



Appeal Decision

Site visit made on 11 June 2024

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 July 2024

Appeal Ref: APP/U2750/D/24/3341717

Ivy House Barn, Crake Lane, Darley, North Yorkshire HG3 2QJ

- 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 N Pardoe against the decision of North Yorkshire Council.
 - The application Ref is ZC23/04244/FUL.
 - The development proposed is erection of single-storey rear/side extension and installation of 2 new conservation roof-lights to front elevation.
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Decision

1. The appeal is allowed, and planning permission is granted for erection of single-storey rear/side extension and installation of 2 new conservation roof-lights to front elevation at Ivy House Barn, Crake Lane, Darley, North Yorkshire HG3 2QJ in accordance with the terms of the application, Ref ZC23/04244/FUL, 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: Drawing numbers 1001; 1200; 1201 REV-; 1202 REV-; 1204 REV-; 1300; 1301 REV-; 3200; 3201; 3300; 3301.
 - 3) No development above damp-proof course shall take place until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details / samples.

Preliminary Matter

2. For the sake of clarity and brevity, I have taken the description of development from the Council's decision notice.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the appeal building and the surrounding area including the Nidderdale Area of Outstanding Natural Beauty (AONB).

Reasons

4. The area surrounding the appeal site is characterised by a cluster of residential properties located within the rural countryside. The buildings that form the cluster of properties are of traditional design, materials and architectural detailing with also having modern additions. It is this traditional built form with

modern alterations of the properties located within the open countryside that contributes positively to the character of the area.

5. The proposed extension would be a modern feature that jars with the historic architectural qualities of the appeal building. The proposal would, however, be sensitive in its attachment to the appeal building and is honest about its relationship being a modern addition. The materials and style of the proposal would contrast with the appeal building, nevertheless, the scale as well as the design of the extension, including the proposed roof form, allows the traditional features of the appeal building to remain prominent, and it would not be a disproportionate addition or unsympathetic to the existing form.
6. The proposal would obviously be a modern addition that covers a section of the rear elevation of the appeal building. The architectural qualities of the appeal building would not be lost as the proposal would mainly be screened by the appeal building when viewed from Crake Lane. Views of the proposal from the north would primarily be long distance views and given the scale of the extension it would not appear overly dominant.
7. The proposed development, given its material palette, fenestration, form and style, would contrast with the appeal building but crucially it would not be an incongruous or over dominant addition. The appeal building would retain its architectural identity and character. The appeal building is a domestic residential dwelling and the introduction of an extension would not be out of keeping with other residential properties in the area which have additions.
8. The proposal would not have a harmful effect on the character and appearance of the appeal building and the surrounding area, including the Nidderdale ANOB. The proposal would accord with Policies GS6, HP3 and HS8 of the Harrogate District Local Plan 2020 and the National Planning Policy Framework which seeks proposals not to detract from the natural beauty and special qualities of the AONB and its setting, and not have adverse impacts to the character or appearance of the dwelling or surrounding area.

Conditions

9. Conditions relating to timeliness and the identification of plans are necessary in the interests of proper planning and to provide certainty. In the interests of character and appearance of the appeal building and surrounding area, a condition is imposed relating to materials.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

Chris Baxter

INSPECTOR