
Appeal Decision

Site visit made on 16 July 2019

by J Gibson BUEP MPIA

an Inspector appointed by the Secretary of State

Decision date: 23 August 2019

Appeal Ref: APP/L1765/W/19/3228690

Land adjacent to Derryveagh, Bridge Road, Alresford SO24 9ET

- 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 R Newman against the decision of Winchester City Council.
 - The application Ref 18/02414/FUL, dated 16 October 2018, was refused by notice dated 15 March 2019.
 - The development proposed is the erection of a 3 bedroom dwelling.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the surrounding area, including the setting of the New Alresford Conservation Area.

Reasons

3. The appeal property is located on the corner of Bridge Road and The Avenue. The site is occupied by a two storey semi-detached dwelling oriented towards Bridge Road, with a side garden which runs parallel with The Avenue. The area proposed to be developed is bordered by a combination of dense hedgerows and trees which contribute towards the broader tree lined character of The Avenue. The Avenue and the trees which screen the site from the road reserve form part of the New Alresford Conservation Area (the conservation area), of which a Tree Preservation Order (TPO) applies to a grouped section of these trees.
4. The relationship between the proposed development and the conservation area is considered of primary significance in determining this appeal. The appeal property is located outside of the conservation area, but is connected by nature of its proximity and setting within the street scene of The Avenue. Based on my observations from the site visit I believe that the design, siting and layout of the proposal would harm the character and appearance of The Avenue, if the existing vegetation screening the site was not preserved. The proposal would be detrimentally prominent along The Avenue, sitting beyond the building line of dwellings in De Lucy Avenue. If the existing vegetation were preserved, any views of the development would be brief and significantly obscured by the dense line of vegetation. This not only highlights the significance of the trees and hedges bordering the site in The Avenue, but also the need for the

proposal to protect and preserve this vegetation to overcome the harm it would otherwise cause to the setting of the conservation area.

5. Comments from the Council's Arboriculture Officer described the methods outlined within the revised Arboricultural Report as being unacceptable and posing a significant adverse impact on the trees to be retained. The appellant did not submit a copy of this Arboricultural Report for consideration. I am therefore unable to determine whether the proposal would appropriately protect the long term health of these trees, and subsequently the character they offer to the conservation area. This potential for harm is emphasised when further considering the TPO which exists over a large grouping of trees fronting the appeal property. Given the delicate relationship between the proposal and the need to protect and preserve the character these trees offer, I do not believe that conditions could appropriately be imposed to overcome this harm.
6. The proposal takes design cues from the existing development along Bridge Road and surrounding streets. To this end I believe the proposal would achieve a uniform presentation along Bridge Road in line with the character and appearance of the semi-detached dwellings neighbouring it. This however does not overcome the identified harm to the character and appearance along The Avenue.
7. Accordingly, the proposed development would unacceptably harm the character and appearance of the surrounding area, including the setting of the conservation area. The development therefore conflicts with Policies, DM15, DM16, DM24 and DM27 of the Winchester District Local Plan Part 2 (2017), and the High Quality Places Supplementary Planning Document (2015). These policies and documents seek, amongst other things, to ensure development respects the distinct local qualities of areas including their character, important trees and hedgerows, and conservation areas.

Conclusion

8. For the reasons given above the appeal is dismissed.

J Gibson

INSPECTOR