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From: East1@pins.gsi.gov.uk
Sent: 31 January 2018 12:46
To: Planning
Subject: Planning Inspectorate APP/W9500/W/17/3185209: 4 Echo Hill, YO22 5AE
Attachments: Despatch Cover Letter - Wendy Strangeway - 31 Jan 2018.pdf; APPEAL DECISION - 3185209.pdf

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Mrs Wendy Strangeway
North York Moors National Park Authority
Development Control Support Officer
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref:
Our Ref: APP/W9500/W/17/3185209

31 January 2018

Dear Mrs Strangeway,

Town and Country Planning Act 1990
Appeal by Mrs Belinda Little
Site Address: 4 Echo Hill, Sleights, WHITBY, YO22 5AE



I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

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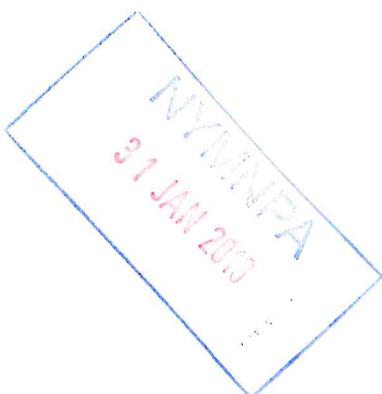
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Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Callum Walker
Callum Walker

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Appeal Decision

Site visit made on 8 January 2018

by **David Cross BA (Hons), PGDip, MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 31st January 2018

Appeal Ref: APP/W9500/W/17/3185209

Land Adjacent to 4 Echo Hill, Sleights, Whitby YO22 5AE

- 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 Mrs Belinda Little against the decision of North York Moors National Park.
 - The application Ref NYM/2017/0254/FL, dated 31 March 2017, was refused by notice dated 3 July 2017.
 - The development proposed is construction of new dwelling.
-

Decision

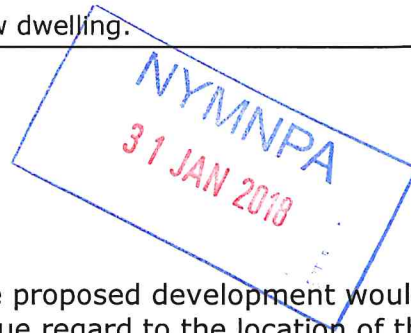
1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is whether the proposed development would provide a suitable site for a dwelling, with due regard to the location of the site within the countryside and the North York Moors National Park (NP).

Reasons

3. The appeal site is a garden area adjacent to a dwelling in Echo Hill – a group of dwellings some distance from the settlement of Sleights. The main parties agree that the site is located within the Open Countryside for the purposes of planning. Core Policy J of the NP Core Strategy and Development Policies 2008 (CSDP) restricts new housing development in the Open Countryside unless there are special circumstances, including housing which is essential for meeting farming and other specified uses or a letting to meet local needs. The appeal proposal relates to an open market dwelling and would therefore conflict with Policy J.
4. However, the appellant contends that the proposal would not lead to material harm, and in particular that the design and location of the dwelling in a gap between existing buildings would not cause harm to the landscape. Therefore, whilst the proposal would conflict with the wording of Core Policy J, she considers that the proposal would meet the objectives of Core Policy A of the CSDP and of the Framework in relation to the National Park purposes and sustainable development.
5. The appellant states that the existing dwellings at Echo Hill are rural in character. However, I saw that the design of the dwellings and their relatively regimented layout has a more suburban character. The location of the



dwellings on a prominent ridge adds to an incongruous appearance for this cluster of dwellings located beyond the built up area of Sleights.

6. Whilst there are a number of dwellings in the vicinity of the appeal site, I saw that it is most closely visually associated with 1 to 5 Echo Hill which appear as three distinct building blocks on the skyline. The gap in the building line created by the appeal site breaks up the visual impact of this line of buildings and reduces the enclosing effect on the land between Echo Hill and Sleights. I acknowledge that the design of the dwelling would complement the design of the neighbouring dwellings, but I consider that this would exacerbate the incongruous suburban character of this group of buildings rather than blending into the landscape. Whilst the dwellings at Echo Hill have a relatively well ordered and homogenous character, the infilling of the gap would further consolidate this group of dwellings with resultant harm to the landscape.
7. I note that the proposal would reflect the massing of established trees which are visible on the skyline. However, the visual prominence of the trees will vary over the course of the year depending on when they are in leaf. In any event, the existence of natural landscape features does not justify the introduction of a built structure which may be of a similar scale but would be fundamentally different in appearance.
8. I have had regard to the appeal decision referred to by the appellant at Knowles Lodge¹. However, I note that this was for the replacement of an existing dwelling and therefore the visual and other considerations that would arise from that proposal would be materially different to the case before me. This matter does not therefore weigh in favour of the appeal.
9. For the above reasons, including harm to the landscape, I conclude that the proposal would not represent a suitable location for a dwelling. The proposal would conflict with Core Policy A of the CSDP in respect of conserving and enhancing the landscape. The proposal would also conflict with Core Policy J which states, amongst other things, that housing in the open countryside will only be permitted in special circumstances - in the case of this appeal no such circumstances have been demonstrated. These Policies are broadly consistent with the provisions of the National Planning Policy Framework and in particular with respect to sustainable development in rural areas and the great weight that should be given to conserving the landscape and scenic beauty in National Parks.
10. For the reasons given above, and taking account of all material planning considerations, I conclude that the appeal should be dismissed.

David Cross

INSPECTOR



¹ Appeal ref: APP/C9499/W/16/3151272