



Appeal Decision

Site visit made on 31 August 2022

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 September 2022

Appeal Ref: APP/R3650/W/22/3296162

Hunters Wood, Liphook Road, Haslemere GU27 1PA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
 - The appeal is made by Mrs Kerrie Knowles against the decision of Waverley Borough Council.
 - The application Ref WA/2022/00117, dated 14 December 2021, was approved on 6 February 2022 and planning permission was granted subject to conditions.
 - The development permitted is the erection of single storey extension, garage extension and roof replacement.
 - The condition in dispute is No 3 which states that: The garaging hereby permitted shall only be used for the garaging of vehicles and domestic storage incidental to the residential occupation of the dwelling and at no time shall the garaging be used for habitable accommodation or commercial purposes.
 - The reason given for the condition is: In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.
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Decision

1. The appeal is allowed and condition No 3 is deleted from planning permission Ref WA/2022/00117 dated 6 February 2022.

Main Issue

2. The main issue is whether the condition is necessary to protect the character and amenity of the area.

Reasons

3. Planning permission was granted in February 2022 for two single storey extensions to Hunters Wood, a detached bungalow set in a reasonable sized plot on Eliot Drive. The first, to replace a conservatory with a dining room and study was built by the date of the site visit whilst the second, to provide an integral garage following demolition of the existing detached garage, had not yet commenced. The condition in dispute, No 3, restricts the use of this garage to parking or storage without a further planning application.
4. Paragraph 56 of the National Planning Policy Framework states conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
5. The Council argue that the condition is necessary as the potential use of the integral garage for additional habitable accommodation 'has not been assessed'

and is close to the boundary of the site. However, the adjacent bungalow, No 1 Eliot Drive, is well screened from the site and the permitted extension is next to its garage rather than its living accommodation. The potential concern of the Council is not therefore established.

6. In its statement the Council also claim that without use of the garage for parking there may be insufficient parking provision on site. However, this is not given as a reason for imposing the condition, no concerns in this respect are included in the original officer report on the scheme and the appellant states there are three further spaces available for use.

Conclusion

7. For these reasons condition No 3 is not necessary and should be deleted from the permission to comply with paragraph 56 of the National Planning Policy Framework.

David Reed

INSPECTOR