

Appeals Progress Report

1. Appeal decisions

1.1 145 Alexandra Road, Farnborough

Appeal against refusal of planning permission for “Erection of two storey side extension” in August 2019. Planning application 19/00367/FULPP was refused under delegated powers for the following reasons:-

- 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.*
- 2. It has not been satisfactorily demonstrated that the proposed extension can be constructed within the root protection area of the adjacent amenity tree and therefore the proposal may adversely affect the health and stability of this tree, contrary to Policy NE3 of the Rushmoor Local Plan.*

The appeal was considered under the Written Representations procedure. In determining the appeal, the Inspector considered that the main issues to be (i) the effect of the development upon the character and appearance of the area; and (ii) the effect on existing trees.

The Inspector supported the Council’s reasons for refusal in respect of the design and scale of the proposed extension, commenting that the overall footprint of the proposed extension would be significant and excessive in the context of the proportions of the existing dwelling. In addition, the introduction of bay windows to the front and side of the proposed extension would compete for prominence with the original building, which would undermine the design balance and symmetry of the host property. As such, the proposed extension would fail to create a subservient relationship with the host building. The Inspector considered that the design, including a void beneath the proposed extension, to be a discordant and inharmonious feature out of character with the existing building and others in the vicinity. He considered that the proposal would be an unduly prominent form of development, which would cause significant harm to the character and appearance of the area, contrary to Policy DE1 of the New Rushmoor Local Plan.

The Inspector agreed with the Council that insufficient information had been submitted to demonstrate that the proposal would not adversely affect the health and stability of adjacent trees and that the proposal was contrary to Local Plan Policy NE3. The Inspector accepted that the unusual design of the extension was aimed at safeguarding the health of adjacent street trees. However, he commented that even if

the design proposed had been successful in this, the preservation of the trees would not outweigh the harm caused to visual amenity and the character of the area.

DECISION : APPEAL DISMISSED

1.2 101 Ash Road, Aldershot, Hants

In October 2019 planning permission 19/00606/ADVPP was refused under delegated powers for the 'Display of 1 no. advertising billboard measuring 6m x 2m on side wall of 101 Ash Road' on the following grounds:-

"The proposed billboard, by reason of its siting, scale and design, would represent an overbearing and intrusive feature within the streetscene, at odds with and harmful to the quality and character of this predominantly residential area, resulting in a loss of amenity to neighbouring occupiers. The proposal is therefore contrary to Policy DE9 (Advertisements) of the adopted Local Plan (February 2019) and Section 12 of the NPPF (2019)."

The Inspector considered the main issue was the effect of the proposal on the amenity of the area.

The Inspector supported the Council's reasons for refusal and concluded that a sign of this size would represent an overly large feature that would unduly dominate the simple and traditional first-floor side elevation of the host property. Moreover, he stated that the size of the sign would emphasize its commercial nature, which would appear out of character in this predominately residential section of Ash Road. He added that the proposal would add an inappropriate feature that would fail to integrate effectively with the character of the host property and this part of Ash Road. The Inspector agreed with the Council that the proposal would conflict with Policy DE9 of the Rushmoor Local Plan and the NPPF.

DECISION : APPEAL DISMISSED

2. Recommendation

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

Tim Mills
Head of Economy, Planning and Strategic Housing