal is the effect of the proposal upon the character and appearance of the open countryside.

Reasons

8. The detached appeal property is set-back from the highway and accessed along a driveway which leads to a parking area. It is set within a large plot which is situated further east of the main road than either of the two neighbouring properties. To the rear of the property is a field which is bounded on one side by the rear gardens of Cringle Moor Chase and along the bottom and other side, by post and wire fencing and a hedge.
9. The property is one of the last on the south eastern side of High Street on entering or leaving Great Broughton. The dwelling and field are within an area characterised by a relatively linear development form broken mainly by Cringle Moor Chase. The site therefore has a very open aspect to the surrounding countryside and consequently, add to the area's spacious character.
10. Policies CP16 and CP17 of the Hambleton District Council Core Strategy 2007 (Core Strategy) and Policies DP30 and DP32 of the Development Plan Document Development Policies 2008 (DPD), which together and amongst other matters, seek that proposals respect the openness, intrinsic character, the quality of the settlement, the district's landscape and achieve high quality design which respects the local context.
11. The layout of the proposed lodges has been altered from a previous linear configuration along the hedge-line to a more central position within the field. The lodges would project into the surrounding open countryside beyond the eastern-most dwelling on Cringle Moor Chase. This position, combined with its separation from the host property, would create a disparate group of buildings which would not be read within the context of those surrounding it. It would extend the built form of the eastern side of High Street into an area of more open, rural countryside character. Furthermore, due to the nature of the proposal, there would be vehicles and activity associated with each lodge which would further affect the openness.
12. Although the principle of this relatively small scale tourism-based proposal is broadly acceptable, the number of lodges and its resultant scale and layout with respect to existing buildings would increase its prominence and represent a more widespread area of development.
13. The existing hedges and proposed soft landscaping in the form of birch and Scot's pine tree planting could screen views of the lodges and mitigate the proposal's visual intrusion into the open countryside. However, the scale of the development relative to its setting, the layout proposed and resultant projection beyond Cringle Moor Chase would substantially encroach into the more open surrounding countryside. This encroachment would not respect the openness or character of the area and would conflict with Policies CP16 and CP17 of the Core Strategy and Policies DP30 and DP32 of the DPD.

Conclusion

14. For the reasons stated above, the appeal is dismissed, and planning permission is refused.

E Symmons

INSPECTOR