
Appeal Decision

Site visit made on 19 June 2019

by R J Maile BSc FRICS

an Inspector appointed by the Secretary of State

Decision date: 9th July 2019

Appeal Ref: APP/R3650/W/19/3223905

Hazelbank Stores, The Street, Ewhurst, Cranleigh, Surrey, GU6 7QY.

- 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 & Mrs Damien Whyte against the decision of Waverley Borough Council.
 - The application ref: WA/2018/1922, dated 25 October 2018, was refused by notice dated 19 December 2018.
 - The development proposed is construction of a single storey front extension to increase the retail sales area in the shop.
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Decision

1. The appeal is allowed and planning permission is granted for construction of a single storey front extension to increase the retail sales area in the shop at Hazelbank Stores, The Street, Ewhurst, Cranleigh, Surrey, GU6 7QY, in accordance with the terms of the application ref: WA/2018/1922, dated 25 October 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The external surfaces of the development hereby permitted shall be constructed in the materials shown on Drawing no. 18/47/2.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing nos. 18/47/SP, 18/47/1, 18/47/2.

Procedural Matter

2. The Government has published an updated National Planning Policy Framework (February 2019). I shall proceed upon this basis.

Main Issue

3. The main issue here is the effect of the proposed extension upon the character and appearance of the surrounding area.

Reasons

4. The subject property comprises a detached, two storey Victorian building having a prominent frontage to The Street. The ground floor, including rear extensions and outbuildings, is operated as a busy general stores (Hazelbank Country

Stores), having a wide range of goods on display. The upper floor comprises a self-contained flat.

5. Opposite the site is Cridfords, a very large and prominent car showrooms with cars parked on the extensive forecourt. The appeal site is not within a Conservation Area or Area of Outstanding Natural Beauty. The shop is within the settlement of Ewhurst beyond the designated Green Belt. The nearest shops are at Cranleigh, which is approximately 2.5 miles away by car.
6. Chapter 6 (Building a strong, competitive economy) of the Framework¹ sets out national policy for the creation of conditions in which businesses can invest, expand and adapt. Paragraph 83 under the heading "Supporting a prosperous rural economy" states that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas, including well designed new buildings and the retention and development of accessible local services, such as local shops.
7. The application is supported by the Parish Council and by a number of local residents, although concern has been raised by two objectors as to the impact of the proposal upon the free flow of traffic arising from parked vehicles. However, the extension would retain a substantial pavement and would not affect the existing kerbside parking adjacent to the property.
8. The site of the proposed extension currently comprises a hard-surfaced, open display area covered by a canvas awning, which is in place during the shop opening hours (7 days a week). The extension would be constructed within the curtilage of the store and the existing pavement along The Street would remain unaffected.
9. The proposal to construct the extension of glass would enable goods for sale to be clearly displayed. It would create a lightweight extension of a contemporary design, which is not intended to mimic the solid Victorian structure to which it would be attached.
10. The chosen design will emphasise the current use of the premises as a village stores, thereby seeking to ensure that it remains viable by encouraging its use by the local community, as envisaged by paragraph 83 of the Framework.
11. In arriving at my decision to allow this appeal I have taken full account of relevant Development Plan policy, including Policy TD1 of the recently adopted Local Plan Part 1² and "saved" Policies D1 and D4 of the Local Plan 2002³ that emphasise the need for new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located in terms of its scale, height, form and appearance. National policy at Chapter 12 of the Framework similarly seeks to ensure high quality design in all new development.
12. The use of a glazed structure, in addition to serving its purpose in allowing an expansion of the village stores, would reflect the design of the large glass structure on the opposite side of the road that houses the car showrooms. I have therefore concluded that the proposal, although at odds with the solid Victorian structure of the host building, would nevertheless be relevant to its

¹ The National Planning Policy Framework (February 2019).

² The Waverley Borough Local Plan Part 1: Strategic Policies and Sites (February 2018).

³ The Waverley Borough Local Plan 2002.

intended use and would not detract from the appearance of the street scene or be out of character with the adjoining buildings, which are set back from The Street.

13. For all of these reasons I have found upon the main issue that development as proposed would assist in maintaining the financial viability of this important village store and that the design and materials of the extension would not be harmful to the varied character and appearance of the surrounding area. As such, the proposal would accord with the objectives of both national policy at Chapters 6 and 12 of the Framework and the policies of the Development Plan to which I have referred above.

Conditions

14. I have considered the three conditions put forward by the Council against the tests of the Framework and advice provided by the Planning Practice Guidance.
15. Having regard to the siting and size of the proposed extension, it would not be possible to utilise it for any purpose other than in conjunction with the existing shop, which is in A1 use. Indeed, the wording of the application specifically addresses this matter. In these circumstances, I do not agree that suggested Condition 3 is necessary.
16. I have amended the wording of suggested Conditions 1 and 2 in the interests of clarity and consistency. My reasons for the conditions are:
17. Condition 1 is the standard commencement condition imposed in accordance with section 91(1) (a) of the Town and Country Planning Act 1990. Condition 2 will ensure that the extension is constructed in the materials specified on Drawing no. 18/47/2, in the interests of the visual amenities of the area, while Condition 3, which requires the development to be carried out in accordance with the approved plans, provides certainty.

Conclusion

18. For the reasons given above, I conclude that the appeal should be allowed.

R. J. Maile

INSPECTOR