



The Planning Inspectorate

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Mrs L Goodman (Planning Services)
Test Valley Borough Council
The Council Offices
Duttons Road
Romsey
Hampshire
SO51 8XG

Your Ref: TVS.10339
Our Ref: APP/C1760/A/04/1168415
Date: 26 May 2005

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS N LOADER
SITE AT LAND AT WARWICK COTTAGE & ADJOINING MAULT-LEY, CRAMPMOOR LANE,
CRAMPMOOR, ROMSEY, HAMPSHIRE, SO51 9AJ

I enclose a copy of our Inspector's decision on the above appeal.

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. [REDACTED]

Fax No. [REDACTED]

E-mail: [REDACTED]

Yours faithfully

[REDACTED]
Mr Graeme Nall

COVERDL1

TVBC Planning Service	
27 MAY 2005	
HoP	
DC(MAN)	
SUPPORT	
POLICY	
DES/CON	
DC(S)	
ENF(S)	
ADMIN(S)	✓
DC(N)	
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ADMIN(N)	
TREES	
FILE	



Appeal Decision

Site visit made on 9 May 2005

by Sue Turner RIBA, MRTPI, IHBC

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
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Date

26 MAY 2005

Appeal Ref: APP/C1760/A/04/1168415

Warwick Cottage, Crampmoor Lane, Romsey SO51 9AJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mrs N Loader against the decision of Test Valley Borough Council.
- The application Ref TVS.10339, dated 30 March 2004, was refused by notice dated 24 August 2004.
- The development proposed is a bungalow.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The application was made in outline with means of access to be considered. The proposed bungalow shown on the site plan is illustrative only.
2. The appellant has submitted a unilateral undertaking signed by Mrs N Loader, pursuant to Section 106 of the Town and Country Planning Act 1990.

Main Issue

3. I consider that the main issue in this case is the effect of the proposed development on the character and appearance of the surrounding countryside.

Planning Policy

4. The development plan for the area includes the Hampshire County Structure Plan and the Test Valley Local Plan 1996. Structure Plan Policy C2 and Local Plan Policy C1 both seek to restrict development in the countryside. Local Plan Policy C2 allows development within frontage infill policy areas which are shown on the Plan's inset maps provided that, amongst other things, it will be frontage development only.
5. A review of the Local Plan is under way and Policies set 03 and set 07 of the 2004 Revised Deposit Draft carry forward the objectives of adopted Policies C1 and C2. I will attach considerable weight to these policies to reflect the fact that the emerging local plan has reached an advanced stage in the development plan process.
6. In determining this appeal I have also had particular regard to Government advice in Planning Policy Statement 1: Delivering Sustainable Development (PPS1), Planning Policy Guidance 3: Housing (PPG3) and Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7).

Reasons

7. Crampmoor Lane is situated in the countryside to the north east of Romsey. A mix of residential development extends along both sides of the lane and clusters around Grovely Way, a small cul de sac to the north of the lane. Warwick Cottage lies immediately to the east of the access track leading to Mault Ley and The Ridges, which are set back behind the frontage development on the north side of Crampmoor Lane. I observed that the area as a whole retains a lightly wooded, rural character and that the existing housing development retains a close relationship with the surrounding open countryside.
8. The garden of Warwick Cottage runs along the full length of the access track and extends behind Mault Ley. The appeal site is the area behind Mault Ley. Whilst it is clearly part of a garden, it is remote from Warwick Cottage and less intensively cultivated than the rest of the garden, giving it a more natural, undeveloped appearance. It has a tranquil, pastoral quality which in my view contributes to the predominantly rural character of the area.
9. The site is bounded to the north, south and west by other gardens but its eastern boundary abuts the open countryside. Although defined by mature trees and planting this boundary allows long views across the adjacent landscape. In my view the appeal site is a sensitive area which helps to maintain a close relationship between the residential development to the north of Crampmoor Lane and the surrounding countryside. In these circumstances I consider that the proposed bungalow and the consequential more intensive use of the site as a garden would have a harmful effect on the rural character of the surrounding area.
10. The appellant argues that as Crampmoor Lane is identified in the Local Plan as an infill policy area the proposal would be consistent with Local Plan Policy C2. Clearly some development has already been allowed behind the frontage development on this side of Crampmoor Lane at Grovely Way, Mault Ley and The Ridges. Nevertheless I consider that the close visual relationship between the existing dwellings and the surrounding countryside would be disturbed by the addition of further development behind the frontage. Furthermore it is clear that neither the adopted nor the emerging Local Plan proposals maps identify the access track itself as an area where infill development could be permitted and the appellant has submitted no evidence to support the argument that the built up area boundary could be changed in the emerging local plan.
11. Annex C of PPG3 states that all of the land within the curtilage of a site will be defined as previously developed land, but adds that this does not mean that the whole area of the curtilage should therefore be developed. Evidence submitted by the appellant shows that a house called Woodlands once stood on the appeal site, but also indicates that this was the only dwelling set behind the houses on Crampmoor Lane. There are now two bungalows behind the frontage development, as well as the dwellings on Grovely Way. I consider that the addition of a further dwelling would result in a harmful intensification of development which would diminish the rural character and appearance of the countryside. In my view this consideration outweighs the benefits of using previously developed land.
12. The proposal would provide purpose built accommodation for the appellant's nephew, Mr Bunting, close to other family members who wish to support him and his wife. Furthermore I note that the unilateral undertaking would restrict use of the property to disabled persons and I recognise that there is absence of accommodation suitable for disabled persons in the area. I have treated these matters as important material considerations, but I do not consider

