



Appeal Decision

Site visit made on 13 November 2017

by David Reed BSc DipTP DMS MRTPI

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

Decision date: 6th December 2017.

Appeal Ref: APP/N1730/W/17/3181541

6 Alton Road, South Warnborough, Hook RG29 1RT

- 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 Kevin Thrussell against the decision of Hart District Council.
 - The application Ref 17/00112/FUL, dated 17 January 2017, was refused by notice dated 13 March 2017.
 - The development proposed is the erection of a detached three bedroom dwelling, with one car parking space to the front, a rear garden with cycle storage provision and a further car parking space to the rear of the garden, also two car parking spaces to the front of No 6 Alton Road and enlarged rear garden.
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Decision

1. The appeal is allowed and permission is granted for the erection of a detached three bedroom dwelling, with one car parking space to the front, a rear garden with cycle storage provision and a further car parking space to the rear of the garden, also two car parking spaces to the front of No 6 Alton Road and enlarged rear garden at 6 Alton Road, South Warnborough, Hook RG29 1RT, in accordance with the terms of the application, Ref 17/00112/FUL, dated 17 January 2017, subject to the attached schedule of conditions.

Main Issue

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

Reasons

Character and appearance

3. The proposal is for a detached house next to No 6 Alton Road on part of the hardstanding used for car parking by the adjacent commercial premises. The wide front garden of No 6, currently screened by a hedge, would be used for three car parking spaces, two for No 6 and one for the new house. The commercial hardstanding behind would also be reduced in size to provide a rear garden and further car parking space for the new property.
4. The site lies within a line of ribbon development on the western side of Alton Road a little to the south of the main village. Whilst the main village has a settlement boundary defined in the Hart District Local Plan 2006 (HDLP) as altered, this does not include the ribbon development which is separated from the main village by a relatively short stretch of open countryside. The site therefore lies in the countryside for planning policy purposes and as a result

HDLP Policy RUR2 applies. This seeks to protect the countryside and restricts development to certain limited categories, none of which apply in this case.

5. South Warnborough has been classified by the Council as a Tier 4 settlement (main village) and is served by a convenience store, post office, public house, church and hourly bus service. These facilities and services lie between 400 m and 600 m from the appeal site, an easy walking distance along a rural lane and footpath. Contrary to the Council's view, the site is therefore a reasonably sustainable location for a new dwelling.
6. The ribbon development along Alton Road comprises about a dozen residential properties including a small cul-de-sac (Church View) and a line of mainly semi-detached houses including No 6 with its pair No 5. To the south of the appeal site are a series of commercial properties including a quadrangle of single storey workshops with a large two-storey warehouse behind, a prominent garage (Kings Motor Services) and finally a single bungalow. The site therefore forms a gap within a continuously built-up frontage where a new house would not be out of place.
7. When approached from the north the new property would be seen next to the existing line of houses and would readily assimilate into the street scene. From the other direction, when approached from the south, the new house would lie behind the adjacent workshops which project forward significantly closer to the road. As a result the workshops would largely screen the new dwelling from view until passing directly in front. The street scene here is dominated by the prominent garage and workshops, alongside which the new house would be seen as an unobtrusive addition. Whilst consolidating the ribbon development and involving the loss of some frontage hedge, the proposal would not have an adverse effect on the character and appearance of the countryside.
8. For these reasons the proposal would not significantly affect the character and appearance of the area, neither causing harm to the open countryside in the vicinity or the street scene. The proposal lies outside the defined settlement boundary of the village and to that extent conflicts with HDLP Policy RUR2, but there would be no conflict with the overriding objective of the policy to protect the character and setting of the countryside by controlling the siting, size and prominence of development in the landscape.

Other matters

9. A second reason for refusal raised an objection regarding the surface water run-off from the proposal and the potential for nearby flooding. However, a detailed drainage assessment was submitted with the appeal which the Council broadly accepts. Reservations remain that the rate of infiltration into soakaways may not suffice for the most severe combination of rainfall events but a condition is suggested to enable this aspect to be considered further.
10. The Council has suggested a number of conditions should the appeal be allowed and these have been assessed against the relevant tests, making minor amendments as necessary. In addition to the standard implementation time limit it is necessary to define the plans which have been approved in the interests of certainty and to control the materials to be used to ensure the satisfactory appearance of the development. Further conditions to require a Construction Method Statement and to control the hours of working and deliveries are required in the interests of highway safety and nearby residents.

Finally, conditions are necessary to control surface and foul water disposal from the site to prevent flooding and pollution.

Conclusion

11. The proposal would provide an additional dwelling which would be a benefit regardless of the current position regarding housing land supply. Even one house would bring some social and economic benefits for the village. The site is previously developed land and the new house would not adversely affect the character and appearance of the area. The material considerations in favour of the scheme therefore outweigh the limited conflict with the development plan.
12. Having regard to the above the appeal should be allowed.

David Reed

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall be begun before the expiration of 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 Site Location Plan, 02 Rev C Block Plan, 03 Rev C Site Plan
04 Rev C Floor Plans, 05 Rev C Elevations, 06 Rev C Typical Site Section
07 Existing Site Plan, 08 Rev C Alton Road Street Elevation
1000.0003 Engineering Layout
- 3) No development above slab level shall take place until full details (and samples if necessary) of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall then be carried out strictly in accordance with the approved details.
- 4) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in construction
 - iv. the erection and maintenance of security hoarding
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

- 5) No development or demolition work shall take place at the site except between 07:30 - 18:00 hours on weekdays and 08:00 - 13:00 hours on Saturdays. No development or demolition work shall take place on Sundays or Public Holidays. No delivery of materials to the site shall take place except between 07:30 - 08:00 hours, 09:00 - 15:00 hours and 16:00 - 18:00 hours on weekdays, and 08:00 - 13:00 hours on Saturdays. No delivery of materials to the site shall take place on Sundays or Public Holidays.
- 6) No development shall take place until full details of the means of disposal of surface water from the site have been submitted to and approved in writing by the local planning authority. Development shall then only take place strictly in accordance with the approved details. Such details shall ensure that the half-drain times of any infiltration device satisfies the BRE Digest 365 soakaway design recommended 24 hour criterion. Any subsequent adjustments to the approved strategy to reduce half-drain times need to be submitted to and approved in writing by the local planning authority. Prior to first occupation of the dwelling hereby permitted the drainage strategy shall be formally adopted as per the approved strategy.
- 7) No development shall take place until full details of the means of disposal of foul water from the site have been submitted to and approved in writing by the local planning authority. Development shall then only take place strictly in accordance with the approved details.