



Appeal Decision

Site visit made on 17 March 2022

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21ST April 2022

Appeal Ref: APP/W1715/D/21/3286922

Constantia, 17 Crowsport, Hamble-le-Rice SO31 4HG

- 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 Chris Paull against the decision of Eastleigh Borough Council.
 - The application Ref H/21/89749, dated 31 December 2020, was refused by notice dated 30 September 2021.
 - The proposed development is the conversion of a temporary marquee carport to a rendered garage/carport.
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Decision

1. The appeal is allowed and planning permission is granted for the conversion of a temporary marquee carport to a rendered garage/carport at Constantia, 17 Crowsport, Hamble-le-Rice SO31 4HG in accordance with the terms of the application Ref H/21/89749, dated 31 December 2020, subject to the following condition:

1) Unless within 4 months of the date of this decision a scheme showing the finishing to the development, to include rendered boarding to the upper sections of the side and rear elevations, is submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 4 months of the local planning authority's approval, the development shall be removed.

Upon implementation of the approved finishes specified in this condition, that scheme shall thereafter be retained.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Preliminary Matters

2. At my site visit, I saw that the development has been substantially completed and I note that the application has been submitted retrospectively. I have dealt with the appeal on that basis.
3. The Council states that it is progressing with modifications to the Emerging Eastleigh Borough Local Plan 2016-2036 (ELP). Given the advanced stage reached, I have afforded a high degree of weight to the ELP policy referred to in the Council's reason for refusal in the determination of this appeal.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area, including the Hamble Conservation Area.

Reasons

5. The appeal site relates to a detached house with a flat roof located in an estate of similar dwellings. The surrounding area comprises mainly residential properties within a pleasant village setting.
6. Whilst the building is not locally or statutorily listed, it is in the Hamble Conservation Area (CA). Special attention must be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area, as required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
7. The significance of the Crowsport Estate within the CA is derived from residences with white rendered walls, simple metal windows and flat roofs with parapets. The appeal site itself does not appear to be specifically identified within any of the Conservation Area material before me.
8. The Council states in the delegated officer report that "while the scale, overall massing and siting of the garage is considered an acceptable addition to the property, the structure is let down by its form and detailing." The Authority's Built Heritage Consultant (BHC) has provided guidance to indicate how the development should be completed to an appropriate standard such that it would reflect the design ethos of the Crowsport Estate.
9. I agree with the Council that the location and size of the development is acceptable; it is of relatively modest proportions and subservient to the host property. Nevertheless, at my site visit I saw that the element has yet to be finished such that it is of a satisfactory appearance.
10. At my request the appellant has submitted further plans, and these broadly demonstrate that the BHC's advice can be followed such that the proposal would integrate with the neighbourhood and preserve the character and appearance of the CA. I have treated the drawings as illustrative as they are in different formats, and I am not clear if they can be scaled accurately. This notwithstanding, I am satisfied that definitive matters of detail can be adequately addressed through the imposition of a condition, and trust that the main parties will resolve the outstanding issues between themselves.
11. I therefore conclude that the proposal would preserve the character and appearance of the area, including the Hamble Conservation Area. Consequently, it would comply with the requirements of Policies 59.BE, 169.LB and 184.LB of the Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 and DM12 of the ELP and the Council's Quality Places and Hamble Conservation Area Supplementary Planning Documents. Taken together these seek to secure development within a conservation area that preserves or enhances its special architectural or historic character or appearance. The appeal scheme would also accord with the heritage aims of the National Planning Policy Framework.

Conditions

12. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the Framework. As the development has already been carried out, it is not necessary or possible to impose the standard plans condition.
13. A condition requiring the submission of detailed plans to demonstrate the finishing of the development is necessary to ensure that the proposal integrates with the site and surrounding area.

Conclusion

14. For the above reasons and having regard to all matters raised, I conclude that the appeal should be allowed.

C Hall

INSPECTOR