



Appeal Decision

Site visit made on 4 April 2024

by Hannah Ellison BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 April 2024

Appeal Ref: APP/U2370/D/23/3330971

Outlook, Strickens Lane, Barnacre-with-bonds, Lancashire PR3 1UD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr R Kellett against the decision of Wyre Borough Council.
 - The application Ref is 23/00316/Ful.
 - The development proposed is a two-storey rear extension, single storey side extension, conversion of existing integral garage, erection of new detached single garage and formation of raised terrace patio to rear.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposed garage on the character and appearance of the area.

Reasons

3. The appeal site is located within the Forest of Bowland National Landscape (formerly the Area of Outstanding Natural Beauty). The site includes a detached dwelling which is set back from the highway with generous space to the front. The other dwellings in the immediate locality reflect a similar, linear arrangement along the eastern side of Strickens Lane. This, along with the surrounding countryside, gives the area a strong open and rural character.
4. I acknowledge that the stretch of dwellings in which the appeal property is located do not follow a strong building line. Nevertheless, with the exception of one property known as Valestones, I experienced that the built form feels and appears generally consistent in its set back from the highway and all have a distinct lack of development forward of their front elevations.
5. The proposed garage would be of a considerable size and would be positioned close to the highway, forward of the front dwelling of the host property. As such, it would be a prominent and visually intrusive addition to the locality and would noticeably interrupt the established arrangement of built form. The introduction of development to this part of the site, an area which is typically devoid of built form in this locality, would erode the sense of space and the open, rural character of the area.
6. Even taking into consideration the existing boundary treatments, which appear to be seasonal, and the introduction of additional planting which may not be permanent, along with the proposal's positioning cut into the slope of the garden, these factors would not be sufficient to address its incongruous

positioning and do not, in themselves, justify development that is uncharacteristic.

7. Accordingly, the proposal would harm the character and appearance of the area, including the National Landscape which the National Planning Policy Framework advises that great weight should be given to conserving and enhancing its landscape and scenic beauty. It therefore conflicts with policies SP4, SP5 and CDMP3 of the Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (January 2023) which together aim to ensure that developments conserve the open and rural character and natural beauty of the area.

Conclusion

8. The proposal conflicts with the development plan as a whole and there are no other considerations which indicate a decision should be made other than in accordance with it. Therefore, the appeal should not succeed.

H Ellison

INSPECTOR