



Appeal Decision

Site visit made on 16 April 2024

by Michael Evans BA MA MPhil DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 May 2024

Appeal Ref: APP/N1730/D/24/3337098

Eversley Barn Cottage, Eversley Cross, Eversley RG27 0NS

- 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 A White, against the decision of Hart District Council.
 - The application Ref 23/02126/HOU, dated 21 September 2023, was refused by notice dated 22 November 2023.
 - The development proposed is the construction of a detached timber-framed carport and widening of driveway to create a turning area.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a detached timber-framed carport and widening of driveway to create a turning area, at Eversley Barn Cottage, Eversley Cross, Eversley RG27 0NS, in accordance with the terms of the application, Ref 23/02126/HOU, dated 21 September 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2309EV_R0_000, 2309EV_R0_001, 2309EV_R0_002.1 and 2309EV_R0_200.
 - 3) The development hereby permitted shall be constructed entirely of the materials details of which are shown on the approved plans stated in condition 2.

Main issue

2. The main issue in this appeal is whether the proposal would preserve or enhance the character or appearance of the Eversley Cross Conservation Area, within which the site is located. In reaching my decision I have applied Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that when assessing proposals for new development within a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing its character or appearance.

Reasons

3. The Council's Conservation Areas Proposals Statement for Eversley identifies the small scale, traditional form, materials and detailing of the cottages,

farmhouses and outbuildings as an essential element of the character of the Eversley Cross Conservation Area, which is also said to have a simple rural nature. The dwelling at Eversley Barn Cottage is sited close to the western boundary of the site, with an open and undeveloped space in front that is used as a garden and for parking. This area is enclosed by boundary vegetation and post and rail fencing. This separates the property from an access track serving the site which adjoins open countryside to the east.

4. The immediately neighbouring dwellings to the north and south both project further to the east than that at the appeal site. There is an outbuilding at Eversley Cross Barn broadly to the north of the proposed building. There is also a building in the field to the east, close to the access serving the dwellings. As a result, there is no clearly defined building line or regular pattern of development and the carport would be consistent with and reflect the informal rural layout found in the vicinity. It would also be fairly closely and appropriately related to existing buildings and not encroach into open countryside.
5. The Council acknowledges that the new building would have a similar height to the single storey host dwelling. The converted farm building is fairly wide and faces towards the access road serving the site and the position of the proposed development. The new building would have a considerably smaller footprint than the dwelling itself and be of an appreciably more modest scale and bulk. It would have a pitched roof form, with the external facing materials comprising oak weather boarding and clay tiles.
6. Vann Place to the south is a fairly imposing and dominant two storey detached dwelling of a significantly greater scale and bulk than the proposed development. Together with the size of the host dwelling this would emphasise the relatively small scale nature of the proposal. Moreover, the setting of this non-designated heritage asset would not be adversely affected.
7. Due to the above factors and despite the forward siting, the carport would not be visually intrusive, overly dominant, unduly prominent or compete with the host property. As a fairly small scale outbuilding of traditional form and materials it would not be an incongruous feature.
8. In consequence, there would be no adverse effect on the character and appearance of the appeal site, its surroundings, or the adjacent open countryside. For the above reasons, it is concluded that the significance of the Conservation Area would not be diminished with its character and appearance being preserved.
9. The relevant policies in this case are policy GEN 1 of the Hart Local Plan Replacement 1996-2006 Saved Policies and policies NBE1, NBE8 and NBE9 of the Hart Local Plan Strategy and Sites 2032. Taken together and, among other things, these intend that development should achieve a high quality of design, be in keeping with the local character by virtue of matters such as scale, design and prominence and should conserve or enhance heritage assets and their settings, taking account of their significance. Development in the countryside should fall within a number of specified types, which include being located on suitable previously developed land appropriate for the proposed use.
10. The building would be located within the clearly defined curtilage of the host dwelling and this is not disputed by the Council. Given the lack of any

detrimental impact, the development would be on suitable previously developed land appropriate for the proposal. Given this matter and the above findings the proposal would therefore comply with the relevant policies.

11. There would be no conflict with Government policy in the National Planning Policy Framework, where it is indicated that great weight should be given to the conservation of designated heritage assets.
12. Taking account of all other matters raised, given the absence of any harm it is determined that the appeal succeeds. A condition specifying the approved plans is necessary to provide certainty. The facing materials should be as specified on the approved plans in order to protect the appearance of the Area.

M Evans

INSPECTOR