

Appeal Decision

Site visit made on 28 December 2016

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 January 2017

Appeal Ref: APP/R3650/D/16/3159206

Orchard House, 12a Old Park Lane, Farnham GU9 0AH

- 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 Julie Lee against the decision of Waverley Borough Council.
 - The application, Ref. WA/2016/0977, dated 5 May 2016, was refused by notice dated 13 July 2016.
 - The development proposed is a garage, carport and new vehicle access
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area to the south west of Old Park Lane.

Reasons

3. I saw on my visit that the gardens of Nos. 8, 12, 12a and the front garden of Cherry Trees together form an open and 'green' area of gardens and orchards that make a positive contribution to this part of the Area of Strategic Visual Importance (ASVI) that lies close to Old Park Lane.
 4. Although there are some garden outbuildings within this area, these are subservient to the landscape and consistent with the semi-rural character. In addition they do not impede in the important views from the public realm, which are essentially those over the frontage hedge when travelling in either direction along this part of Old Park Lane. These are identified on the diagram in the Grounds of Appeal.
 5. The principle of the development of a garage and carport close to the Lane was established by planning permission reference WA/2015/0687. Whilst I do not have the full details and background to that decision, it is clear that the Council regarded the structure's gently sloping sedum roof and modest ridge height of 2.6m as being important factors in its being acceptable in this visually sensitive location.
 6. To my mind the proposed alteration with the introduction of a more conventional pitched roof and the increase in height would materially increase the bulk and prominence of the building in a location that is locally distinctive. This distinctiveness is because of the unusual relationship between the period
-

houses on the north east side of the Lane and their gardens and orchards on the opposite side, with their particularly verdant and open semi rural character.

7. I have carefully considered the site analysis in the Grounds of Appeal. However, I do not agree that the trees, hedges and shrubs in the vicinity of the appeal site, additional landscaping, the comparisons with the form and scale of other buildings in the area, and all other matters raised comprise a persuasive case that a larger and more prominent building than that already approved would be acceptable and would not cause harm to the character and appearance of the ASVI to the south west of Old Park Lane.
8. The appeal proposal would therefore conflict with Saved Policies RD3, D1, D4 & C5 of the Waverley Borough Local Plan 2002 and the core planning principles and requirements for good design in the National Planning Policy Framework 2012.
9. For these reasons the appeal is dismissed.

Martin Andrews

INSPECTOR