



Appeal Decisions

Site visit made on 21 September 2022

by M Clowes BA (Hons) MCD PG CERT (Arch Con) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 October 2022

Appeal Ref: APP/A2335/W/22/3298960

Redwell Inn, Kirkby Lonsdale Road, Arkholme LA6 1BQ

- 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 P Benson against the decision of Lancaster City Council.
 - The application Ref 21/00741, dated 11 June 2021, was refused by notice dated 3 March 2022.
 - The development proposed is the installation of two tourism accommodation units at the Red Well Inn and associated landscaping with native species planting.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. This appeal is accompanied by APP/A2335/W/22/3298954 which relates to the demolition of outbuildings and erection of a dwelling to form managers accommodation, creation of raised terraces, erection of an outbuilding and installation of drainage infrastructure. Both appeals relate to the same property address. However, the specific sites and the issues raised are distinct. I have therefore dealt with them separately.
3. Having compared the submitted plans, the proposed section drawing does not appear to correlate with the elevation and floorplan in terms of the width of the proposed internal accommodation and terrace. The plans before me were those determined by the Council. Notwithstanding the discrepancies on the plans, I am satisfied that I have sufficient information before me to properly assess the impact of the proposed development.
4. At the time of my visit, planters had been installed in 2 sections across the car park. However, the position differs from that shown on the submitted plans. For clarity, I have determined the appeal based on the submitted plans.

Main Issue

5. The main issue is the effect of the development upon the character and appearance of the area, including the setting of the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

Reasons

6. The appeal site is located within the open countryside, outside of the AONB which lies on the opposite side of Kirkby Lonsdale Road (B6254). It is bounded by a dwelling to the west and a caravan park to the north. A dwelling and group of farm buildings lie directly to the south on the opposite side of Kirkby

Lonsdale Road. Notwithstanding the presence of other buildings, the context of the appeal site is rural with agricultural fields predominating wider views.

7. With the exception of the caravans to the north, existing buildings within the vicinity of the appeal site are generally of a plain, simple rectangular form with a traditional pitched roof and a high ratio of wall to window openings. In contrast, the proposed pods would have an overly complicated form given the proposed mixture of flat and curved elevations and roof forms. Their unusual form would be exacerbated by their large size and scale which includes a covered terrace faced in part with full height glazing. The proposal would result in an alien form of development that would not assimilate with the existing built form. Whilst the glazing would be non-reflective and lights for the terrace would be located within the bulk head, significant light pollution would occur from the terraced area during hours of darkness or inclement weather, that would further draw attention to the inharmonious form of development.
8. The proposed pods would be viewed against the backdrop of the existing substation and tall trees along the boundary with Red Well House. They would also be seen in the context of the caravans located immediately to the north of the appeal site. However, they would be different in form and appearance. Although an earth bund separates the existing car park from Kirkby Lonsdale Road, it is very small. The proposed landscaping to the inside of the bund and along the front of the 2 pods within the car park would take a considerable amount of time to mature. Nevertheless, the provision of landscaping does not render development that is visually harmful acceptable. The provision of landscaping to further screen the existing substation is of no particular benefit given that this building with its simple form, limited scale and recessive colour is not visually harmful.
9. The AONB is designated for its natural beauty and wider cultural heritage as a rural landscape and is consequently afforded a high status of protection. The proposed development whilst outside of the AONB, would nevertheless impact on its setting. Although the presence of existing built development would prevent the proposed development from appearing visually detached, the complicated and unusual glazed form would stand out sharply and detract from the rural setting given its visibility from the main road. Views out of the AONB including those from the public footpath which emerges onto the Kirkby Lonsdale Road opposite, would be adversely affected.
10. The proposal would have an adverse effect on the character and appearance of the area, including the setting of the AONB. As such it would be contrary to Policies DM29 and DM46 of the LP Part 2¹, which seek amongst other things to ensure that development is in scale and keeping with landscape character and is appropriate to its surroundings in terms of siting and external appearance. Policy EN3 of the LP Part 1² is an overarching policy which advises that proposals located within the open countryside should have regard to Policies within the LP Part 2.

Other Matters

11. Reference is made to Policy SP4 of the LP Part 1¹ and Policies DM15 and DM47 of the LP Part 2² that the appellant considers supports economic development of small business in rural areas. Be that as it may, strategic support for new development is not unqualified and regard must be had to the development

¹ Local Plan for Lancaster 2011-2031; Part 2, Review of the Development Management DPD 2020

² Local Plan for Lancaster 2011-2031; Part 1, Strategic Policies and Land Allocations DPD 2020

plan as a whole, including considerations of impact on the character and appearance of the area.

12. The appellant considers the proposal to be sustainable development in accordance with the National Planning Policy Framework (the Framework). I do not doubt that the proposed development would help to support the existing business operation at the Red Well Inn, through the provision of additional accommodation for tourists. However, achieving these prospective economic benefits, does not appear to be inherently reliant on the scheme before me. There are likely to be other forms of development that could contribute to the viability of the business without causing harm to the character and appearance of the area.
13. Reference is made to the proposal creating jobs in accordance with Policy SP5 of the LP Part 1. However, the answer to question 18 on the planning application form does not advise that such a benefit would be forthcoming. Accordingly, I give this little weight.
14. Paragraph 12 of the Framework indicates that development that conflicts with an adopted development plan should usually be refused. I am therefore led to a dismissal of the appeal.

Conclusion

15. For the reasons identified above, having regard to the development plan as a whole and all other matters raised, the appeal is dismissed.

M Clowes

INSPECTOR

¹ Local Plan for Lancaster 2011-2031; Part 2, Review of the Development Management DPD 2020

² Local Plan for Lancaster 2011-2031; Part 1, Strategic Policies and Land Allocations DPD 2020