

Appeals Progress Report

1. Appeal Decisions

- 1.1 **16 Riverside Close, Farnborough.** Against the refusal of planning permission for the erection of a part single storey and part two storey front, side and rear extension (18/00523/FULPP).

Planning Permission was refused for the following reason:

“The proposal would give rise to an oppressive and unneighbourly impact on adjoining property No 15 Riverside Close causing unacceptable harm to the occupiers due to the scale, mass and bulk and a sense of enclosure of the proposed extension on the boundary line. The proposal therefore conflicts with 'saved' Policies ENV 17 and H15 of the Rushmoor Local Plan Review (1996 - 2011).”

- 1.2 The Inspector commented that the extension would project considerably to the rear of the property and would present a 12m stretch of blank facing brickwork on the shared boundary in proximity to the neighbouring property. Even though a hipped roof was proposed and part of the affected neighbouring property would be partly used for vehicle parking, it would still represent an excessive and overly dominant extent of built form alongside the neighbour's property.
- 1.3 He also stated by way of comparison, that whilst the extension to 17 Riverside Close has some similarities with the proposal, it had been designed with a recessed first floor, hipped side roof and a lower ridge than the host dwelling.
- 1.4 The Inspector's conclusion stated that the side extension would be more prominent due to its greater public visibility at the end of the cul-de-sac, and its size and bulk would give rise to an unneighbourly impact on the occupiers of the neighbouring property having regard to outlook. Accordingly, the proposal would conflict with policies ENV17 and H15 of the Rushmoor Local Plan (LP) 1996-2011 (2000).

DECISION : APPEAL DISMISSED

3 Recommendation

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

Tim Mills

Head of Economy, Planning and Strategic Housing