

## Appeals Progress Report

### 1. Appeal decision

#### 1.1 68 Pierrefondes Avenue, Farnborough

Appeal against refusal of planning permission for Erection of detached garage to front. Permission was refused on 7<sup>th</sup> January 2021 for the following reasons

- 1 The proposed garage, due to its siting, scale and design would fail to respect the established building line and prevailing character of this section Pierrefondes Avenue. Due to the open nature of the front garden and adjoining gardens, the proposal would result in a highly visible and obtrusive development within the street scene, at odds with and harmful to the character and appearance of Pierrefondes Avenue. The development therefore conflicts with the objectives of Policy DE1 (Design in the Built Environment) of the adopted Rushmoor Local Plan (2014-2032) and Supplementary Planning Document 'Home Improvements and Extensions February 202

- 1.2 In determining the appeal, the Inspector considered the main issues to be the building line, open plan of the area, design and mass and scale.

He states 'Although the building line is not entirely consistent for all dwellings and there is a predominance of hard surfaced parking and turning areas the open nature of the street is softened by tree planting. The position of the property is close to a bend in the road and the garage would be prominent on the approach from either direction.

The introduction of a flat roofed garage of this dimension would significantly erode the open appearance of the appeal site and the surrounding area. Moreover, due to its scale and massing, it would appear as an incongruous form of development poorly related to existing buildings and at odds with the open character and appearance of this part of Pierrefondes Avenue.

### **DECISION: APPEAL DISMISSED**

### 2. Appeal Withdrawn

#### 2.1 68 Salisbury Road Farnborough

- 2.1.1 An appeal against refusal of a Certificate of Lawful Existing Use (Our Ref: 19/00237/EDC) in respect of use of the dwellinghouse as a House in Multiple Occupation with 8 Bedsitting Rooms and Shared Facilities has been withdrawn by the appellant.

### **DECISION: APPEAL WITHDRAWN**

### **3. Recommendation**

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

**Tim Mills**

**Head of Economy, Planning and Strategic Housing**