

APPEAL DECISIONS SOUTHERN

Waverley Reference	Site, Development and Issue	Officer Rec	Committee or Delegated	Appeal Decision	Comment on case
09/0040	<p>Site: Fisher Lane Farm, Fisher Lane, Chiddingfold. Development: Erection of an outbuilding to provide ancillary accommodation following demolition of existing outbuilding. Issues: The effect of the proposal on the setting on the adjacent Listed Building and on the rural character and appearance of the area which is designated as an Area of Great Landscape Value.</p>	Refuse	Delegated	Allowed 08/12/2009	<p>Findings: The single storey hipped roof outbuilding, which would be demolished, is in itself of no particular merit. Furthermore, it is located unduly close to the house so that it intrudes into views of the Listed Building from the public footpath to the northwest and gives it an unduly cluttered and cramped setting on this side. I therefore consider that the removal of the existing structure and its replacement with an outbuilding about 23m from the dwelling would result in a significantly more open and appropriate setting for the Listed Building. The more steeply pitched and tiled roof on the new building would also be more appropriate to the character of the adjacent dwelling than the relatively shallow sloping felt covered roof of the current structure. The nature of the rooms in the new building would not differ significantly from those in the existing building to be replaced as there would be a kitchen, living room, shower room and bedroom accommodation. The extent that this would constitute self contained accommodation there would, in consequence, be no significant change. I do not consider that he position of the new building would render it significantly more vulnerable to being converted to a separate dwelling which, in any case, would require planning permission. I see no reason why accommodation of this domestic nature should</p>

					not be ancillary to the associated property and this could be secured by a condition. It is concluded that the effect of the proposal on the rural character and appearance of the area would not differ significantly between the proposed building and that to be replaced
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