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# Appeal Decision

Site visit made on 20 December 2021

**by R J Redford MTCP MRTPI**

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

**Decision date: 28<sup>th</sup> January 2022**

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**Appeal Ref: APP/N1730/D/21/3282746**

**20 Cricket Green, Hartley Wintney, Hook RG27 8PP**

- 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 Louise Oliver against the decision of Hart District Council.
  - The application Ref 21/01752/HOU, dated 25 June 2021, was refused by notice dated 6 September 2021.
  - The development proposed is a single storey side extension.
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## Decision

1. The appeal is allowed, and planning permission is granted for a single storey side extension at 20 Cricket Green, Hook, RG27 8PP in accordance with the terms of the application, Ref 21/01752/HOU, dated 25 June 2021, subject to the conditions set out in the Schedule below.

## Applications for costs

2. An application for costs was made by Louise Oliver against Hart District Council which is the subject of a separate Decision.

## Policy Context

3. The host dwelling is within the Hartley Wintney Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, requires that I pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area. Paragraph 189 of the National Planning Policy Framework (the Framework) requires that heritage assets, as irreplaceable resources, 'should be conserved in a manner appropriate to their significance' and paragraph 199 confirms 'great weight' should be given to their conservation.
4. The host dwelling, as part of 20-23 Cricket Green, is also a non-designated heritage asset (agreed by both main parties). Paragraph 203 of the Framework states that in relation to non-designated heritage assets 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'
5. The foregoing is similarly articulated in policies NBE8 and NBE9 of the Hart Local Plan (adopted April 2020), the latter also encompassing broader matters related to design, and the supporting text to those policies. Likewise, and in summary, policy 2 of the Hartley Wintney Neighbourhood Plan (made November 2019) seeks to ensure that all development is appropriately designed with reference to its surrounding context, and policy 5 sets out how

consideration should be given to the relevant Conservation Area Appraisal in designing schemes.

### **Main Issue**

6. Against the context above, the main issue is the effect of the proposed development on the character and appearance of 20-23 Cricket Green and the Hartley Wintney Conservation Area.

### **Reasons**

7. With reference to the Conservation Area Appraisal before me (November 2008), the A30 is historically the Southampton to London Road, and Hartley Wintney a staging post tracing its origins to the thirteenth century, surrounded by deer park and farming land. Over time houses and businesses developed along the length of the road and pockets of open land were incorporated into the village, as it became more prosperous. This created the broadly linear settlement evident today with multiple open spaces.
8. Central to the eastern edge of the cricket and causeway greens, are numbers 20-23 and 24-29 Cricket Green, which are similar in age. To the north there is a gap between the host dwelling and the rear elevations of the terraced row, 10-19 Cricket Green, which is mirrored by a gap between 29 Cricket Green and Alton Lodge. This means when viewed from across the green the properties 20-29 Cricket Green are seen in unison and form an important feature of the boundary of the open space. However, the gaps on either side have largely been enclosed by garden walls / fences and outbuildings.
9. 20-23 Cricket Green is split into 4 separate dwellings and includes intricate brickwork patterns, historic joinery, and accentuated stone window surrounds. It is two-storeys high with an appreciable level of symmetry across the front elevation created by a four-bay pattern. All four-bays are similar in width, and each broadly attributed to a separate dwelling. The southern elevation of the building is linked to the adjacent terrace, 24-29 Cricket Green, by an approximately single storey high, brick archway.
10. The significance of the host dwelling, insofar as this appeal is concerned, derives from its historic fabric and craftsmanship, and location within the conservation area. It reflects other buildings nearby leading to a sense of harmony and consistency. More broadly it contributes to the character and appearance of the conservation area as a whole, which maintains much historic integrity in honestly reflecting the verdant and affluent expansion of Hartley Wintney over time.
11. The proposed development would replace a modest porch of no particular architectural merit with a larger single-storey side extension with hipped roof. It would be set back from the building frontage a similar distance as the brick archway situated between 20-23 and 24-29, and although different in form would create a similar depth projection. It would be far from prominent by consequence in wider views.
12. On viewing the property, it is evident the north side elevation is relatively well screened, and the proposed extension would appear proportional in length and height to that elevation. When viewed from the front the width of the extension would be greater than the existing porch, but due to the similarities in dimensions to the arch on the opposite end of 20-23 Cricket Green, the overall

balance of the building's largely symmetrical front elevation would be conserved.

