



Appeal Decision

Site visit made on 16 July 2025

by **D Wilson BSc (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 06 August 2025

Appeal Ref: APP/H1705/W/25/3365525

Oakwood, Ashford Hill Road, Headley, Hampshire RG19 8AB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
- The appeal is made by Mr Russell Arundell against the decision of Basingstoke and Deane Borough Council.
- The application Ref is 24/02731/OUT.
- The development proposed is proposed new 4 bed detached dwelling with detached double garage.

Decision

1. The appeal is allowed and planning permission is granted for proposed new 4 bed detached dwelling with detached double garage at Oakwood, Ashford Hill Road, Headley, Hampshire RG19 8AB in accordance with the terms of the application, Ref 24/02731/OUT, subject to the conditions in the attached schedule.

Preliminary Matter

2. The planning application was submitted in outline form with all matters reserved for future consideration. I have determined the appeal on this basis, treating the submitted plans and details provided as illustrative.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal site is a predominantly open parcel of land that forms part of the existing garden of Oakwood, which is a large, detached dwelling. The site is accessed by a gravel track which serves several properties. The wider area is residential with properties nearby the appeal site being categorised by occupying large and spacious plots. The wider area is surrounded by dense trees and vegetation which combined with the spacious plots, results in a spacious and verdant character and appearance.
5. The provision of a dwelling within the gap to the side of the Oakwood, would reduce the size of the plot and erode some of the spaciousness that is character of the area. Glimpsed views are possible of the dwellings from the A339, despite the vegetated boundaries. Details of the dwelling are not before me, it is reasonable to expect that to accommodate the four bedrooms proposed, that the dwelling would be large, which combined with a detached double garage would mean that views would be possible which would erode the spaciousness of the area.

6. I therefore conclude that the proposed development would harm the character of the appearance of the area. It would be contrary to Policies EM1 and EM10 of the Basingstoke and Deane Local Plan (2011 to 2029) Adopted May 2016 (LP), Policy HD3 of the Ashford Hill with Headley Neighbourhood Plan 2022-2029 October 2022 (NP) and guidance contained within the Design and Sustainability Supplementary Planning Document July 2018. Amongst other things, these seek to ensure that development respects the sense of place, are sympathetic to the character and visual quality of the area and have regard to the layout of the surrounding area.

Other Matters

7. The appellant has referred to several other developments in an attempt to justify the appeal proposal. I do not have the full details in respect of such examples so I cannot be sure of the circumstances. In any case, I have determined the appeal on its own merits, based on the evidence before me.
8. In regard to the properties¹ on the opposite site of Ashford Hill, while these are of a similar plot size to the appeal site, these dwellings are in the minority and are not representative of the vast number of plots that are large and spacious.
9. The appellant suggests that the proposed development would be designed with a rural emphasis, have a large garden, resemble surrounding dwellings, be of high-quality design, use interesting design features and sympathetic materials. However, appearance does not form part of the consideration of the appeal before me and therefore no details to support this have been provided. As such, they attract no weight in favour of the appeal.

Planning Balance

10. The proposal would be contrary to Policies EM1 and EM10 of the LP and Policy HD3 of the NP. These Policies are consistent with the Framework in seeking to ensure that developments establish or maintain a strong sense of place to create attractive, welcoming and distinctive places to live.
11. The Council is unable to demonstrate a 5-year supply of deliverable housing sites in accordance with Paragraph 72 of the Framework. The Council is only able to demonstrate a 4.2 year supply which represents a significant undersupply. Paragraph 11 d) of the Framework indicates that, in such circumstances where the requisite housing land supply cannot be shown, the Policies which are important for determining the application should be deemed out-of-date and permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the Policies in the Framework taken as a whole.
12. The proposed development would contribute to the supply of new homes in a situation where there is a shortfall. This attracts significant weight in favour of the proposed development. The proposal would also support the creation of jobs directly and indirectly during construction and result in future occupiers spending in the locality.

¹ Samaria, Wynward, Trescowe, Chatwood, Woodside and Oakdene

13. In this instance, the harm to the character and appearance of the area would not significantly and demonstrably outweigh the benefits. As such, the proposal would constitute a sustainable form of development in terms of the Framework.
14. Consequently, when assessed against the Policies in the Framework when taken as a whole, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits.

Conditions

15. Conditions 1, 2 and 3 are the standard conditions requiring details of reserved matters, when the reserved matters must be submitted by and when the development must be commenced by. Condition 4 specifies the approved location plan for the avoidance of doubt. Condition 5 is required in order to ensure the future occupiers are protected from road noise.
16. Conditions 6 and 7 restrict the construction and delivery times in order to protect the living conditions of the occupiers neighbouring properties. Conditions 8, 9 and 10 require details of cycle and vehicle parking as well as refuse and recycling storage in the interests of highway safety. Condition 11 requires details of hard and soft landscaping in order to ensure that the character and appearance of the area is protected. Conditions 12 and 13 require details of water efficiency standards and external materials in the interests of efficiency and protecting the character and appearance of the area.
17. I have not imposed a condition requiring details of electrical vehicle charging provision as this is a building regulations requirement. I have also not imposed the Councils suggested condition restricting the development to only one dwelling as outline planning permission has only been granted for one dwelling.

Conclusion

18. For the reasons given above the appeal should be allowed.

D Wilson

INSPECTOR

Schedule of conditions

1. Details of the access, appearance, landscaping, layout, and scale, ("the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
3. The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.
4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 100 Site Location Plan received on 21 November 2024

5. No development shall take place on site until a scheme for protecting the proposed dwellings from road traffic noise from the adjacent A339 (Newbury Road) has been submitted to and approved in writing by the Local Planning Authority. Any proposed mitigation scheme shall have regard to the Basingstoke & Deane 'Noise assessments and reports for planning applications – Guidance note for developers and consultants'. Mitigation proposals will consider and utilise where possible, reduction in noise exposure achieved by effective site layout, building orientation, the use of physical barriers, utilising open space as a buffer, internal room configurations and any other available mitigation strategies.

The following noise levels shall be achieved with mitigation in place:

- a) Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open*),
- b) Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LAfMax (windows open*),
- c) Garden areas shall not exceed 55 dB LAeq, 16hr.

*Where it is predicted that the internal noise levels specified above will not be met with windows open despite mitigation strategies, an alternative method of mechanical ventilation must be specified to supply outside air to habitable rooms with windows closed and relieve the need to open windows. Background and passive ventilators, and system 3 extraction systems are not considered adequate for this purpose. Methods may include a system 4 MVHR system with cool air by-pass, or standalone mechanical units supplying outside air to each affected habitable room. Please note that, where mechanical cooling (air conditioning), is required under Approved Document O of the Building Regulations, this should be provided instead.

6. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.
7. No deliveries of construction materials or plant and machinery and no removal of any spoil from the site shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.
8. The dwelling shall not be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. Development shall be carried out, and thereafter maintained, in accordance with the approved details.
9. The dwelling shall not be occupied until vehicle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. Development shall be carried out, and thereafter maintained, in accordance with the approved details.
10. No part of the development shall be occupied until refuse storage and collection facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority. Such drawings shall show the position, design, materials and finishes thereof. Development shall be carried out, and thereafter maintained, in accordance with the approved details.
11. Application for reserved matter should be accompanied by a scheme of hard and soft landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate) together with hard landscaping details (including any fencing) and materials. The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

12. Prior to occupation of the dwelling hereby approved, a Construction Statement detailing how the new dwelling shall meet a water efficiency standard of 110 litres of less per person per day shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.
13. No development past damp-proof course shall take place until details/specification of the types and colours of external materials to be used, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.