

Case Officer: Ms Sabah Halli

NOTIFICATION OF RECEIPT OF A PLANNING APPEAL TOWN AND COUNTRY PLANNING ACT, 1990

Planning Inspectorate Reference: APP/M1710/W/20/3260082.

Appeal by: Earls Gate Limited

Location: Janda, The Drove, Lower Wield, Alresford, SO24 9RX

Proposal: Proposed detached replacement dwelling, creation of wildlife pond, associated landscaping, and demolition of existing buildings

(additional information received 04/12/19, 12/02/20, 16/03/20, 31/03/20, 17/04/20, 04/05/20, and 05/05/20) Appeal start date: 08 January 2021

I refer to the above details. An appeal has been made to the Secretary of State against the council's Refusal of planning permission.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk> . If you do not have access to the internet, you can send your comments to Sara Burke, The Planning Inspectorate, Room , Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

All representations must be received by 12 February 2021. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference APP/M1710/W/20/3260082

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. The appeal details can be inspected at <https://acp.planninginspectorate.gov.uk>. You can get a copy of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us. When made, the

decision will be published online at
<https://acp.planninginspectorate.gov.uk>.
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Our Ref: 26328/012

REASONS FOR REFUSAL

TOWN AND COUNTRY PLANNING ACT, 1990

APPEAL BY: Earls Gate Limited

LOCATION: Janda, The Drove, Lower Wield, Alresford, SO24 9RX

PROPOSAL: Proposed detached replacement dwelling, creation of wildlife pond,

associated landscaping, and demolition of existing buildings (additional information received 04/12/19, 12/02/20, 16/03/20, 31/03/20, 17/04/20, 04/05/20, and 05/05/20)

The planning permission was refused for the following reason(s):

1 The proposed development by virtue of its design, scale and massing, together with the significant exceedance of the tolerances contained within saved policy H16, would introduce a new dwelling with a substantial built form into the Downland Mosaic Landscape. This would constitute an alien visual intrusion into the landscape to the detriment of its character appearance, as well as its immediate setting, and in a rural countryside location outside any Settlement Policy Boundary. In consequence the proposal is contrary to East Hampshire District Local Plan: Joint Core Strategy (2014) policies CP20 and CP29, saved policy H16 of the East Hampshire District Local Plan: Second review (2006), and the National Planning Policy Framework (paragraph 79 and Section 12).

2 The floor space of the proposed development would significantly exceed the provisions of saved policy H16 of the East Hampshire District Local Plan Second Review, which sets out to conserve a variety of house sizes in the countryside. The development would result in a substantial dwelling and would consequently diminish the availability of smaller dwellings within the surrounding rural area. The proposal is contrary to the aims of saved policy H16 of the East Hampshire District Council Local Plan: Second Review (2006).