The Planning Inspectorate

# Appeal Decision

Site visit made on 8 January 2020

**by H Porter BA(Hons) MScDip IHBC**

**an Inspector appointed by the Secretary of State**

**Decision date: 10 January 2020**

**Appeal Ref: APP/H1705/D/19/3238815**
**Oakfield, New Road, Pamber Green, Tadley, Hampshire RG26 3AG**

- 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 Ashuin & Jacolyn Tankaria against the decision of Basingstoke & Deane Borough Council.
- The application Ref 19/01527/HSE, dated 4 June 2019, was refused by notice dated 26 July 2019.
- The development proposed is erection of detached building forming games room and stores.

## Decision

1. The appeal is dismissed.

## Procedural matter

2. The description of development in the banner heading above is taken from the Council's decision notice, as this provides a more accurate description of the proposal than that given on the original application form.

## Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the site and local landscape.

## Reasons

4. Oakfield is a recently constructed, two-storey detached dwelling with attached double garage situated at the northern outskirts of Pamber Green. A hard-surfaced parking and turning area extends to one side of the dwelling and where there is a detached annexe, for which consent has been granted for conversion and extension to form a separate dwelling.

5. To the rear of Oakfield, a garden patio area extends into a large, open, flat, field-like space, which reaches behind the gardens of neighbouring dwellings up to the edge of the Pamber Forest and adjacent paddocks. I accept that the appeal site may not have been used as agricultural land, and at the time of my visit it was evident that the wider area is kept regularly mown. Irrespective of its lawful use, and with the exception of a fenced-off structure in the north east corner, the wider appeal site is still characterised by its green, informal, undeveloped nature. As such, the site functions as a valuable green space, which marks a transition between the more built-up settlement of Pamber Green and the open countryside that surround it.

6. The proposal is to erect a large single-storey structure within the open, field-like area behind the existing annexe building. The building would be subdivided into a separate games/play room and two store rooms intended for machinery and building materials; along the entire west elevation would be an open-sided log store.

7. Being some 24 metres in length, the proposed structure would be substantial and considerably longer than the principal dwelling. Constructed on a brick plinth, with a clay tiled roof and with numerous u-PVC windows along its east elevation, the proposal would not share the low-key informality of ancillary structures in nearby paddocks. Rather, the proposed building would have a tangibly solid and domestic appearance, at odds with the soft, informal and open characteristics of the site at present. While noting that the location of the structure may have been influenced by consideration of neighbours' views, standing away from the wider site's perimeter boundaries, it would appear isolated from other structures on it and stand out as an alien, obtrusive feature.

8. Even if recycled materials and if the height of the structure was reduced to 4 metres, the proposed development would dominate the appeal site and encroach upon the openness and greenery of the surroundings. Thereby, the proposed development would have an unacceptable impact on the character and appearance of the site and would cause harm to the immediate local landscape. The impact of the proposal would also be noticeable to users of the nearby public footpath that runs close to the site.

9. The convenience of storing building materials, logs, and a table-tennis table indoors, as well as the desire for grandchildren to play within ear-shot of the main dwelling would all satisfy the personal circumstances of the appellants. The need for storage particularly associated with the forthcoming re-build of the annexe would be relatively short-term, whereas the harm I have identified would be permanent. Given the size of the site overall, I see no reason why suitable storage and generally tidying the site could not be facilitated by a less sizeable structure and in a less harmful way.

10. I have taken note that there has been no express objection from the Parish Council, local residents or the Tree Officer and that the area has been subject to an increase in residential development over the preceding two or so decades. However, none of the factors raised in support of the appeal, including the potential for some form of outbuilding to be constructed under permitted development, alters my overall conclusion.

11. Overall, I conclude that the proposed development would fail to accord with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011 – 2029, insofar as these seek to ensure development is sympathetic to the character and visual quality of the area, respect and enhance the character and visual amenity of the landscape; respect the local environment and are visually attractive.

**Conclusion**

12. For the reasons given above, I conclude that the appeal should be dismissed.

*H Porter*

INSPECTOR