



Appeal Decision

Site visit made on 2 March 2023

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 March 2023

Appeal Ref: APP/A2335/D/23/3314090

Newton Green Barn, Docker Lane, Newton, Lancashire LA6 2PA

- 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 Simon Morgan against the decision of Lancaster City Council.
 - The application Ref 22/00771/FUL dated 21 June 2022, was refused by notice dated 7 November 2022.
 - The development proposed is erection of a car port.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The Council changed the description of development from that stated on the application form in the interests of clarity. I consider that the amended description accurately describes the appeal scheme and accordingly I have adopted the amended description in the heading above.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area of the area and the appeal site itself which is a non-designated heritage asset.

Reasons

4. The site is a detached property, a converted barn in a rural area. The Council have confirmed that the property possesses visual and historic interest due to being illustrative of early 19th century agricultural practices in a very rural part of the district which is reflected by its uses of traditional materials and form and is a non-designated heritage asset. I have no substantive evidence to disagree with the Council.
5. The car port is open in terms of design on an area used for parking vehicles. The proposed development would introduce a substantial built form in front of the existing property adjacent a low stone wall bounding Dockers Lane.
6. The proposed development would be screened to a degree by established landscaping when travelling west to east along Dockers Lane. Notwithstanding this the site has an open setting which is obvious from outside the site and when travelling east to west along Dockers Lane. The proposed development would be prominent and out of keeping with the area in general.

7. The proposed development would be an unsympathetic addition to the area which would impede the open setting of the appeal site. I conclude that the proposed development would harm the character and appearance of the area and the open setting of the appeal site itself which is a non-designated heritage asset.
8. There is conflict with Policies DM29, DM41 and DM46 of the A Local Plan for Lancaster District 2011-2031, Part Two: Review of Development Management DPD(2020) which seek amongst other things to ensure development is of a good standard of design contributing positively to the character of an area and be designed sympathetically to any non-designated heritage asset.
9. There is conflict with the National Planning Policy Framework (2021) which seeks amongst other things to ensure developments are of good design appropriate and sympathetic to their surroundings and that non-designated heritage assets are protected as appropriate.

Conclusion

10. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR