**Summaries of recent decisions**

**Mr W Stone –**
**(a) Change of use of stables to a single dwelling**
**(b) Outline application for rrection of dwelling following demolition of stable –**
**The Meadow, Streetly End, West Wickham – Both appeals allowed.**

1.   The first of these appeals followed the refusal of the Planning Committee on the grounds that the proposed development would be in a location that lacks appropriate access to day to day services. In addition, objection was raised to the loss of buildings which (can) provide an employment use. The second appeal followed refusal under delegated powers where the unsustainability of the location was the key issue. The appeals were considered by way of written representations.

2.   The inspector noted the site lies outside, but directly adjoins, the village framework boundary. West Wickham is an infill-only village with limited services and facilities. The new dwelling would be surrounded by buildings on all sides and would be well related to the village. The small scale nature of the buildings in a relatively small plot is unlikely to generate any employment at present or in the future.

3.   The inspector acknowledged that the occupants of the dwelling would be likely to be dependent on the use of a private motor car to access day to day services and employment. However, he found that the relatively modest number of journeys would be within the thresholds set out in Policy ST/7 which seeks to limit the number of new dwellings within the village framework to no more than two. Thus there would be no significant harm to policy objectives in this respect. There would be some economic benefits associated with construction and the proposals would help to maintain vitality of the rural community.

4.   Both appeals were therefore allowed subject to standard conditions regarding details as suggested by the Council.

   *Comment: This decision highlights that in the absence of an up-to-date housing land supply, village framework boundaries in infill villages can be disregarded where the scale and location of development is consistent with the policy threshold.*