The Planning Inspectorate

Appeal Decision

Site visit made on 20 June 2017

by J Ayres BA Hons, Solicitor

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

Decision date: 17th July 2017

Appeal Ref: APP/M1710/W/17/3171067
Woodbury Down, Farnham Road, Holt Pound, Farnham GU10 4LA

- 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 K James against the decision of East Hampshire District Council.
- The application Ref 33710/001, dated 15 November 2016, was refused by notice dated 16 February 2017.
- The development proposed is redevelopment to include demolition of existing bungalow and erection of two detached houses.

Decision

1. The appeal is allowed and planning permission is granted for redevelopment to include demolition of existing bungalow and erection of two detached houses at Woodbury Down, Farnham Road, Holt Pound, Farnham GU10 4LA in accordance with the terms of the application, Ref 33710/001, dated 15 November 2016, subject to the eight conditions in the attached schedule.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site is situated partly within, and partly outside of, the settlement boundary of Holt Pound. The depth of the appeal site, and the adjacent heavily wooded forest with the South Downs National Park beyond, creates a rural backdrop to the site. However, the settlement boundary extends along the other side of Farnham Road to include Fullers Road, and the appeal site is seen within the context of residential development. Accordingly, it is my view that the area has a semi-rural feel.

4. The appeal site is adjacent to properties fronting Farnham Road, and at this section of the road, a number of the properties have a secondary line of development behind them. The surrounding residential properties are varied in respect of their size and style, and a number have been extended and redeveloped. I consider that the two storey design of the properties, set within the two tier formation, would not adversely affect the semi-rural character and appearance of the area, it would reflect the surrounding pattern of development which maintains a sense of openness and space. Furthermore, no development is proposed in the area to the rear of the appeal site which is

outside of the settlement boundary. As such the proposal would also be seen in the context of open land, and therefore the general sense of space that the area exhibits would be respected by the proposal.

5. The appeal site is immediately adjacent to a heavily wooded and mature forest, which provides a clear boundary to the edge of the settlement on this side of the road. Views of the proposal would be significantly restricted by the forest when travelling towards Farnham, and travelling away from Farnham the proposal would be set against the backdrop of the forest. The overall heights of the proposed dwellings were reduced during the application process, and although the dwellings would be generous in terms of their size, the scale would be in keeping with other residential properties in the area. Taking into account the limited views of the second house due to its positioning within the site, I consider that with the use of sympathetic materials the proposal would sit comfortably within this vista.

6. Accordingly, I find that the proposal would comply with policy CP29 of the East Hampshire District Local Plan Joint Core Strategy 2014 in respecting the character, identity and context of the area.

Conditions

7. The Council has suggested a number of conditions which I have considered in accordance with the advice in the Framework and Planning Practice Guidance. As a result, I have amended some of them for clarity, and included a condition specifying the approved plans.

8. A condition specifying the approved plans is necessary as this provides certainty. I have imposed a condition requiring the submission of materials and a condition relating to landscaping as these are necessary to safeguard the character and appearance of the area.

9. Conditions securing the widening of the access, maintenance of site splays and parking are necessary in the interest of highway; I have amended the latter to require a plan.

10. A condition relating to drainage is necessary to ensure an adequate level of drainage on the site.

Conclusions

11. For the reasons given above, and taking into account all other matters raised, I conclude that the appeal should be allowed.

Johanna Ayres

INSPECTOR

SCHEDULE OF EIGHT CONDITIONS

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans:

16075-RFT-00-XX-DR-A-0001-S0-P03 location plan;

16075-RFT-00-XX-DR-A-0001-S0-P05 Location Plan & Block Plan;

16075-RFT-00-XX-DR-A-0002-S0-P05 Proposed Site Plan;

16075-RFT-00-GF-DR-A-0101-S0-P05 Proposed Ground Floor Plan (House no.1);

16075-RFT-00-01-DR-A-0102-S0-P05 Proposed First Floor Plan (House no.1);

16075-RFT-00-GF-DR-A-0103-S0-P05 Proposed Ground Floor Plan (House no.2);

16075-RFT-00-01-DR-A-0104-S0-P05 Proposed First Floor Plan (House no.2);

16075-RFT-00-XX-DR-A-0401-S0-P05 Proposed NW & SE Elevations (House no.1);

16075-RFT-00-XX-DR-A-0402-S0-P05 Proposed NE & SW Elevations (House no.1);

16075-RFT-00-XX-DR-A-0403-S0-P05 Proposed NW & SE Elevations (House no.2);

16075-RFT-00-XX-DR-A-0404-S0-P05 Proposed NE & SW Elevations (House no.2);

16075-RFT-00-XX-DR-A-0405-S0-P05 Proposed Long Elevations.

3) No development shall commence until sample and details including manufacturer details of all the materials to be used for external facing and roofing for the development have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved sample details.

4) The development hereby permitted shall not be occupied until there shall have been submitted to, and approved in writing by, the local planning authority a scheme of landscaping. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice.

5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6) The development hereby permitted shall not be occupied until the areas shown on the approved plan for the parking of vehicles shall have been

made available, surfaced and marked out. The parking areas shall then be permanently retained and reserved for that purpose at all times.

7) No development shall commence until a plan showing the widening of the access and visibility splays has been submitted to and approved in writing by the local planning authority, and the works have been implemented in accordance with the approved plan. The lines of site splays shown on the approved plan shall be kept free of any obstruction exceeding one metre in height above the adjacent carriageway and shall be maintained as such thereafter.

8) No development shall commence on site until details of a scheme for foul and surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding to prevent surface water from discharging onto the highway and should be based on site investigation and percolation tests. The development shall be carried out in accordance with the approved details before any part of the development is first occupied and shall be retained thereafter.

END OF SCHEDULE