



Appeal Decision

Site visit made on 8 August 2019

by R J Maile BSc FRICS

an Inspector appointed by the Secretary of State

Decision date: 27 August 2019

Appeal Ref: APP/M1710/D/19/3231738

111 South Lane, Clanfield, Waterlooville, Hampshire, PO8 0RY.

- 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 T Hearn against the decision of East Hampshire District Council.
 - The application ref: 22358/014, dated 22 February 2019, was refused by notice dated 18 April 2019.
 - The development proposed is extension to an existing garden store/garage.
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Decision

1. The appeal is allowed and planning permission is granted for extension to an existing garden store/garage at 111 South Lane, Clanfield, Waterlooville, Hampshire, PO8 0RY, in accordance with the terms of the application ref: 22358/014, dated 22 February 2019, subject to the conditions set out in Annex A to this decision.

Main Issue

2. The main issue in this case is the effect of the extended garden storage/garage building upon the character and appearance of the host building and that of the surrounding area.

Reasons

3. The subject property comprises a large, detached chalet-style house erected in 2004. It is located within the settlement of Clanfield close to open countryside to the southwest.
4. The adjacent dwelling (109 South Lane) is of a similar age and style to no. 111 and shares an access from South Lane with the appeal site. This property also possesses a large detached garage with adjoining workshop/store in front of the property abutting South Lane, also with a pitched and tiled roof. Likewise, the adjoining dwelling on the other side with access from Drift Road (no. 146) has a large detached double garage in front of the property and close to the back edge of pavement.
5. There are modern detached houses to the northwest of the appeal site fronting Pipers Mead, which are highly visible from Redhouse Lane.

6. National policy at Chapter 12 of the Framework¹ sets out the need for developments to be well designed and sympathetic to local character, including the surrounding built environment.
7. Policy CP29 of the DLP Joint Core Strategy² requires, amongst other matters, that the layout and design of development contributes to local distinctiveness and is appropriate and sympathetic to its setting in terms of its scale, height, massing, relationship to adjoining buildings and in the use of good quality materials. "Saved" Policy HE2 of the DLP³ requires alterations and extensions to take account of the design, scale and character of the original building, its plot size and setting and to respect the form of the original building.
8. My attention has also been directed to the Council's Residential Extensions SPD⁴ which, at paragraph 2.23, states that in all cases front extensions should be subservient to the original dwelling and should not project significantly beyond the front main wall of the original building or be visually prominent from the street.
9. The existing garden store/garage is sited forward of the established front building line of the main dwelling and adjacent to the site frontage. However, it is wholly screened from South Lane by a mature redwood/cupressus hedge some 4m in height. As stated above, there are similar large detached garages abutting the back edge of pavement to 109 South Lane and 146 Drift Road.
10. The proposed extension has been well designed, with a pitched and tiled roof to match the host dwelling, while the use of bonnet hips to the ridge would add character to the extended structure. I am satisfied that the proposal would satisfactorily relate to and complement the existing dwelling, whilst its siting forward of the established building line would be in keeping with the detached garages of the houses to either side.
11. For all of these reasons, I have found upon the main issue that development as proposed would not be harmful to the character and appearance of the host building and that of the surrounding area and that it would accord with both national policy in the Framework and the policies of the Development Plan to which I have referred above, together with the thrust of the Council's recently adopted SPD.

Conditions

12. I have considered the conditions put forward by the Council against the tests of the Framework and advice provided by the Planning Practice Guidance. I find all of them to be reasonable and necessary in the circumstances of this case, although I have amended their wording where required. My reasons for the conditions are:
13. 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 a satisfactory appearance to the completed development in the interests of the visual amenities of the area.

¹ The National Planning Policy Framework (February 2019).

² The East Hampshire District Local Plan: Joint Core Strategy (May 2014).

³ The East Hampshire District Local Plan: Second Review (March 2006).

⁴ The East Hampshire District Local Plan: Residential Extensions & Householder Development Supplementary Planning Document (2018).

14. Given that the enlarged garden store/garage building is located where a new dwelling would not normally be permitted, Conditions 3 and 4 will ensure that its use is restricted to purposes incidental to the residential use of 111 South Lane and that no habitable accommodation is provided within the roof space, in the interests of the amenities of the area.
15. Condition 5, which requires the development to be carried out in accordance with the approved plans, provides certainty.

Conclusion

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

R. J. Maile

INSPECTOR

Schedule of Conditions

Annex A

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The external surfaces of the development hereby permitted shall be constructed in the materials detailed at section 5 of the planning application form and shown on Drawing no. 18/33/02.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) the enlarged garden store/garage building hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of 111 South Lane, Clanfield, Waterlooville, Hampshire, PO8 0RY, from which it shall not at any time be let, sold separately or severed.
- 4) Notwithstanding the provisions of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) no habitable accommodation shall be formed within the roof space of the enlarged garden store/garage building hereby permitted, the use of which space shall be confined to incidental domestic storage purposes only.
- 5) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing nos. 18/33/01; 18/33/02; 18/33/04.