that they are sufficient to outweigh the harmful effect that the construction of a dwelling on the appeal site would have on the rural character of the area. I conclude that proposed development would have a harmful effect on the character and appearance of the surrounding area and would conflict with the objectives of Structure Plan Policy C2 and Local Plan Policies C1 and C2.

Other Matters

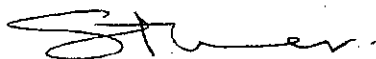
13. The occupants of Mault Ley have raised concerns regarding the effect of the proposed development on pedestrian and vehicle safety along the access track, particularly during construction. However the Council has no objection to the proposal on highway safety grounds and I have no reason to differ. This matter has therefore had no bearing on my conclusion on the main issue.

Conclusion

14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

15. I dismiss the appeal.



INSPECTOR



TEST VALLEY

B O R O U G H C O U N C I L

Mrs N Loader
c/o Bernard E Cole And Partner
8 Love Lane
Romsey
Hampshire
SO51 8DE

PLANNING SERVICE

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Head of Planning
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EMail planning@testvalley.gov.uk

TOWN AND COUNTRY PLANNING ACT, ORDERS AND REGULATIONS

NOTICE OF REFUSAL

APPLICATION NO: TVS.10339
PROPOSAL: Outline: Erection of one bungalow
LOCATION: Land at Warwick Cottage and adjoining Mault-Ley, Crampmoor Lane, Crampmoor, Romsey ROMSEY EXTRA
DATE REGISTERED: 20 April 2004

In pursuance of its powers under the above mentioned Act the Council, as local planning authority, hereby refuses to grant planning permission for the above development.

The local planning authority has refused the application for the following reason(s) :-

1. The proposed development would be contrary to policies C2 of the Hampshire Structure Plan and C1 of the Test Valley Borough Local Plan and SET 03 of the Borough Local Plan Revised Deposit Draft in that it would result in the undesirable addition of a dwelling in the countryside for which there is no over-riding justification.

Madalene Winter
Head of Planning :

