



Appeal Decision

Site visit made on 24 May 2023

by M J Francis BA (Hons) MA MSc MCIfA

an Inspector appointed by the Secretary of State

Decision date: 15 June 2023

Appeal Ref: APP/E2734/W/23/3316274

East View Barn, Bedlam Lane, Staveley, North Yorkshire HG5 9JU

- 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 Mandy Umpleby against the decision of Harrogate Borough Council.
 - The application Ref 22/01059/FUL, dated 14 February 2022, was refused by notice dated 9 August 2022.
 - The development proposed is replacement of existing stables with new barn.
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Decision

1. The appeal is allowed and planning permission is granted for the proposed replacement of existing stables with a new barn at East View Barn, Bedlam Lane, Staveley, North Yorkshire HG5 9JU in accordance with the terms of the application, Ref 22/01059/FUL, dated 14 February 2022, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 'Location plan' and Drawing 11 Rev F 'Site plan and elevations proposed'.
 - 3) The barn hereby permitted shall be used for domestic purposes only. It shall not be used in part or whole for any commercial livery, equestrian or other use.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the site and the area.

Reasons

3. The appeal site is located off a country lane, where an electric gate across the entrance provides access to the residential property, East View Barn, and the adjoining agricultural field. The site is bounded by high hedgerows and the field rises behind the existing stable, which is located close to the entrance. Adjacent to the stable is a small shed, plus wheelie bins, timber posts, crates and other general building materials. A large mound of earth, likely from the site, is located next to the existing stable.
4. The area in which the site is located consists of agricultural fields bounded by hedgerows, with blocks of occasional trees. The site has been attributed to

being within Landscape Character Area 69: East Knaresborough Arable Farmland. Policy NE4 (B) of the Harrogate District Local Plan 2014-2035 (LP) requires development proposals to be informed by and sympathetic to the distinctive landscape character areas of the district.

5. The proposal would be within an existing field and there would be no change of land use. The barn would be used for storing hay and straw, and potentially additional stock. The building would also enable materials that are currently lying around the site to be securely stored. This would improve the overall appearance of the site. Whilst there were two horses grazing at the time of my site visit, the building proposes four stables. However, based on what I saw on site, I consider that the field could accommodate further animals.
6. Whilst the appellant has not provided further justification for the building as requested by the Council, it is agreed by both parties that the existing stables are in a poor state of repair. Although the Council consider that the proposed barn would be some distance away from the host dwelling, it would be adjacent to the driveway and partially on the site of the existing building. Whilst it would have a bigger footprint and be materially larger than the existing structure, the roof, constructed of profile sheeting, would have a low pitch and be 3.5 metres in height at the apex. This would not be much higher than the existing building and would not appear out of scale with the host dwelling. The building would be constructed of vertical timber boarding which would be appropriate for a building in this location.
7. The proposed barn would be sited nearby to a cricket pavilion and cricket ground on the opposite side of Bedlam Lane to the site. The pavilion also has a pitched roof constructed of profile sheeting and would appear to have a similar footprint to the proposed building. Additionally, in the field beyond the site, a timber building, likely to be a stable, is located. Consequently, the proposal would not be seen in isolation but would be viewed amongst a cluster of buildings.
8. The building would be located on the lowest and flattest part of the site, and because of its limited height and materials, and it being located within the grounds of the host dwelling, it would not encroach into the adjoining landscape. The high hedging surrounding the field means that the site is not particularly open in this location, and so the proposal would not be overly visible.
9. In conclusion, the proposal would not harm the character and appearance of the site and area. It would accord with LP Policy HP3 which requires high quality building that contribute to local distinctiveness and Policy NE4 which seeks to protect the landscape character of the district.

Other Matters

10. Whilst the Council has referred to Policy HP7 of the LP, which includes equestrian sports, in its reason for refusal, the policy appears to be more relevant to larger public sport and recreational facilities, rather than a barn for individual use. Consequently, I do not consider that this policy is relevant to this appeal.

Conditions

11. In addition to the standard implementation condition, a condition listing the plans is necessary to provide certainty over what has been approved. Furthermore, to ensure that the building is only used for domestic purposes and not for any commercial activity, condition 3 is necessary.

Conclusion

12. For the reasons given above, considering the development plan as a whole and all relevant material considerations, the appeal is allowed.

M J Francis

INSPECTOR