

Appeals Progress Report

1. New Appeals

- 1.1 An appeal against refusal of planning permission 21/00276/FULPP for the erection of a one bedroom dwelling with associated parking at 81 Blackthorn Crescent, Farnborough, GU14 9AL has now been made valid and given a start date. The planning appeal reference is APP/P1750/W/21/3279293. The appeal will be determined by the written representation method.

2. Appeal Decision

- 2.1 Appeal against refusal of planning permission 21/00364/FULPP for “Erection of a first floor side extension” at 16 Churchill Avenue, Aldershot Hampshire. The application related to the addition of a first floor extension over a flat roofed addition to the original building. The Council refused planning permission under delegated powers on 18 June 2021 for the following reason:

- 1 The proposed extension, by reason of its prominent location, its large size relative to the existing dwelling, its inharmonious proportions and its inappropriate design, represents a contrived form of development that would adversely affect visual amenity and the character of the area, contrary to Policy DE1 of the Rushmoor Local Plan, the NPPF/NPPG and the Council's adopted Home Improvements and Extensions SPD (2020).

The Inspector DISMISSED the appeal, noting that the existing garage extension is a substantial addition to the width of the house and that, although the first floor extension would line up with the eaves of the existing house and incorporate a lower roof height, it would appear as a disproportionate addition to the appearance of the house. The roof design was found to be at odds with the existing house and the single window and surrounding brickwork would not reflect its proportions and overall appearance. Its elevated position would emphasise further its prominence and poor design. She concluded that the proposed extension would have a harmful effect on the character and appearance of the area in conflict with Local Plan Policy DE1 and the Council's SPD and therefore that the appeal should be dismissed.

3. Recommendation

- 3.1 It is recommended that the report be **NOTED**.

Tim Mills
Head of Economy, Planning and Strategic Housing