



Appeal Decision

Site visit made on 22 April 2021

by Martin Chandler BSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6 May 2021

Appeal Ref: APP/P1750/D/20/3262822

The Chestnuts, 34 Church Circle, Farnborough, Hampshire GU14 6QQ

- 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 and Mrs Dale and Margaret Woodcock against the decision of the Rushmoor Borough Council.
- The undated application, Ref 20/00502/FUL, was refused by notice dated 14 September 2020.
- The development proposed was originally described as: 'The construction of a dormer window in the roof space above the existing garage. The garage and roof space are an integral part of the existing house structure. The existing garage roof trusses enclosing the loft have already been designed and constructed to accommodate domestic floor loading. The loft space may be used as a child's play area, games room, storage area, possible bedroom, may have a W.C. and or shower. The dormer window construction will entail forming an opening in the roof to accommodate two triangular side walls, joined at the top by a pitched roof. All insulated and an outward facing double opening, doubled glazed vertical casement windows. These elements will be supported on and spanning between two double roof truss members. The outer face of the dormer window will not project outside the eaves of the garage roof and the ridge of the dormer roof will be below the ridge of the main garage roof.'

Decision

1. The appeal is allowed and planning permission is granted for the formation of a dormer window to the front of garage roof to facilitate a habitable room, at The Chestnuts, 34 Church Circle, Farnborough, Hampshire GU14 6QQ, in accordance with the terms of application Ref: 20/00502/FUL, and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Plan 1; Plan 2; Plan 3; Plan 4; Plan 5; Plan 5a; Plan 6; and Plan 7.
 - 4) The existing trees on and adjoining the site which are to be retained shall be protected from damage during site clearance and works in accordance with the following: no building materials, plant or equipment shall be stored

during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the site.

Procedural Matter

2. In allowing the appeal, I have used the description of development found on the Council's decision notice, rather than that set out on the original application form. This is because it is a more concise description and in making this change, I am satisfied that the interests of the main parties have not been compromised.

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of the Church Circle Conservation Area (CA).

Reasons

4. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
5. The appeal site forms part of a large red brick building, one of a number of red brick properties located within the CA. The focus of the CA is the architectural set piece of the layout within Church Circle where a series of properties radiate from a central point, each fronting onto the highway. Set on the opposite side of the road, the architecture remains consistent in form, scale, and appearance. Accordingly, the significance of the CA derives from its consistency of the architecture as well as the planned nature of the built environment.
6. Part of the architectural interest of the existing buildings is also provided within its roofscape. Amongst the buildings there is a variety of small and large projecting gables at roof level, as well as hipped roofs above bay windows. In addition, dormer windows are a clear and present feature within the locality. The combination of these roof features provides a varied roofscape and accordingly, this also represents a key component when considering the character and appearance of the conservation area.
7. The proposal would introduce a dormer window within the large roof slope of a single storey garage. It would be a relatively large addition, but it would be set within the roof with space to the sides as well as to the ridge and eaves levels. Although existing dormers are generally located above first floor level, as identified above, their presence is a fundamental component of the CA, and as a consequence, the proposal would be seen within this context. I note the comment from the Council's conservation advisor, however, due to the size of the existing pitched roof, and the space about the dormer window which would frame the proposal, I am satisfied that the addition would be suitably scaled to the building. Accordingly, rather than forming an obtrusive and overbearing development within the street scene, the proposal would complement the variety found within the roofscape.
8. Consequently, I conclude that the proposal would preserve the character and appearance of the CA. It would therefore comply with Policies DE1 and HE3 of the Rushmoor Local Plan (2019) as well as guidance contained within the 'Home Improvements and Extensions' Supplementary Planning Document

(2020). Taken together, these seek amongst other things, development which respects and conserves the character and appearance of the local area.

Conditions and Conclusion

9. In light of my findings set out above, conditions are necessary in the interests of precision and clarity to establish the time limit for the commencement of development, as well as to identify the approved drawings. Condition 3 is necessary to ensure suitable external materials are used due to the sensitive location, and condition 4 is necessary to protect the important trees on and adjoining the appeal site.
10. Subject to these conditions, the appeal should be allowed, and planning permission granted.

Martin Chandler

INSPECTOR