



Planning Services

COMMITTEE REPORT

APPEAL UPDATE

DECISIONS RECEIVED:

APPEAL REF: APP/X1355/A/12/2174999

LPA REF: 7/2011/0405/DM

APPEAL AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF A BARN ON LAND AT GREEN VALLEY STABLES, SALTERS LANE, TRIMDON, CO DURHAM

1. This appeal relates to an application for planning permission for the erection of a barn on land at Green Valley Stables, Trimdon. The application was refused under delegated powers on 28 November 2011 for the following reason:

In the opinion of the Local Planning Authority, the scale and prominent location of the proposed barn would constitute an unjustified and visually intrusive feature in the countryside, detrimental to the character and appearance of the area. This is considered contrary to PPS7 (Sustainable development in rural areas) which requires all rural development to be in keeping and in scale with its location and sensitive to the character of the countryside.

2. The appeal was **dismissed**. In arriving at the decision the Inspector considered the following issues:
3. The proposed development would be very visible in the landscape, exacerbated by the limited existing screening, resulting in significant harm to the character and appearance of the countryside. This harm would not be outweighed by any need for further storage.
4. The development would add unacceptably to the cumulative effect of existing buildings nearby and further erode the open character of the area. As such, the proposal would fail to contribute to or enhance the natural or local environment, or protect or enhance valued landscapes, contrary to paragraph 109 of the NPPF.
5. The appellant has significantly overestimated the storage requirement for hay on the site, and the need for hay storage along with other anticipated functions could be provided for within existing buildings on the site.
6. No costs were awarded to either the appellant or the Local Authority.

RECOMMENDATION

7. That the decision is noted.



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Erection of barn at Green Valley Stables,
Salters Lane, Trimdon (7/2011/0405/DM)

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Comments

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