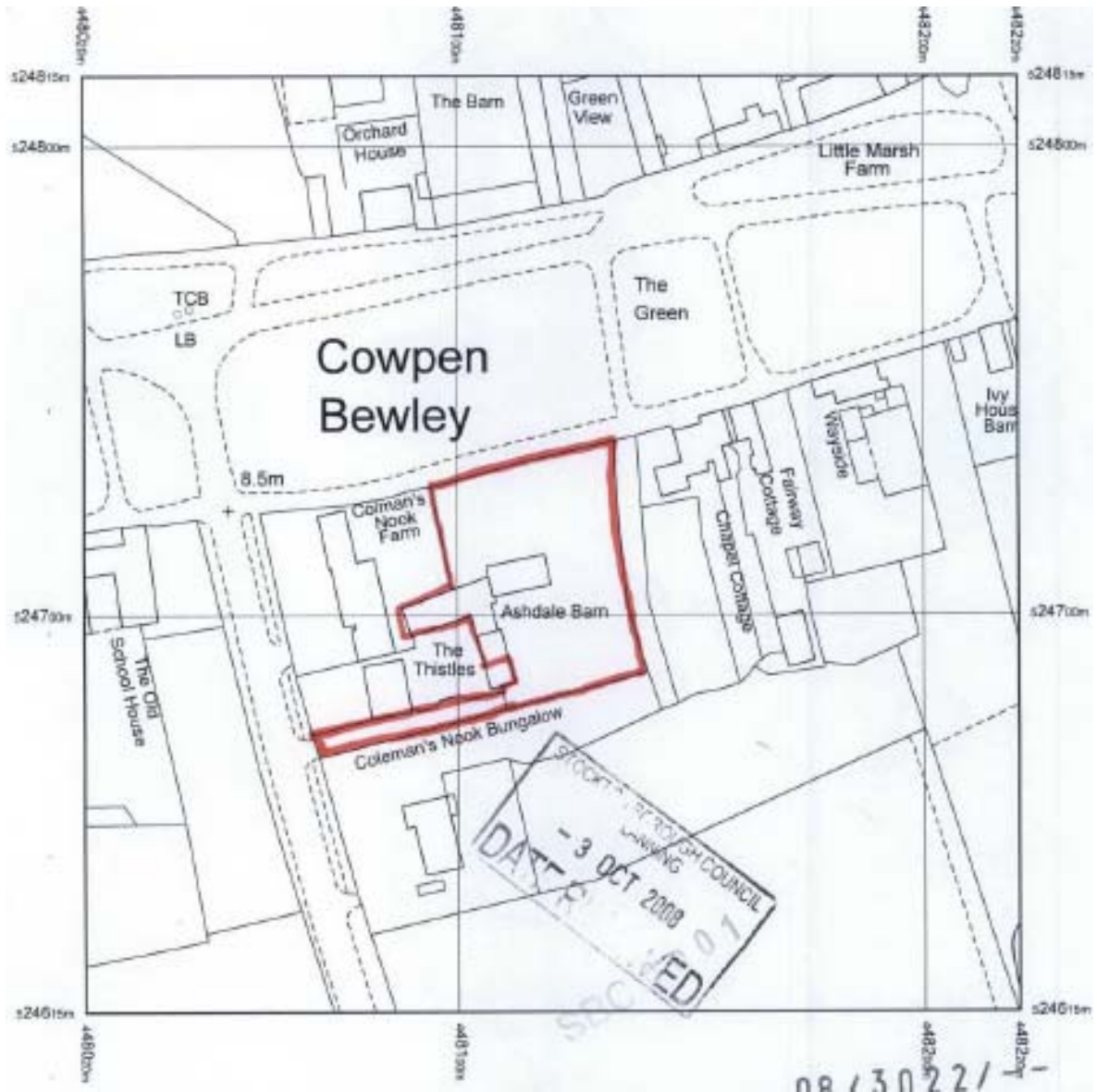
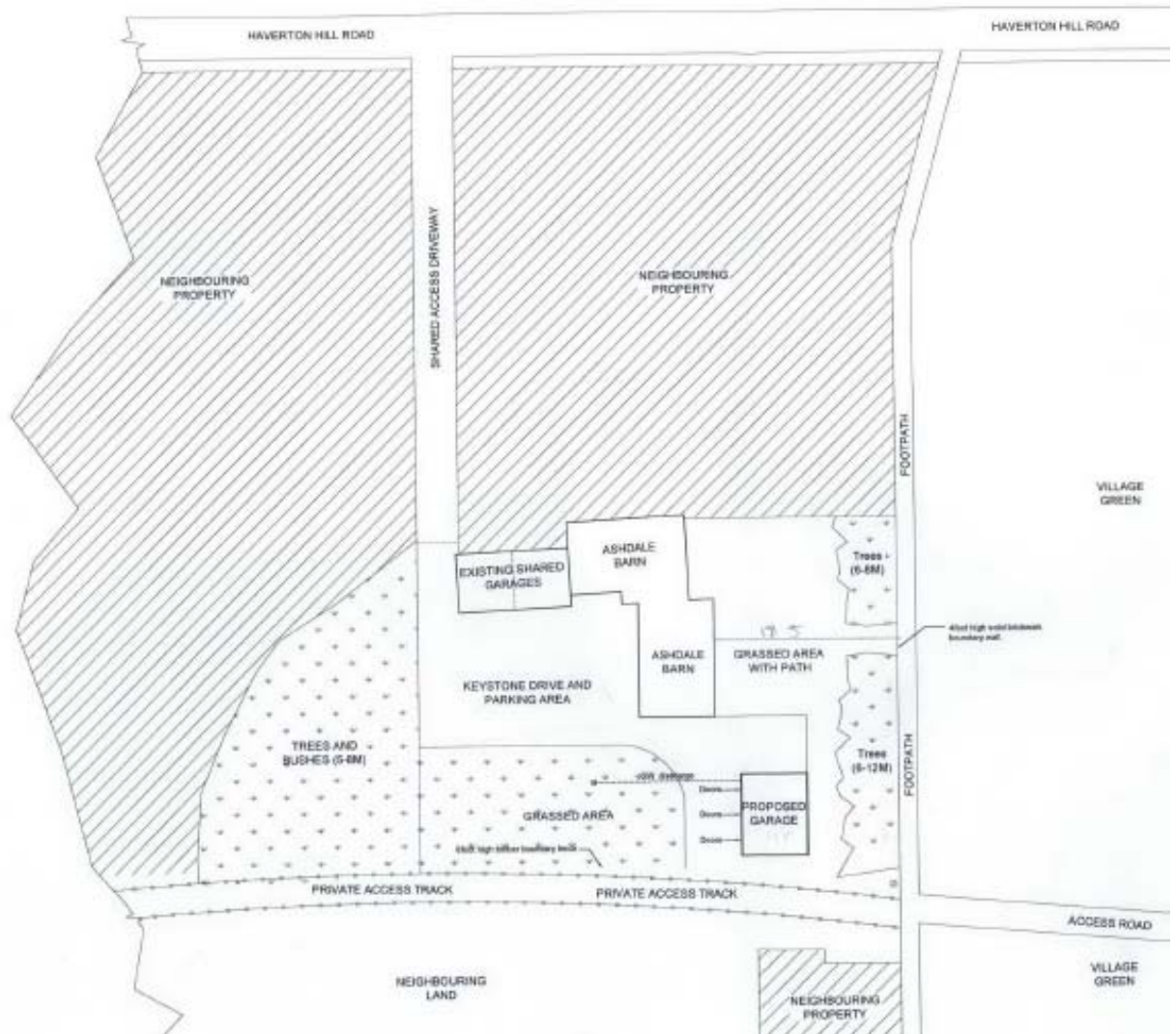
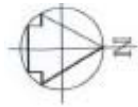


