

PLANNING COMMITTEE – 9 FEBRUARY 2023

PART 5

Report of the Head of Planning

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Decisions by County Council and Secretary of State, reported for information

- **Item 5.1 – Paradise Farm The Stables Lower Hartlip Rd Hartlip**

APPEAL ALLOWED

DELEGATED REFUSAL

Observations

A disappointing decision where the Inspector allowed a substantial rear extension to a converted stable building. Notwithstanding that the extension (taken together with an existing ground extension) would result in a 75% increase in floor area, the Inspector considered that the building already had the appearance of a substantial cottage, and that the extension had been designed to appear subservient in appearance.

- **Item 5.2 – Greystone Bannister Hill Borden**

APPEAL DISMISSED – PARTIAL COSTS ALLOWED

AGAINST OFFICER RECOMMENDATION

Observations

The Inspector agreed with Members that the proposed house on Plot 4 (House type C) would have a substantial overbearing effect that would be intrusive and oppressive to the occupiers of Wykeham. The Inspector concluded this would result in significant harm to their living conditions and dismissed the appeal on this basis. However, the Inspector did not agree that the impact of the development upon the access to the site at the junction with Bannister Hill would harm the character and appearance of the local area or the setting of the Borden-Harman's Corner Conservation Area.

The Inspector considered that the Council had acted unreasonably in pursuing this reason for refusal on the basis that the proposal did not include any adjustments to this junction beyond those already approved as part of another planning approval that has been substantially implemented. The Inspector found that the Council did not provide any material that would indicate why the proposed addition of a single additional dwelling on the appeal site would result in an increase in traffic which would require any adjustment to the approved design of the junction of the driveway with Bannister Hill. The Inspector also noted that the Council continued to pursue the reason even after the applicant had sought to clarify matters. On that basis the Inspector awarded costs limited to those incurred in addressing the second reason for refusal.