



Appeal Decision

Site visit made on 9 December 2022

by C Megginson BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 December 2022

Appeal Ref: APP/E2734/D/22/3308027

Springfield House, Littlethorpe Road, Ripon, North Yorkshire HG4 1TZ

- 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 M Jenner against the decision of Harrogate Borough Council.
 - The application Ref 22/01344/FUL, dated 29 March 2022, was refused by notice dated 18 July 2022.
 - The development proposed is described as a proposed new access and the erection of 4 stone piers and 2 timber gates.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposed development on the character and appearance of the host property and the streetscene.

Reasons

3. Littlethorpe Lane is a long road with a varied character. The area around the appeal site is characterised to the west by a small number of properties taking access direct from the road. The boundaries of these properties lie directly adjacent to the road and include low walls, fences and gates. In contrast, to the eastern side of the road, a long stretch of mature unbroken hedgerow gives this part of Littlethorpe Lane an undeveloped, verdant and rural character. Detached dwellings, including the appeal site, are set well back from the main road behind this hedgerow and are accessed by a single point to the north.
4. The proposed width of the double gates, stone walls and four stone piers and the additional required visibility splay would result in the creation of a significant break in the established hedge line. Whilst the appeal proposal would reflect the style of the host property, the creation of a prominent frontage directly onto the road would draw the eye and would be at odds with the verdant rural character of this side of the road. Whilst a new replacement hedge would be provided behind the visibility splay, this would take time to establish itself and would contrast with the mature hedgerow. Furthermore, the solid high gates, walls and piers, even when set back from the road, would stand out as incongruous and visually prominent within the street scene.
5. The resulting adverse effect would be readily visible in public views along Littlethorpe Road and as a result the appeal proposal would unacceptably harm the character and appearance of the host property and the streetscene. As such, it would conflict with Policies HP3 and NE4 of the Harrogate District Local

Plan (2020), which require new development to respect the character and appearance of the locality.

6. The proposal would also be contrary to the National Planning Policy Framework (the Framework), which states in paragraph 130 that planning decisions should ensure that developments will add to the overall quality of the area and are sympathetic to local character.
7. A comparable access serving The Grange to the south has been brought to my attention. This established access lies beyond the long uninterrupted stretch of hedgerow and the presence of this access does not lead me to consider the appeal proposal to be acceptable. I have considered the appeal scheme on its own merits and concluded that it would cause harm for the reasons set out above.

Other Matters

8. The appellant has highlighted that there is no public footway along the road and that the appeal proposal would offer a refuge off the highway for pedestrians to avoid oncoming traffic. Whilst this would be a benefit, it would not outweigh the harm I have identified.

Conclusion

9. Drawing everything together, the proposal would conflict with the development plan, when read as a whole. Material considerations, including the Framework do not indicate that a decision should be made other than in accordance with the development plan.
10. Having considered all other matters raised, I therefore conclude that the appeal should be dismissed.

C Megginson

INSPECTOR