



Appeal Decision

Site visit made on 1 October 2024

by B Astley-Serougi BA(Hons) LLM MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 November 2024

Appeal Ref: APP/R1845/D/24/3348139

**Yew Tree Farm, Pound Bank, Rock, Worcestershire, Kidderminster
DY14 9TH**

- 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 Lunnon against the decision of Wyre Forest District Council.
 - The application Ref is 24/0173/HOU.
 - The development proposed is erection of a pair of metal gates on piers.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a pair of metal gates on piers at Yew Tree Farm, Pound Bank, Rock, Worcestershire, Kidderminster, DY14 9TH in accordance with the terms of the application, Ref 24/0173/HOU and the plans submitted with it.

Preliminary Matters

2. The gates and piers the subject of this appeal were in place at the time of my visit. I have determined the appeal on this basis.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the surrounding area.

Reasons

4. Yew Tree Farm is located within the open countryside and the site is comprised of the former farmhouse, multiple static caravans which are permanently occupied as well as a touring caravan site with indoor space for accommodation and events.
5. The black metal gates and piers are located within the site and are not highly visible from the public highway. The piers are constructed from brick and both have a dressed stone slab with a carved eagle finial.
6. The scale of the piers and gates are not unduly prominent and assimilate with the varied character and appearance of the appeal site. Furthermore, gates and piers are not an uncommon feature within countryside locations, especially in relation to farmhouses. Therefore, the appeal scheme does not introduce an incongruous feature into the open countryside landscape.
7. The appeal site is varied with regard to architectural styles given the presence of the farmhouse, permanent static caravans and the touring caravan site. The

building styles on the site are predominantly brick and therefore, the materials used in the development are sympathetic.

8. In summary, the development does not harm the character and appearance of the surrounding area. Thus, it complies with the Policies DM.24 and SP.20 of the Wyre Forest District Council Local Plan 2016-2036. These policies seek to ensure, amongst other things, that development is of a high design quality that integrates effectively with its surroundings. Additionally, the development also complies with Policy SP.22 of the Wyre Forest District Council Local Plan 2016-2036 which seeks, amongst other things, to ensure new development protects landscape character.
9. Furthermore, the development also accords with the principles of achieving well designed places as outlined in the National Planning Policy Framework December 2023 (Framework), as well as paragraph 180 of the Framework regarding the protection of the natural and local environment.

Conditions

10. As the development has already taken place, conditions relating to the time limit for implementation, external materials and compliance with plans are not necessary.

Conclusion

11. For the reasons given above the appeal should be allowed.

B Astley-Serougi

INSPECTOR