

Appeal Decision

Site visit made on 17 September 2024

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 September 2024

Appeal Ref: APP/U2750/D/24/3344409

Graffa House, Brimham Rocks Road, Hartwith, Harrogate HG3 4BF

- 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 Mark Willings against the decision of North Yorkshire Council.
 - The application Ref is ZC24/00754/FUL .
 - The development proposed is erection of single storey side extension and alterations to fenestration.
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Decision

1. The appeal is allowed and planning permission is granted for erection of single storey side extension and alterations to fenestration at Graffa House, Brimham Rocks Road, Hartwith, Harrogate HG3 4BF in accordance with the terms of the application, Ref ZC24/00754/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 drawing no 5519 REV D and page refs: Proposed Plans; Proposed Elevations/Sections; Existing drawings.
 - 3) The external materials of the extension hereby permitted shall match those used in the existing dwelling.

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 surrounding area.

Reasons

4. The appeal site is located within the Nidderdale Area of Outstanding Natural Beauty (AONB) and in character area 26 of the Landscape Character Assessment - Hartwith Moor Grassland (LCA). The LCA describes the area as a pocket of flat to gently undulating grassland plateau, dominated by regular,

organised pattern of parliamentary field enclosures with dry stone wall boundaries. The appeal site and neighbouring buildings are one of a few individual small farmsteads within the area. The appeal property and adjoining buildings are primarily residential in nature although their agricultural design styles have been retained. It is this farmstead appearance of the buildings set within the wider pattern of field enclosures that contributes positively to the character of the area.

5. The subterranean design of the proposal, which would include drystone walling and a green flat roof sown with species rich wildflower meadow, would not appear as a typical flat roof extension, as it would be a subtle addition to the main property, that would not be visually intrusive within the surrounding area. The scale and width of the extension would not be excessive and due to its positioning, design and form would ensure it would not adversely detract from the historical agricultural integrity of the appeal property and the surrounding buildings.
6. The proposed extension would be visible within the surrounding area, including from the Public Right of Way to the south, and I note that existing hedgerow and trees in the area are not protected and could be removed. However, given the sensitive design and form of the extension, it would not be highly noticeable or appear as an incongruous feature that is intrusive to the character and appearance of the surrounding landscape or setting of the Nidderdale AONB.
7. The proposal would not have a harmful effect on the character and appearance of the appeal building and the surrounding area. The proposed extension would not be contrary to Policies HP3, HS6 and HS8 of the Harrogate District Local Plan, the Harrogate House Extensions and Garages Design Guide and the Harrogate Farm Buildings Design Guides which seeks proposed development to protect, enhance or reinforce characteristics that contribute to local distinctiveness and contribute to the character of the building and its surroundings.
8. The Parish Council have raised concerns with the proposal, including the effect the extension would have on the Site of Special Scientific Interest (SSSI) at Brimham Rocks. The Council have confirmed that the appeal site is not within the SSSI boundary and that they have no concerns in terms of ecological harm. This matter does not alter my findings above with regards to the effect on character and appearance and would not warrant refusal of the scheme.

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 a condition is imposed in relation to materials.

Conclusion

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

Chris Baxter

INSPECTOR