



Appeal Decision

Site visit made on 25 November 2024

by Louise Crosby MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th November 2024

Appeal Ref: APP/U2750/D/24/3353019

Hammersgill Outbarn, Ellingstring, Ripon, North Yorkshire, HG4 4PW

- 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 & Mrs J Shinn against the decision of North Yorkshire Council.
 - The application Ref is ZC24/02081/FUL.
 - The development proposed is a first floor extension and window to gable of existing barn conversion.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I note that during the planning application process the proposed window in the gable of the existing barn conversion was removed. I shall deal with the appeal on this basis.

Main Issue

3. Whether the proposal would respect the character and appearance of the existing barn conversion and conserve and enhance the landscape and scenic beauty of the Nidderdale Area of Outstanding Natural Beauty.

Reasons

4. The appeal site lies within the Nidderdale Area of Outstanding Natural Beauty (AONB). Paragraph 182 of the Framework advises that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs.
5. The L shaped dwelling is located beyond the built-up area of Ellingstring village in an isolated and elevated position, surrounded by open fields. The dwelling has been created from the conversion of a traditional barn and it still retains the traditional form of a farm building. It is part 2 storey and part single storey. It is proposed to extend the single storey element to make it 2 storeys high.
6. The current single storey element appears subservient to the main part of the dwelling which is much taller and has a larger footprint. Whilst one elevation of the single storey section contains large windows and a garage door, the other elevations are simple, with no openings. This combined with the corrugated metal roofing material give it the appearance of a simple agricultural building in most views beyond the site. Indeed, the site is highly visible from the road in front of the property and the public right of way which runs across the site.

7. The first floor extension would be constructed from timber Yorkshire boarding and contain 3 windows in each main elevation and one in the gable end. The roof would contain a total of 6 rooflights. Whilst none of these are particularly large, they will give this building a domestic appearance.
8. Whilst the extended part of the dwelling would be linked by a small single storey element the overall impression would be of a very large 2 storey house, made even more prominent by the lack of other development nearby and its prominent location in the landscape. Indeed, the agricultural character that has been well maintained with the current conversion would be eroded to a harmful degree in this sensitive countryside location of high landscape and scenic beauty.
9. The proposal would conflict with Harrogate Borough Council Local Plan (LP) policy HP3 in so far as it requires development to incorporate high quality building design that protects, enhances, or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the district's rural environment. In addition, LP policy HS8 seeks to ensure that extensions to dwellings, among other things, do not adversely affect the impact of the character and appearance of the dwelling or the surrounding area.
10. Also, the increase in the number of windows and rooflights, particularly on elevations and in the roof where none currently exist would increase light spill in this sensitive AONB location contrary to LP policy GS6.
11. I appreciate the appellants require the additional accommodation to accommodate their growing family and that they have invested in the landscape close to the dwelling by planting a wildflower meadow. I am also aware that this is a self-build project which seeks to reduce their energy use and carbon footprint, however none of these matters individually or collectively outweigh the harm I have identified above.

Conclusion

12. For the reasons given above the appeal should be dismissed.

Louise Crosby

INSPECTOR