
Appeal Decision

Site visit made on 11 April 2017

by R J Marshall LLB DipTP MRTPI

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

Decision date: 28 April 2017

Appeal Ref: APP/L1765/W/16/3163906

6, Kitnocks Farm, Outlands Lane, Curdridge, Hampshire, SO30 2HD

- 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 D Gamblin against the decision of Winchester City Council.
 - The application Ref 16/01836/FUL, dated 28 July 2016, was refused by notice dated 27 October 2016.
 - The development proposed is detached 3 bedroom property.
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Decision

1. The appeal is dismissed.

Application for costs and background

2. An application for costs was made by Mr and Mrs D Gamblin against Winchester City Council. This application is the subject of a separate Decision.
3. The appellant already has planning permission for a house on the appeal site. The proposed dwelling is on much the same footprint and area. However, it differs in terms of its design in order to provide greater accommodation at first-floor level.

Main Issue

4. The main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

Character and appearance

5. The appeal site is located towards the southern end of Outlands Lane. Houses fronting this lane, largely on both sides, are of varied age, design and size. They vary from older cottage style properties through all periods to the current day. However, this does not prevent the road having a most attractive appearance. The absence of street lighting and footpaths together with extensive tree and shrub planting along its length means that it retains a rural appearance notwithstanding being built up.
6. The proposed dwelling would be in the side garden of No. 6 Kitnocks Farm Cottage. This is a 1960s/70s semi-detached house of a design typical of its period. However, directly to the south of the appeal site and close to its

boundary is a notably attractive cottage known as The Old Forge. Although on a relatively large floor plan the scale of this property is greatly reduced by a generally low eaves line which makes it sit most pleasantly on its site.

7. The proposed house would have 2 wings. On the northern part of the plot would be an east/west running wing and leading from this to the south a wing aligned in a north/south direction with a slightly lower ridge and eaves height. This wing would be close to the boundary with The Old Forge. In terms of its design per-se the proposed dwelling is acceptable, albeit unremarkable and rather bland notwithstanding attempts to make it appear more interesting.
8. However, the proposed dwelling would sit awkwardly in relation to The Old Forge. This is because its proximity to The Old Forge, and the fact that it would be located on higher land, would make it appear rather overpowering and over dominant in relation to this property. This would be so even with the use of a semi-hipped roof which seeks to reduce its bulk. It would also, with its rather bland appearance, be out of keeping with the cottage style of The Old Forge. The use of additional tile hanging would not greatly assist in this regard. The harm identified would be apparent even with the substantial hedge between the 2 properties. By detracting from the setting of one of the more attractive dwellings in the road the proposed development would also detract from the wider character and appearance of the area.
9. In arriving at my view above I have taken into account the fact that a dwelling has already been permitted on the site of roughly the same overall height. However, the north/south running wing on that property would have a lower eaves line. As such its front elevation would be much more in keeping with The Old Forge and it would appear less dominant in relation to it. As such the scheme in the earlier proposal would not have the same detrimental effect on the character and appearance of the area as the scheme before me.
10. On the opposite side of the road to the appeal site is a quite large Victorian detached house and a small group of modern full 2 storey properties. However, being on the opposite side of the road to The Old Forge they do not harm the setting of this cottage in a way that the proposed development would.
11. It is concluded that the proposed development would detract from the character and appearance of the surrounding area. As such it would be contrary to Policy DP3 of the Winchester District Local Plan Review 2006 and Policies MTRA 1 and CP13 of the Local Plan Part 1-Joint core Strategy all of which seek to ensure that new development responds positively to the character of the local environment.

Other matters

12. I note the concerns of those living in The Old Forge that the proposed development would cause harm to living conditions through visual impact, loss of light and loss of privacy. However, from what I saw of the distance there would be between the 2 properties, hedgerow screening and the orientation of windows unacceptable harm in the way alleged would not arise. However, lack of harm in these respects does not make the proposal more acceptable given the harm found on the main issue.

13. I appreciate the appellants' wish to provide improved living space at first-floor level. However, this consideration does not outweigh the harm found on the main issue.

Conclusion

14. For the reasons given above it is concluded that the appeal should be dismissed.

R J Marshall

INSPECTOR