



Appeal Decision

Site visit made on 9 July 2019

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 July 2019

Appeal Ref: APP/N2535/W/19/3226876

Land adjacent to 32 Stow Road, Willingham by Stow, Gainsborough DN21 5LE

- 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 Mr John Bingham against the decision of the West Lindsey District Council.
 - The application Ref 138786, dated 14 December 2018, was refused by notice dated 8 February 2019.
 - The development proposed is described as outline planning application for two detached dwellings.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The application was submitted in outline with all matters reserved for future consideration, I have considered the appeal on this basis.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The site is part of a wider agricultural field to the south of the village, Willingham by Stow. The site is located adjacent No. 32 Stow Road which is a detached property, separated from the uniformed layout of the adjacent residential properties by a track known as Water Furrow Lane.
5. The site is separated from the built form of the village by Water Furrow Lane and a well-established tree and shrub belt which presents a strong natural boundary between the village and open countryside. This natural boundary screens the urban form of the village and makes a positive contribution to the rural character and setting of the village.
6. No. 32 Stow Road does extend the built form of the village beyond the natural boundary, however due to its corner location, its form and design, it does not erode the rural nature of the area.

7. The proposed development would be a prominent feature which would further extend the urban form into the open countryside. The proposed development would not integrate well with the existing urban form.
8. Landscaping could be provided along the appeal site boundary with the wider field, which would be subject to a reserved matter planning application. However, I have not been presented with substantive evidence to persuade me that this would preserve the setting of the village and sufficiently soften the appearance of the proposed development.
9. I therefore conclude that the development would significantly harm the character and appearance of the area. There is conflict with Policies LP2, LP4, LP17 and LP26 of the Central Lincolnshire Local Plan (2017) which amongst other things seek to protect the character and appearance of the area including core shape, form and setting of a settlement and landscape quality.
10. My attention has been drawn by the appellant to modern housing and other consents granted in the area, however substantive details have not been provided to allow me to compare the developments to that of the appeal proposal. Nevertheless, I note that the areas indicated are different to the appeal site and appear to be well integrated to the settlement and not located in an area which forms a continuous part of the open countryside beyond a strong natural boundary. Notwithstanding this each proposal must be considered on its individual merits, and that has been the basis of my assessment in respect of this proposal.

Other Matters

11. The proposed development would be a modest addition to the housing market and whilst it may support services and facilities within the village, this would not outweigh the harm I have identified above.
12. I note concerns raised by neighbours relating to other issues, however, given my findings on the main issue it has not been necessary for me to reach a conclusion on these matters.

Conclusion

13. For the reasons given above I conclude that the appeal should be dismissed.

C Pipe

INSPECTOR