



Appeal Decision

Site visit made on 22 October 2019

by Stuart Willis BA Hons MSc PGCE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 November 2019

Appeal Ref: APP/N1730/D/19/3234950

4 The Hurst, Winchfield, Hook RG27 8DG

- 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 Nathan Cozens against the decision of Hart District Council.
 - The application Ref 19/01140/HOU, dated 18 May 2019, was refused by notice dated 31 July 2019.
 - The development proposed is to erect a small single garage, using traditional building methods of oak frame and timber clad feather boarding with a small dwarf wall.
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Decision

1. The appeal is allowed, and planning permission is granted to erect a small single garage, using traditional building methods of oak frame and timber clad feather boarding with a small dwarf wall at 4 The Hurst, Winchfield, Hook RG27 8DG in accordance with the terms of the application, Ref 19/01140/HOU, dated 18 May 2019, subject to the conditions set out below;
 - 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: Location Plan; Site Plan; Plan 1 Oak Garage Design Rev A; Plan 2 Driveway Parking Layout Rev B; Plan 3 3D image of garage in relation to property; 4 The Hurst Driveway with Car Plan;
 - 3) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development and an implementation programme.

The landscaping works shall be carried out in accordance with the approved details 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.

Procedural Matter

2. The National Planning Policy Framework (Framework) states that the weight given to relevant policies in emerging plans should be according to their stage

of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the plan with the Framework.

3. The Hart Local Plan - Strategy and Sites 2016-2032 (emerging plan) is referred to in the decision notice. I am not aware of any unresolved objections or the exact stage the emerging plan has reached. Consequently, it carries limited weight in my decision.

Main Issue

4. The main issue of the appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

5. Dwellings in the area are generally set back from the road behind front gardens and parking areas. The properties on the same side of the road as the appeal site and the terrace it forms part of have a degree of uniformity. However, there is greater variation in the position, appearance and scale of ancillary buildings and structures. Several are forward of the building line of the dwellings.
6. There is a metal container in the frontage of the adjacent property and a smaller wooden structure at 2A The Hurst. In addition, there is a tall double garage opposite the site located close to the front boundary. These are all forward of the dwellings they relate to and are visible in the streetscene. Therefore, a building of the scale, materials and position proposed would not be uncommon or incongruous with the existing streetscene.
7. There would be views of the proposed building from the access as well as glimpses through and above nearby mature landscaping. Nonetheless, the appeal site has a spacious frontage. Moreover, the proposed building would not be overly conspicuous as the landscaping and the curvature of the road would restrict many long-range views of the site. Where it would be visible, the appeal building would often be seen in the same context as other ancillary outbuildings and structures forward of the property they are associated with.
8. The frontage trees and other landscaping at the site add to the verdant character of the area and would soften the appearance of the building. Therefore, a landscaping scheme would be needed to ensure they are protected and retained.
9. The proposal would not be harmful to the character and appearance of the area. As such, it would accord with Policies GEN1 and GEN4 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006, as well as Policy NBE10 of the emerging plan and Policy A4 of the Winchfield Neighbourhood Plan. These, in part require developments to respect and be in keeping with the local character of settlements and properties, including in regard to layout and scale. Furthermore, it would comply with the Framework where it requires developments to be sympathetic to local character.

Conditions

10. The standard time limit condition is imposed. For certainty I have imposed conditions requiring that the development is carried out in accordance with the

approved plans. A landscaping scheme is required to protect the character and appearance of the area and is needed prior to the commencement of development as initial ground works may affect existing features.

Conclusion

11. I conclude that the appeal should be allowed subject to the conditions above.

Stuart Willis

INSPECTOR