



Appeal Decision

Site visit made on 30 January 2024 by Andreea Spataru BA (Hons) MA MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 April 2024

Appeal Ref: APP/Y2003/W/23/3321713

Carrhouse Cottage, Carrhouse Road, Carrhouse, Belton, North Lincolnshire DN9 1PG

- 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 Paul Christie (Brighter Homes Ltd) against the decision of North Lincolnshire Council.
 - The application Ref PA/2022/1570, dated 14 August 2022, was refused by notice dated 17 November 2022.
 - The development proposed is described as the demolition of existing former workers cottages and the construction of 2 detached dwellings.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal site relates to a detached dwelling in the countryside and the Area of Special Historic Landscape Interest (ASHLI) of the Isle of Axholme. Policy LC14 of the North Lincolnshire Local Plan 2003 (LP) refers specifically to the ASHLI and states that the overall settlement pattern of the area, amongst other characteristics, contributes to the distinctiveness of this countryside landscape. The appeal dwelling is set back from the road and sits comfortably within its plot, having ample space to its front, sides, and rear. The surrounding fields emphasise the rural location. The site itself, through its openness, contributes positively to the character and appearance of the area.
 5. The two-storey dwellings would be set back from the road, extend across most of the width of the plot and have a garden to the rear. Irrespective of the distance between the appeal site and the settlement, the appeal site is detached from the main built footprint of the settlement and the appeal property is currently experienced in the context of the surrounding open fields.
 6. The appeal scheme would constitute additional built form of a domestic appearance and use. Notwithstanding the proposed set back from the road and
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the fact that the development will not extend beyond the existing boundaries of the site, due to the location of the site outside the established settlement, in the ASHLI, and the overall scale and siting of the proposed dwellings, the development would reduce the openness of the plot and have an unacceptably urbanising effect on the open rural landscape.

7. Whilst the historic map of the site indicates the presence of two semi-detached properties from several decades ago, there are no details regarding the scale of those original dwellings, which is an important element in the context of Policy RD10 of LP. Nevertheless, the established pattern of development and landscape define the context for the appeal site as it is now. Consequently, the proposal would appear as an inappropriate addition in this rural setting and be unacceptably harmful to the character and appearance of the area.
8. The proposal would contribute to the supply of housing and there will be some economic benefits. However, given the location of the site, with limited facilities nearby and limited transport options, these small benefits would be insufficient to outweigh the harmful impact of the proposal. Accordingly, it would conflict with Policies CS1 and CS2 of the North Lincolnshire Core Strategy, and Policies RD2, RD10, LC5, LC14, and DS1 of the LP, which collectively require that proposals reflect or enhance the character, appearance and setting of the area.

Other Matters

9. I understand that the appellant is not satisfied with the condition of the appeal dwelling and its previous extensions. However, this does not justify the harmful impact that the proposal would have on the character and appearance of the area. I do not have full details of the cases in regard to the other housing developments in the area that have been cited. Such as their site-specific circumstances and matters taken into account. In any event I have considered the appeal development on its own merits.

Recommendation

10. The appeal scheme would conflict with the development plan and there are no material considerations worthy of sufficient weight to find otherwise. Therefore, I recommend the appeal to be dismissed.

Andreea Spataru

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and my representative's recommendation and on that basis the appeal is dismissed.

John Morrison

INSPECTOR