

## Appeals Progress Report

### 1. Appeal decisions

#### 1.1 182 Lower Farnham Road, Aldershot, Hants

In April 2019 planning permission was refused (19/00167/FULPP) for: Erection of a two-storey rear extension on the following grounds:

- 1 *By virtue of its mass and bulk would cause unacceptable harm to the living conditions of the occupiers of 184 Lower Farnham Road giving rise to an oppressive and unneighbourly form of development and as such conflicts with policy DE1(Design in the Built Environment) of the Rushmoor Local Plan (Adopted 21 February 2019)*

The Inspector considered the main issues are the effects of the proposed development on:

- a) effect on the living conditions of the occupiers of 184 Lower Farnham Road in terms of overbearing effect.

Due to the layout of both the appeal site and that of neighbour 184 Lower Farnham Road, the Inspector considered that the two-storey extension would have an overbearing impact and make the area between the two dwellings very enclosed and would affect light into the ground floor windows of the neighbour's property.

The Inspector concluded that the two-storey rear extension would be harmful to the living conditions of occupiers of 184 Lower Farnham Road and as such would be contrary to Policy DE1 of the Rushmoor Local Plan 2014 -2032 which requires new development not to cause harm to existing and/or adjacent users by reason of outlook.

### **DECISION : APPEAL DISMISSED**

#### 1.1 Recommendation

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

Tim Mills  
Head of Economy, Planning and Strategic Housing