13. In terms of the conservation area, and as set out above, 20-29 Cricket Green emphasises the edge of the greens at this location and thereby forms part of their distinct character reflecting a type of historic development repeated throughout the conservation area. However, the enclosing of the spaces at either side of 20-29 at ground level means there is limited definition between them.
14. The proposed development would form part of the less defined ground floor level and so would not be visually intrusive when viewed from the greens in terms of its form and mass. It would therefore preserve the relationship of the non-designated heritage asset with the greens and the conservation area's historic form and legibility. In this instance the materials proposed, which would closely emulate those of the existing property (including in respect to brick bonding and pointing), would assimilate acceptably within this context, and can be controlled by condition.
15. I therefore conclude that, in this instance, the proposed development would preserve the character and appearance of 20-23 Cricket Green and the Hartley Wintney Conservation Area. It would therefore comply with the relevant provisions of policies NBE8 and NBE9 of the Local Plan, policies 2 and 5 of the Neighbourhood Plan, and paragraphs 199 and 203 of the Framework.

### **Other Matters**

16. I note that Hartley Wintney Parish Council objected to the application on grounds relating to amenity and land ownership. However, I agree with the Council's reasoning that the proposal would not cause harm to the living conditions of the occupants of any neighbouring dwellings given the modest nature of the scheme and its separation from those properties. In relation to land ownership, procedurally there is nothing to suggest that any party has been disadvantaged by the process by which this proposal has been considered, and land ownership is principally a separate (private) matter to planning considerations. Consequently, no other matters alter my reasoning above that the proposal would be acceptable.

### **Conditions**

17. In addition to securing commencement within the relevant statutory timeframe, I have also imposed conditions requiring adherence to the approved plans and that matching materials should be used to ensure the proposal integrates acceptably within the character and appearance of the area.
18. Given the nature of the proposed development, the integrity of the property, its location within the conservation area, and the limited details in the evidence before me, it is necessary to attach conditions relating to detailing, as described in paragraph 14 of this decision, and the protection of a nearby tree (conditions 4, 5 and 6). Conditions 4 and 5 in large part relate to design details which would need to be resolved practically in the construction of the scheme and the issues, in my experience, commonly address via conditions (as such are both proportionate and necessary). Condition 6 was recommended within the Council's case officer report, supported by their Tree Officer, and to that extent the appellant is aware of it. The necessity of this condition is to protect

the tree from construction pressures, ensuring its health and longevity thereby maintaining its beneficial impact on the character and appearance of the conservation area.

## **Conclusion**

19. For the reasons given above, having considered the development plan as a whole along with all other relevant material considerations including the approach in the National Planning Policy Framework (published July 2021) I conclude that the appeal should be allowed.

*RJ Redford*

INSPECTOR

## **SCHEDULE OF CONDITIONS**

- 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 1:1250
  - Site Plan 1:200
  - Block Plan 1:500
  - Existing Layout Plan LO/20CGHW/TJH/01 A – Drawing Rev A
  - Existing and Proposed Elevations LO/20CGHW/TJH/03A - Drawing 1B
  - Proposed Layout Plans LO/20/CGHW/TJH/02 D – Drawing Rev D
- 3) The external surfaces of the development hereby permitted shall be constructed in materials to match those used in the existing building.
- 4) No development shall take place above slab level until details of the design of the windows, door, and their stone/brick surrounds, including drawings at scale 1:10 have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 5) No development shall take place above slab level until details of the brick bonding and pointing have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 6) The Silver Birch shown on the 'Site Plan 1:200' shall be protected throughout the duration of construction by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made.