
Appeal Decision

Site visit made on 31 May 2022

by M J Francis BA (Hons) MA MSc MCIfA

an Inspector appointed by the Secretary of State

Decision date: 19 July 2022

Appeal Ref: APP/E2734/D/22/3297814

Mount Pleasant, Stripe Lane, Hartwith HG3 3HA

- 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 S Stott against the decision of Harrogate Borough Council.
 - The application Ref 22/00113/FUL, dated 12 January 2022, was refused by notice dated 16 March 2022.
 - The development proposed is a two storey side extension.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appeal form lists the appellant as Mr Nigel Ormondroyd of Nidd Design. It has been confirmed by Mr Ormondroyd that Mr Stott is the appellant and has submitted the appeal.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the dwelling and the local area.

Reasons

4. The appeal site is a former agricultural building which has been converted to a residential dwelling. It lies within a cluster of buildings adjoining a narrow lane, Stripe Lane, in the open countryside and within the designated Nidderdale Area of Outstanding Natural Beauty (AONB). The front elevation of the stone building abuts the lane, forming the western boundary of the site. The dwelling is single storey at the front rising to two storeys at the rear and has a stone tiled asymmetrical roof line. The rear, eastern elevation, overlooks the garden and beyond that open fields. On the southern elevation is a single storey pitched roof extension which it is proposed to replace with the two-storey extension subject to this appeal.
5. The building, despite the use of non-traditional materials for windows and doors, retains the appearance of a traditional agricultural building, with the existing extension to the south being subservient to the overall building.
6. The proposed two storey extension, whilst set back from the rear elevation, would, with a ridge similar in height to the existing building, and eaves higher than the existing dwelling, result in a bulky and dominant structure. This would be neither subservient nor traditional in its form. The proposed window pattern

on the eastern elevation would be regularly spaced, with the first-floor windows being located at eaves level. This jars with the existing pattern of windows and doors on this elevation which are both irregular in their size and spacing as often found in farm building conversions honestly attesting to their historic creation over time for functional purposes. In its present form Mount Pleasant contributes towards the rural character of its surroundings, representing a conversion of an historic farm building maintaining much historic integrity.

7. The site falls within the Nidderdale AONB. Such areas are designated for the purposes of conserving and enhancing natural beauty, and section 85(1) of the Countryside and Rights of Way Act 2000 places a duty upon me to have regard to these purposes in this decision. Policy GS6 of the Harrogate District Local Plan 2014-2035 (adopted 2020), in summary, seeks to ensure proposals do not detract from the natural beauty of the AONB. Similarly, paragraph 176 of the National Planning Policy Framework (NPPF) accords such areas 'the highest status of protection' in relation to landscape and scenic beauty.
8. The proportions and design of the extension, and in particular the proposed window pattern, would be overly dominant and not respond positively to the existing building. This would harm the character and appearance of the dwelling. I accept that the proposal would affect a small proportion of the AONB. Nonetheless it would be incongruous relative to the existing building, be to the detriment of historic integrity, and undermine the present contribution that the form and appearance of Mount Pleasant makes to the area. This would harm the character and appearance of the dwelling and that of the surrounding area. In this respect the proposal would be contrary to the Council's House Extensions and Garages SPD, Policy HP3, GS6, NE4 and HS8 of the Harrogate District Local Plan and paragraph 176 of the NPPF.

Conclusion

9. Whilst I accept that the proposal would be beneficial to the occupants of Mount Pleasant by virtue of provision of additional floorspace of a modern standard, that is essentially a private benefit rather than one sufficient to outweigh the public planning harm that would result. Consequently, and having considered the development plan as a whole and with regard to all other relevant material considerations, I conclude that the appeal should be dismissed.

M J Francis

INSPECTOR