

Ms A Spyer
Bentworth Parish Council

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Case Officer: Susie Ralston
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Our Ref: 24622/023
Your ref:
Date: 06 April 2023
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**NOTIFICATION OF RECEIPT OF A PLANNING APPEAL
TOWN AND COUNTRY PLANNING ACT, 1990**

Planning Inspectorate Reference: APP/M1710/W/22/3309662.

Appeal by: Dr & Mrs R Fawcett

Location: Russell House, Village Street, Bentworth, Alton, GU34 5RB

Proposal: Replacement dwelling with associated alterations to access, erection of garage with parking and turning space and landscaping following demolition of existing dwelling, garage and storage buildings (as amended by plans received 11 February 2022 and 25 March 2022).

Appeal start date: 05 April 2023

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 **Alison Kendall, The Planning Inspectorate, Room 30, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN**

All representations must be received by 10 May 2023. 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/22/3309662**

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>.

Our Ref: 24622/023

REASONS FOR REFUSAL

TOWN AND COUNTRY PLANNING ACT, 1990

APPEAL BY: Dr & Mrs R Fawcett

LOCATION: Russell House, Village Street, Bentworth, Alton, GU34 5RB

PROPOSAL: Replacement dwelling with associated alterations to access, erection of garage with parking and turning space and landscaping following demolition of existing dwelling, garage and storage buildings (as amended by plans received 11 February 2022 and 25 March 2022).

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

- 1 Due to the disjointed appearance of the single storey element of the dwelling through the use of an unattractive flat roof and inappropriate fenestration detailing the proposal would harm the settling of the nearby listed buildings and would fail to preserve or enhance the character and appearance of the Bentworth Conservation Area. The development is therefore contrary to Policies CP29 and CP30 of the East Hampshire District Local Plan: Joint Core Strategy and Policy HE8 of the East Hampshire District Local Plan: Second Review, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Government advice contained within Chapter 16 of the National Planning Policy Framework.