



Appeal Decision

Site visit made on 2 July 2019

by A Denby BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: Friday, 26 July 2019

Appeal Ref: APP/H1705/D/19/3229056

Rook Hill, Ramsdell Road, Monk Sherborne RG26 5HL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs M Fleming against the decision of Basingstoke and Deane Borough Council.
 - The application Ref 19/00069/HSE, dated 8 January 2019, was refused by notice dated 5 March 2019.
 - The development proposed is erection of a two-storey garage extension to include increase of roof height and installation of roof lights.
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Decision

1. The appeal is allowed, and planning permission is granted for a two-storey garage extension to include increase of roof height and installation of roof lights at Rook Hill, Ramsdell Road, Monk Sherborne RG26 5HL, in accordance with the terms of the application Ref: 19/00069/HSE, dated 8 January 2019, and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1718111/1 Rev A Layout & location plans; 1718111/5 Rev A Proposed elevations; 1718111/4 Rev A Proposed plans; 1718111/3 Existing elevations; 1718111/2 Existing plans.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. 1718111/5 Rev A Proposed elevations.

Main Issue

2. The main issue is the effect on the character and appearance of the host dwelling.

Reasons

3. The existing detached triple garage is positioned to the front of the host dwelling with accommodation provided in the roof space, which is currently utilised as a hobby room by the appellant. There is a substantial separation between the dwelling and the garage with the area between laid with loose gravel.

4. The host dwelling has a wide frontage and there are extended views of it along the driveway within the site. The dwelling remains the prominent, visible feature along the driveway approach whilst landscaping screens the existing garage from view. The existing garage only becomes apparent when closer to the host dwelling. Due to its separation from the host dwelling, offset to the side of the driveway and the existing landscaping it is not an overly prominent feature.
5. The proposed extension to the garage would not significantly alter this relationship. The garage extension would not extend closer to the host dwelling or obscure any existing views of it. The view from the host dwelling would also be relatively unchanged.
6. Although providing accommodation at first floor level the eaves to the extension would be kept low with the internal space still being partially accommodated within the roofspace.
7. The extension would result in the garage being a substantial building, though within the site it would still be read as an outbuilding to the host dwelling and the alterations to its form would ensure its design remains complementary and subordinate to the host dwelling.
8. The extension would have a less extensive roof slope than the existing garage which would reflect the roof arrangement of the host dwelling. The proposed windows on the side elevation facing the driveway would aid in breaking up the overall mass of the building, and their positioning, just under the eaves, is also reflective of the host dwelling.
9. The use of timber weatherboarding to the first floor will break up the overall bulk and mass of the extended garage and aid in assimilating it into the landscaped setting. Visually through its design, position, nestled in the existing landscaping, and use of materials the garage extension will not be overly dominant or detract from the character or prominence of the host dwelling.
10. Comments have been submitted stating that the development would seem to result in '*overdevelopment*'. The garage extension proposed occupies a relatively small part of the overall site, much of which is garden, and is inset substantially from the site boundaries and would not result in a cramped effect in this context.
11. For the reasons given above I therefore consider that the proposals would accord with the high-quality design requirements of Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029, Section 11 of the Design and Sustainability Supplementary Planning Document 2018 and Section 12 of the Framework.

Other Matters

12. The appeal site is located within the Monk Sherborne Conservation Area (CA). The CA is linear in character, though as identified in the Monk Sherborne CA Appraisal, the settlement pattern is dispersed with many dwellings being set back from the highway within large plots with landscaping largely screening the built development.
13. The site conforms to this dispersed character though it is set back more substantially from the highway than other development in the surrounding area.

and is well screened by existing landscaping. The dwelling and existing garage are of a more modern design than many other buildings in the vicinity and it is the landscaped character of the site which contributes positively to the CA.

14. The well screened development would not have any harmful impact on any 'notable buildings' identified in the CA Appraisal.
15. A concern has been raised regarding the proximity of the proposal to existing trees. I noted on the site visit that the development would be close to existing trees. Even if there were some impact to the trees closest to the development, the site is heavily landscaped, and the verdant character of the site and wider CA would not be significantly impacted by the proposals. I also note that the Council have raised no objection in this regard and consider there to be no overriding concerns in relation to the impact on trees.
16. Consequently, the character and appearance of the Monk Sherborne CA would be preserved.

Conditions

17. In addition to the standard condition, which limits the lifespan of the planning permission, I have specified the approved plans for the avoidance of doubt and because it provides certainty. A condition relating to materials as indicated on the plans is necessary to account for the inclusion of timber weatherboarding and ensure that the appearance of the garage extension preserves the character and appearance of the area.

Conclusion

18. For the reasons given above I conclude that the appeal should be allowed.

A Denby

INSPECTOR