The Planning Inspectorate

Appeal Decision

Site visit made on 20 January 2017

by S Poole BA(Hons) DipArch MPhil MRTPI

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

Decision date: 8 February 2017

Appeal Ref: APP/M1710/D/16/3159561
Oakland, Stancomb Lane, Medstead, Alton GU34 5QB

- 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 Stephanie Braithwaite against the decision of East Hampshire District Council.
- The application Ref 26826/009, dated 11 May 2016, was refused by notice dated 11 July 2016.
- The development proposed is described as the erection of a second storey side extension.

Decision

1. The appeal is allowed and planning permission granted for a second storey side extension at Oakland, Stancomb Lane, Medstead, Alton GU34 5QB in accordance with the terms of the application, Ref 26826/009, dated 11 May 2016, subject to the conditions set out in the attached schedule.

Main Issue

2. The main issue in this case is the effect of the proposal on the variety of existing dwelling types and sizes in the area.

Reasons

3. The appeal property is a chalet bungalow which is situated in a rural location. To one end is a flat-roofed single-storey element described as a garden store. The proposal would involve the construction of a pitched roof above this element to create a "sun room" at first floor level. This would match through with the existing roof form and the Council has confirmed that this addition would not have any acceptable effects on the character and appearance of the property or surrounding area.

4. Policy H16 of the East Hampshire District Local Plan: Second Review (2006) (LP) allows dwellings of the size concerned to be extended by no more than 50% of the original dwelling size. "Original" is defined as the dwelling that existed on 1 April 1974. The purpose of LP Policy H16 is to maintain the variety of existing dwelling types and sizes in the countryside. The accompanying text states that ".... the existing stock will need to be monitored to check that no imbalances are created through an excessive number of extensions being built. If problems are identified then a Supplementary Planning Document will be introduced to address the specific issues"

(paragraph 5.184). Evidence of monitoring since the adoption of LP Policy H16 is not before me.

5. The original dwelling was small. Together with previous extensions the proposal would increase the floor area of the appeal property by more than 50% resulting in a medium-sized dwelling. There is no evidence before me to demonstrate that in this particular area, which is close to a number of settlements with new housing development, there is an identified need for small dwellings or an over-supply of medium-sized ones. For these reasons, whilst the proposal oversteps the size parameters set down under LP Policy H16, conflict with the aims of the policy has not been demonstrated. I therefore conclude that the proposal would not have an unacceptable effect on the variety of existing dwelling types and sizes in the area.

Conditions

6. Having regard to paragraph 206 of the National Planning Policy Framework (2012), I have considered the conditions suggested by the Council. For the avoidance of doubt and in the interests of proper planning, a condition requiring that the development is carried out in accordance with the approved plans is imposed.

7. As the proposal would form a continuation of the existing roof I consider it necessary to require the materials to be used to match the existing in order to adequately protect the appearance of the property and its surrounding. Having regard to planning guidance, I consider it necessary to remove permitted development rights relating to the extension to the appeal property.

Conclusion

8. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

S Poole

INSPECTOR

SCHEDULE OF CONDITIONS

1) The development hereby permitted shall begin not later than three years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01; 02 and 03.

3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension or alteration permitted by Class A or B of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be erected within the curtilage of the dwelling hereby permitted.