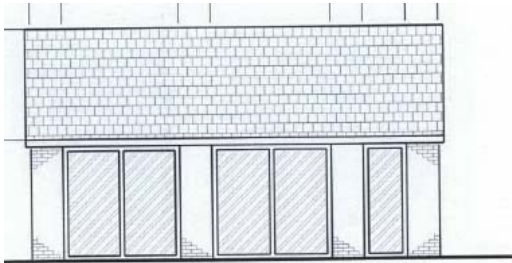
08/3022/FUL – Ashdale Barn – Appendix 1 Location Plan



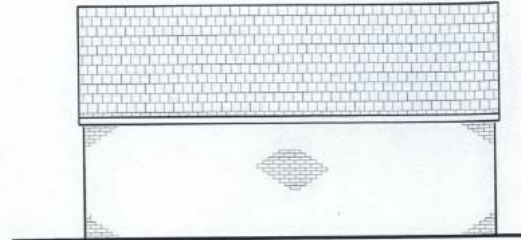
08/3022/FUL – Ashdale Barn – Appendix 2 Site Plan



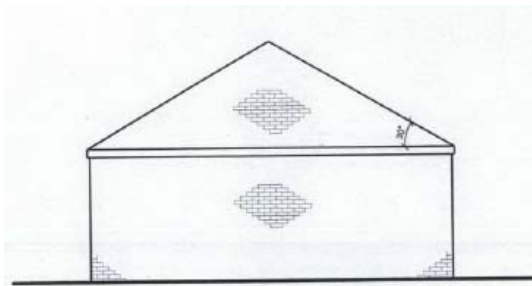
08/3022/FUL – Ashdale Barn – Appendix 3 Elevations and Floor Plan