Madalene Winter

Date: **24 AUG 2004**

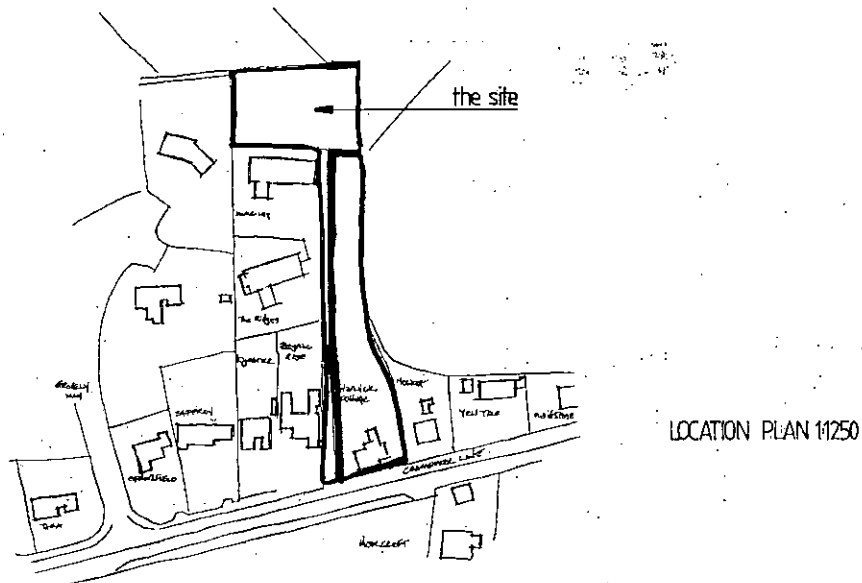
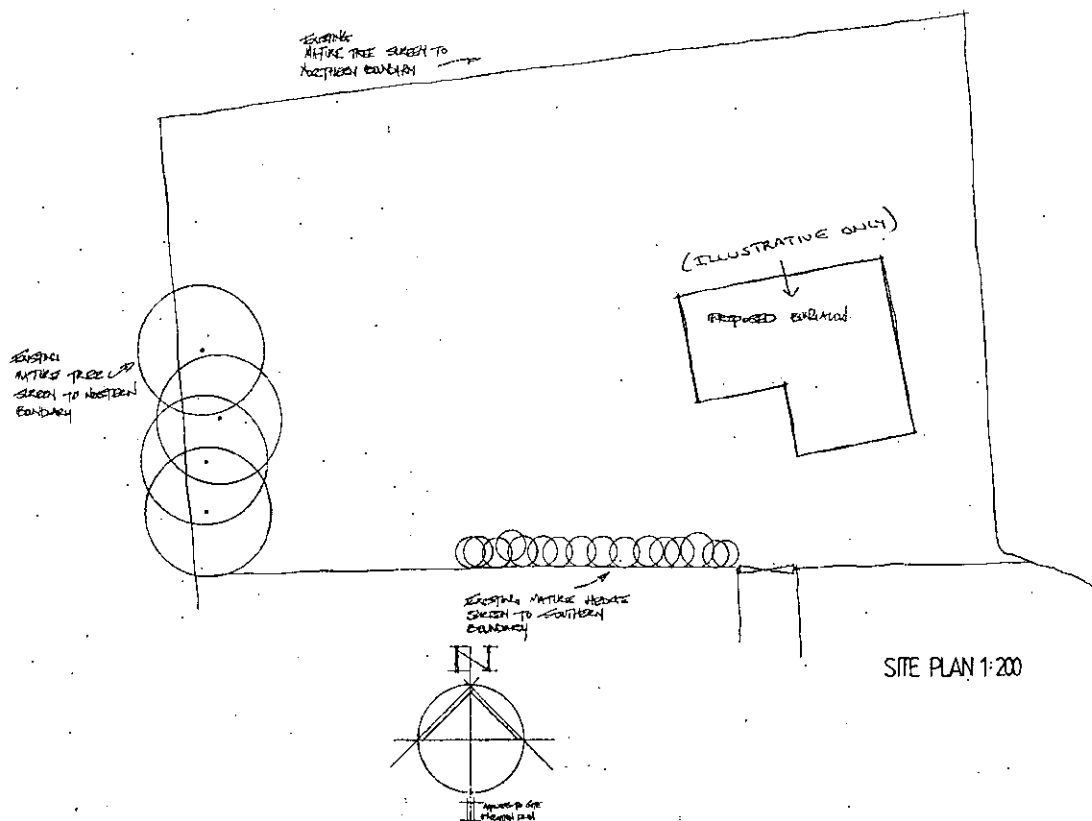
All enquiries relating to this decision should be made to the above address.


IMPORTANT NOTE: You are strongly advised to carefully read the attached notes.



INVESTORS IN PEOPLE





	Bernard E. Cole & Partner Chartered Building Surveyors 8 Love Lane, Ramsey Hampshire SO51 8DE Tel: 01794 512264 Fax: 01794 511919	
	TITLE	<i>Plot 12, 13 & 14, Whorle Lane, Ramsey, Cambs</i>
	DRAWING NO.	<i>2/22/12</i>
	DATE	<i>March 2012</i>
	SCALE	<i>1:250</i>
CLIENT	<i>Mr. [illegible]</i>	

TEST VALLEY BAROUGH COUNCIL	
PLANNING SERVICE	
Applic No.	TVS 1033
Rec'd 20 APR 2004	
Discussion	