

ALDERMASTON 11/01293/HOUSE Pins Ref 2166458	Elmtree Cottage Marlston Hermitage	Three bay car port with machine store.	Delegated Refusal	Allowed 06.02.12
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The Inspector found that the main issue was the effect of the proposal on the character and appearance of the surrounding landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and in relation to the highest status of protection accorded to the AONB in relation to landscape and scenic beauty as outlined in PPS7.

The proposal is for a three bay car port and machine store sited towards the south western end of the plot 30 metres or so from the house and accessed via a lane alongside the plot. The site is outside the settlement boundary where the Council's Supplementary Planning Guidance (Replacement Dwellings and Extensions to Dwellings in the Countryside) would apply.

The Inspector found that due to the topography the building would be viewed from the north west against the background of the rising ground beyond and due to the setting, design and materials it would be read in the landscape as an agricultural type building rather than a domestic garage. From the south east only the roof would be visible and the proposal would not be intrusive in the landscape. The Inspector did not consider the building to be of an excessive scale in this site context.

The Inspector concluded that the development would respect and conserve the character and appearance of the surrounding AONB landscape and would not materially conflict with relevant national or development plan policy.

The appeal was allowed.