



Appeal Decision

Site visit made on 7 September 2022

by Stewart Glassar BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 September 2022

Appeal Ref: APP/P2114/W/21/3289410

OS Parcels 1973 and 2363, Redhill Lane, Wroxall, Isle of Wight

- 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 and Mrs Clive Richardson against the decision of Isle of Wight Council.
 - The application Ref 21/01494/FUL, dated 15 July 2021, was refused by notice dated 18 October 2021.
 - The development proposed is the change of use from agricultural to equine use, new access and stables, demolition of two structures.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. I have used the site address from the Council's decision notice, as it more clearly identifies the site.

Main Issue

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

Reasons

4. The appeal site comprises two fields which form part of a wider rolling landscape of field parcels interspersed with trees and hedgerows. Access to the site is from an existing gated entrance on Shanklin Road, adjacent to a bus stop and close to the junction with Redhill Lane. There are two small, corrugated metal structures on site but overall, the site relates well to the largely undeveloped character of the area.
5. The proposed building would be single storey and positioned around a concrete yard. Finished in timber, the building in and of itself would have a design and appearance clearly identifying it as a stable building. It would be located close to Redhill Lane but on rising ground, necessitating banking round parts of the building to create a level base.
6. Given its size and position the stable building would be a notable structure within the landscape and certainly far more visually evident than the two structures which would be removed as part of the scheme. However, overall, the building itself and the use of the fields for keeping horses would not appear out of keeping with this rural location.

7. A new vehicular access to serve the stables is also proposed. It would be constructed on Redhill Lane, opposite the existing entrance to Valley Cottage. Redhill Lane is a narrow country lane enclosed by hedges, banking and trees. These form important elements in the lane's character and positively contribute to the landscape of the area.
8. Constructing an access at this point, together with the grading of the bank to provide suitable visibility splays, would necessitate the removal of significant areas of banking alongside the lane. This removal, together with the new opening and the reprofiling to create the access and visibility splays would, in my opinion, result in a level of disruption and intrusion that would be harmful to the landscape and character of this part of Redhill Lane.
9. I therefore find that the proposal would harm the character and appearance of the area. As such, it would be contrary to Policies SP5, DM2 and DM12 of the Island Plan Core Strategy 2012 which, amongst other things, seek to conserve the natural environment and landscape of the area.

Other Matters

10. I note that the existing access off Shanklin Road would be retained if this appeal is not allowed. Whilst it clearly has some deficiencies, there is no suggestion that it is heavily used or dangerous. The appellant notes that the fields do not form part of a small holding and my observations on site, which are only a snapshot, did not suggest that the entrance is heavily used. Therefore, I have no substantive evidence to indicate that the closure of the existing entrance should attract anything more than limited weight in favour of the proposal.
11. I note that the position of the stables would be close to houses on Redhill Lane, and that this could provide added security and welfare benefits for the stables. However, such factors would not overcome the harm I have found in relation to the effect of the access and visibility splays on the character of the area.
12. Both main parties have made reference to a previous appeal decision on the site. However, I have considered the current appeal on its individual merits and with regard to the specific circumstances of the site and its surrounds.

Conclusion

13. The proposal would harm the character and appearance of the area and would conflict with the development plan taken as a whole. There are no material considerations that indicate the decision should be made other than in accordance with the development plan. Therefore, for the reasons given, I conclude that the appeal should not succeed.

Stewart Glassar

INSPECTOR