

## Appeals Progress Report

### 1. Appeal Decisions

1.1 Appeal against the Council's refusal of Prior Approval for Larger home extensions 17/00357/REXPD for the erection of a single storey rear extension at **33 Cotswold Close Farnborough**.

1.1.1 The appeal was determined under the householder appeal procedure. The decision is dated 5<sup>th</sup> October 2017.

1.1.2 The Council's reasons for refusal cited the mass and bulk of the proposed extension close to the boundary with 35 Cotswold Drive, concluding that it would give rise to an oppressive and unneighbourly impact on the adjoining property in conflict with Policies ENV 17 and H15 of the Rushmoor Local Plan Review (1996 - 2011).

1.1.3 The Inspector considered the proposed extension of an additional 4.5m beyond the existing rear projection. Its flank wall as proposed would run adjacent to the boundary with No 35 and its height, at 2.8m would exceed the eaves height of the existing projection. Given its depth, height, and proximity to the boundary, the proposed extension when seen from No 35's rear lounge windows was considered to appear dominant and overbearing.

In the context of the other existing buildings surrounding the site, the addition of an extension of the size proposed was found to exacerbate the existing sense of enclosure, and to have an unacceptably oppressive effect on living conditions at No 35. The proposed development failed to comply with saved Policy H15 of the Rushmoor Local Plan, adopted in August 2000, which seeks to ensure that extensions have proper regard for neighbouring properties, with particular regard to their bulk and effects on daylight.

Decision – Appeal **DISMISSED**

### 2. Recommendation

2.1 It is recommended that the report be **NOTED**.

**Keith Holland**  
Head of Planning