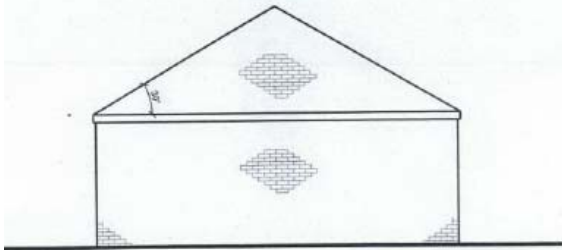
PROPOSED FRONT SIDE ELEVATION
@ 1:100 @ A3



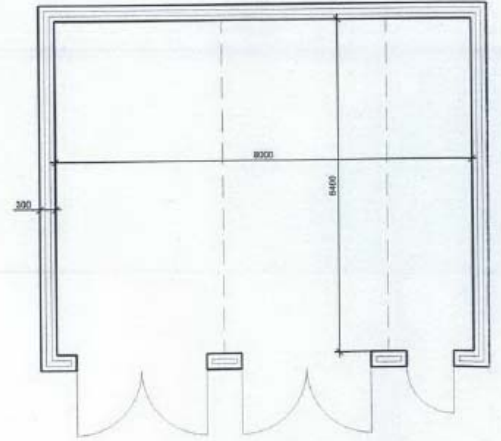
PROPOSED REAR SIDE ELEVATION
@ 1:100 @ A3



PROPOSED LEFT SIDE ELEVATION
@ 1:100 @ A3



PROPOSED RIGHT SIDE ELEVATION
@ 1:100 @ A3



PROPOSED FLOOR PLAN
@ 1:100 @ A3

08/3022/FUL – Ashdale Barn – Appendix 4

View of application site from Village Green showing Chapel Cottage on the left and Ashdale Barn on the right.





Appeal Decision

Site visit made on 28 January 2003

by Kathleen Woodling BA, MPhil, MRTPI

an Inspector appointed by the First Secretary of State

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Date
- 5 FEB 2003

Appeal Ref: APP/H0738/A/02/1102223
Ashdale Barn, Cowpen Bewlay, Billingham

- 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 and Mrs L Elliott against the decision of Stockton-on-Tees Borough Council.
- The application (Ref. 02/0511/P), dated 4 March 2002, was refused by notice dated 24 April 2002.
- The development proposed is vehicular access from The Green and rebuilding of boundary wall.

Summary of Decision: The appeal is dismissed.

Main Issues

1. I consider that the main issue in this appeal is the effect of the proposal on the character and appearance of the Cowpen Bewlay Conservation Area, within which the appeal property is situated.

Planning Policy

2. The development plan includes the Stockton-on-Tees Local Plan 1997. Policy GP1 states that proposals will be assessed against a number of criteria, including the relationship of a development with the surrounding area. New development within a conservation area is permitted under policy EN24 provided that the siting and design does not harm the character or appearance. I am also mindful that, in accordance with the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, I must pay special attention to the desirability of preserving or enhancing the character or appearance of the Cowpen Bewlay Conservation Area.

Reasons

3. Cowpen Bewlay is a small agricultural village. It consists mainly of former agricultural buildings, of mixed age and style, set around a large, rectangular Green. Ashdale Barn is a large detached house set in an open garden some distance back from the southern edge of the Green. The low, brick wall along the front boundary of the property is presently in poor condition. However, I consider that in good condition it would, together with the open garden behind, contribute to the rural character of the village.
4. The main village road crosses the northern end of the Green from east to west. There is a series of narrow tracks leading from this road to a track which runs around the outer perimeter of the Green. Some of the accesses to properties at the northern end of the Green are modern in design and have an engineered appearance. This is in marked contrast with the situation along the southern edge where the tracks appear to be based on the traditional

agricultural accesses and are much less formally laid out, being barely wide enough to accommodate a single vehicle. To my mind, the southern part of the Green appears to be largely traffic free. This open, unspoilt appearance provides a strong visual feature which emphasises the rural character of the village.

5. The appeal proposal would create a gated access, slightly offset from a track that presently leads from the main road to a field track which runs between Ashdale Barn and the neighbouring Chapel Cottage. The perimeter track in front of Ashdale Barn is narrow and the Green drops away at this point so that there is limited room for vehicles to manoeuvre. As a result, the proposed gate would be some 5m wide in order to allow room for vehicles to enter and leave. This would be considerably wider than other gates such as that to the adjacent field track. In my opinion, the proposed gate would be out of proportion with surrounding development. Furthermore, the proposal would introduce additional traffic onto the Green and so would detract from the unspoilt appearance of this part of the Green
6. I note that the proposal was prepared in the light of advice from the Council and that the design takes account of nearby features. However, this does not alter my view that the proposal would be harmful to the rural character of the Conservation Area.
7. On my main issue therefore, I conclude that the proposal would fail to preserve the character and appearance of the Cowpen Bewlay Conservation Area and so would be contrary to policies GP1 and EN24 of the Local Plan.

Conclusions

8. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

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

Information

10. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.



Inspector