



# The Planning Inspectorate

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Miss F A Ward (National Park Officer)  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Your Ref: NYM4/033/0137G/PA  
Our Ref: APP/W9500/A/02/1092211  
Date: 4 November 2002

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Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
APPEAL BY MR P J WHITE  
SITE AT 6 BEECHFIELD, HIGH HAWSKER, WHITBY, NORTH YORKSHIRE, YO22 4LQ**

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

If you have any queries relating to the decision please send them to:

Quality Assurance Unit  
The Planning Inspectorate  
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2 The Square, Temple Quay  
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Phone No. 0117 372 8252

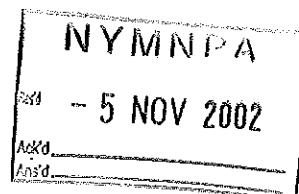
Fax No. 0117 372 8139

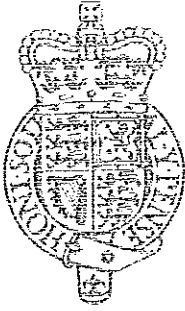
E-mail: [Complaints@pins.gsi.gov.uk](mailto:Complaints@pins.gsi.gov.uk)

Yours faithfully

Mr Tim Mather

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# Appeal Decision

Site visit made on 28 October 2002

by **Richard A Mordey BA(Hons) MCD MRTPI**

an Inspector appointed by the First Secretary of State

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Date

- 4 NOV 2002

**Appeal Ref: APP/W9500/A/02/1092211**

**6, Beechfield, High Hawsker, Whitby, North Yorkshire, YO22 4LQ**

- 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 P White against the decision of the North York Moors National Park Authority
- The application ref: NMY4/033/0137G/PA, dated 22 January 2002, was refused by notice dated 22 April 2002.
- The development proposed is the erection of a conservatory.

**Summary of Decision: The appeal is dismissed.**

## Main Issues.

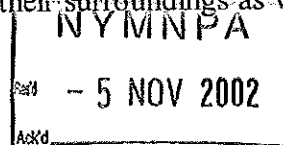
1. From my visit to the site and the surrounding area and from my reading of all the written submissions, I have come to the conclusion that the main issues in this case are whether the proposed conservatory would have an adverse impact upon the appearance of the surrounding area and whether it would relate satisfactorily to No.6, Beechfield.

## Development Plan and other Planning Policies

2. The relevant development plans are the North Yorkshire County Structure Plan and the adopted North York Moors Local Plan. Policy E1 of the former echoes national planning policy and indicates that priority will be given to the conservation of the landscape of the National Park. There is a presumption against new development or major extensions to existing development except where it can be shown to be necessary in that location and high standards of design are required. Policy G2 of the Local Plan is similar to E1 of the Structure Plan. The revised deposit Local Plan is at a very advanced stage and I shall afford it considerable weight. Policies BE6 and H8 of that plan aim to ensure high standards of design and that extensions respect their surroundings as well as the host building.

## Reasons

3. The appeal property is one of a row of single storey suburban-style dwellings which stand in a very conspicuous location backing onto one of the main routes through the National Park, the A171. It seems to me that, because of their design and position and their domestic paraphernalia, walls, sheds and conservatories, these buildings and others in the vicinity do not relate sympathetically to the wide, open landscape and traditional buildings of this part of the National Park. To add a neo-Victorian conservatory, as now proposed would, in my view, exacerbate this unsatisfactory situation. It would be visible from a number of public viewpoints over a wide area. An extension constructed predominantly of glass would be particularly conspicuous.



4. The Local Planning Authority submits that the appeal property, the parent building, is of little architectural merit. I accept this point and consider that it also applies to the neighbouring dwellings. However, whilst I consider them to be inappropriate in this location, they are of a relatively simple basic design. There is no doubt in my mind that to add a conservatory of the eclectic design now proposed would neither relate sympathetically to the neighbouring buildings nor to the host building itself. These shortcomings are clearly contrary to established planning policy. I do not consider that the planting alongside the rear garden wall would overcome the objections that I have identified. The possibility of an alternative design is not for my determination.

### Conclusion

5. For the reasons given and having regard to all matters raised, including some written support by a neighbour for the proposal, I conclude that the appeal should be dismissed.

### Formal Decision

6. In exercise of the powers transferred to me, I dismiss the appeal.

### Information

7. Particulars of appeal against this decision to the High Court are enclosed for those concerned.

*Richard A. Morley*

INSPECTOR

