

APPEAL DECISIONS**EASTERN**

		Site, Development and Issue	Inspector's comments on case
1.	<p>Waverley Reference: WA/2017/2147</p> <p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Dismissed 14/05/19</p>	<p>Site: Brookhurst Grange, Holmbury Road, Ewhurst</p> <p>Development: Erection of a barn to provide agricultural and hay storage together with stabling without complying with a condition attached to planning permission Ref WA/2013/1928</p> <p>Issues: Green Belt, AONB, AGLV</p>	<ul style="list-style-type: none"> Retention of stable building would result in increased quantum of development The openness of the Green Belt would be diminished Condition is therefore necessary No harm to character and appearance of AONB and AGLV Very Special Circumstances presented would provide benefits to the operation of the site, but this would not outweigh the harm to the Green Belt through loss of openness
2.	<p>Waverley Reference: WA/2018/0467</p> <p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Dismissed 15/05/19</p>	<p>Site: Land south of Satchel Court Drive, Loxwood Road, Alfold</p> <p>Development: Erection of 8 houses and formation of new access to Loxwood Road</p> <p>Issues: Character and appearance of area (including trees), highway safety, living conditions of future occupiers</p>	<ul style="list-style-type: none"> In countryside and distinctly rural appearance to the site, notwithstanding new development taking place nearby Low density development along Satchel Court Drive Proposal would have a substantial urbanising effect which would significantly diminish the character and appearance of the site Impact to TPO'd Oak tree could be controlled by condition Adequate visibility splays could be provided so there would be no hazard to highway safety for vehicular traffic Inadequate provision for safe movement of pedestrians Dwelling to Plot 6 would overlook Plot 5, resulting in unacceptable living conditions for future occupiers
3.	<p>Waverley Reference: WA/2018/1056</p> <p>Officer Rec: Approve</p> <p>Committee or Delegated: Committee</p> <p>Appeal Decision: Allowed 15/05/19</p>	<p>Site: Kirkstone, Barton Road, Bramley</p> <p>Development: Demolition of single-storey dwelling and erection of two two-storey, semi detached dwellings</p> <p>Issues: Character and appearance of area, living conditions of future occupiers (garden space), living conditions of neighbours (overlooking)</p>	<ul style="list-style-type: none"> Appropriate development in Green Belt In residential area with variety of housing types Not incongruous or excessive in scale Form, massing and design would be reflective of larger developments that are present in the vicinity No adverse effect on character and appearance of area Gardens would be sufficient for functional requirements and would be provide, and no minimum standards No direct views of neighbouring properties, therefore no significant overlooking that would result in

	Costs refused		unacceptable living conditions for neighbours
4	<p>Waverley Reference: WA/2018/1778</p> <p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Allowed 17/05/19</p>	<p>Site: Knowle Green, Birtley Road, Bramley</p> <p>Development: Single-storey front porch extension and single and two-storey rear extension</p> <p>Issues: Green Belt</p>	<ul style="list-style-type: none"> • Within rural settlement of Bramley and Green Belt • Floorspace would increase by around 122% but calculation alone is not a reliable method for assessing whether an extension is disproportionate in this instance • Would add bulk and massing but would be well related to the form, bulk and height of the existing building • Not disproportionate therefore not inappropriate in Green Belt • Agree no harm to AONB
5	<p>Waverley Reference: PRA/2018/0022</p> <p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Dismissed 22/05/19</p> <p>Costs refused</p>	<p>Site: Barn at High Stovolds Farm, Stovolds Hill, Cranleigh</p> <p>Development: Change of use of redundant agricultural barn to 3 dwellings</p> <p>Issues: Permitted development</p>	<ul style="list-style-type: none"> • Development is not permitted by Class Q if the site was not <i>solely</i> used for agriculture on 20 March 2013 • There is an existing residential unit within the barn, for which a certificate of lawfulness was issued in 2016 as it had been demonstrated that this dwelling had been in continuous use for 4 years, therefore barn was not in sole agricultural use • Proposal includes parking and access which is not permitted under the GPDO requirements
6	<p>Waverley Reference: WA/2018/0804</p> <p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Dismissed 04/06/19</p>	<p>Site: Frys Cross Farm, Knightons Lane, Dunsfold</p> <p>Development: Erection of a log cabin for a farm tourism diversification project</p> <p>Issues: Location in countryside, ancient woodland</p>	<ul style="list-style-type: none"> • Unsustainable location • Remote and operational use would be harmful to area • Insufficient information to demonstrate there would be no deterioration of the adjacent ancient woodland
7	<p>Waverley Reference: WA/2017/2361</p>	<p>Site: 8 Oak Grove, Grove Road, Cranleigh</p> <p>Development: 2 storey 3 bed dwelling to the rear</p>	<ul style="list-style-type: none"> • Mature trees which are subject to TPO • Dwelling would be directly beneath the canopy of the trees

	<p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Dismissed 26/06/19</p>	<p>garden of existing property with garage and parking</p> <p>Issues: Character and appearance, including trees</p>	<ul style="list-style-type: none"> • Concern regarding light and future pressure to lop or possibly fell which would be hard to resist and would have a considerable adverse effect on the character and appearance of the area • Harm by physical works could be controlled by condition
8	<p>Waverley Reference: WA/2019/0016</p> <p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Dismissed 13/06/19</p>	<p>Site: White Cottage, The Street, Hascombe</p> <p>Development: Low key rear single floor contract oak frame extension within hard paved area, with alterations</p> <p>Issues: Green Belt, character and appearance</p>	<ul style="list-style-type: none"> • Spread of built form that would noticeably add to the accumulation of extensions • Substantial uplift of floorspace and would significantly change the modest proportions of the original building • Disproportionate, therefore inappropriate in Green Belt • Acceptable design therefore no harm to AONB or AGLV
9	<p>Waverley Reference: WA/2018/0825</p> <p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Dismissed 21/06/19</p> <p>Costs refused</p>	<p>Site: South Fork, Wrotham Hill, Dunsfold</p> <p>Development: Certificate of lawfulness for existing use of the building as a dwellinghouse within Class C3</p> <p>Issues: Permitted development</p>	<ul style="list-style-type: none"> • The building does not constitute a dwellinghouse, as few physical adaptations e.g foul drainage and no plumbing other than a cold water tap