

APPEAL DECISIONS**SOUTHERN**

		Site, Development and Issue	Inspector's comments on case
1.	<p>Waverley Reference: WA/2018/1937</p> <p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Dismissed</p>	<p>Site: Land at Hindhead Brae</p> <p>Development: Erection of dwelling with integral garage and associated works</p> <p>Issues:</p> <ul style="list-style-type: none"> • whether the proposed development would be inappropriate development in the Green Belt; • its effect on the AGLV, with particular regard to the loss of trees; and, • its effect on the Wealden Heaths Phase II Special Protection Area (SPA). 	<ul style="list-style-type: none"> • While the appeal site would be outside the village settlement boundary as defined by the development plan, for the purposes of paragraph 145, because of the amount of development around the site, its layout, its proximity and contiguity, and its propinquity to Beacon Hill and to Hindhead, I consider this site to be located physically within the village of Beacon Hill. • The proposed development would occupy a plot surrounded on 3 sides by development including a school and houses, and it would be for a single dwelling. It would therefore be limited infilling. Accordingly, it would fall within exception (e). It would not therefore be inappropriate development in the Green Belt. • Given the retained trees and screening, and the opportunity to bolster their contribution to the sylvan character of the area, the overall effect of the proposed development on the landscape character of the area would be little different to the surrounding development. There would be no harm to the AGLV, • On the evidence submitted on this issue, with no information to lead me to conclude differently, and in accordance with the precautionary principle, I am unable to conclude other than that the proposed development would have an adverse effect on the integrity of the SPA
2.	<p>Waverley Reference: WA/2018/0457</p> <p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p>	<p>Site: Maple House, Tilford Street</p> <p>Development: Erection of a fence and associated landscaping</p> <p>Issues:</p>	<ul style="list-style-type: none"> • I have concluded that the screened fence does not detract from the landscape character of the area and has no material adverse effect on the openness of the Green Belt. My judgement is that the totality of the other considerations described above outweigh the substantial harm arising to the Green Belt from inappropriate development. Therefore, very special

	<p>Appeal Decision: Allowed</p>	<ul style="list-style-type: none"> • Whether the proposal would constitute inappropriate development in the Green Belt, including its effect on the openness of the Green Belt, • the effect of the proposal on the landscape character of the area, and • if it is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development. 	<p>circumstances do exist, and the proposal is not contrary to Policy RE2.</p>
<p>3.</p>	<p>Waverley Reference: WA/2017/2320</p> <p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Allowed</p>	<p>Site: 12 Kings Road, Haslemere</p> <p>Development: The erection of a building to provide 6 flats together with vehicular access, parking and landscaping, following demolition of existing dwelling and outbuildings</p> <p>Issues:</p> <ul style="list-style-type: none"> • Impact on the living conditions of the occupiers of 14 Kings Road in terms of outlook and 10 Kings Road in terms of daylight and sunlight 	<ul style="list-style-type: none"> • Impact on 14 Kings Road from boundary treatment could be reduced by condition. • There is suitable alternative amenity space for 14 Kings Road. • This appeal would only have a slightly greater impact on light than appeal A on the site (WA/2017/1097) and was considered acceptable on this basis. • Concluded that the proposal would not harm neighbouring amenities.
<p>4.</p>	<p>Waverley Reference: WA/2017/1097</p>	<p>Site: 12 Kings Road, Haslemere</p> <p>Development:</p>	<ul style="list-style-type: none"> • There is suitable alternative amenity space for 14 Kings Road.

<p>Officer Rec: Refuse</p> <p>Committee or Delegated: Delegated</p> <p>Appeal Decision: Allowed</p>	<p>The erection of a building to provide 5 flats together with vehicular access, parking and landscaping, following demolition of existing dwelling and outbuildings</p> <p>Issues:</p> <ul style="list-style-type: none"> • Impact on the living conditions of the occupiers of 14 Kings Road in terms of outlook and 10 Kings Road in terms of daylight and sunlight • Impact on the living conditions of the occupiers of 14 Kings Road in terms of outlook and 10 Kings Road in terms of daylight and sunlight 	<ul style="list-style-type: none"> • Daylight and sunlight indicators have been submitted and show to the satisfaction of the inspector that there would not be an adverse impact on 10 Kings Road. • Concluded that the proposal would not harm neighbouring amenities.
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