



Appeal Decision

Site visit made on 13 December 2021

by Julie Dale Clark BA (Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 January 2022

Appeal Ref: APP/P1750/D/21/3278537
16 Churchill Avenue, Aldershot GU12 4JR

- 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 Mrs Fahmida Mandozai against the decision of Rushmoor Borough Council.
 - The application Ref 21/00364/FULPP, dated 4 May 2021, was refused by notice dated 18 June 2021.
 - The development proposed is first floor side extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is the effect of the proposed extension on the character and appearance of the area.

Reasons

3. The appeal site is a detached house located towards the end of a cul-de-sac. It is set back from the road in an elevated position with a substantial area of driveway to the front.
4. The house has been extended previously and the proposal would add a first floor above an attached double garage at the side of the house. No 16 sits within a fairly substantial plot and its width and the elevated position of the house mean it is fairly prominent despite its position within the cul-de-sac.
5. Local Plan Policy DE1¹ seeks to ensure that new development makes a positive contribution towards the quality of the built environment and amongst other things, requires a high quality of design that reflects the character and appearance of the area. The Council's SPD for home improvements and extensions² provides further advice regarding the impact of extensions to the host dwelling and the character of the area together with specific guidance for side extensions.
6. The existing garage extension is a substantial addition to the width of the house and although the first floor extension would line up with the eaves of the

¹ Rushmoor Borough Council - Rushmoor Local Plan 2014-2031, Adopted February 2019.

² Rushmoor Borough Council - Rushmoor Local Plan Home Improvements and Extensions Supplementary Planning Document February 2020 (SPD).

existing house and incorporate a lower roof height, it would appear as a disproportionate addition to the appearance of the house. The roof design would appear at odds to the existing house and the single window and extent of surrounding brickwork would not reflect the proportions and overall appearance of the house. Its elevated position would emphasise further its prominence and poor design in relation to this house.

7. I note that the cul-de-sac incorporates different designed houses with most being closer to the road. I also appreciate that No 16 sits in a generous plot and physically has the space for an enlargement. However, I find that the design and the appearance of the proposal would be inconsistent with Policy DE1 and the SPD and conflict with the objectives of the National Planning Policy Framework³ in relation to high quality design.
8. I note that a previous proposal for this site was unsuccessful⁴ but I have limited information about it and it has not influenced my decision in any way. I have considered all other matters raised but none alter my conclusion. I conclude that the proposed extension would have a harmful effect on the character and appearance of the area in conflict with Local Plan Policy DE1 and the Councils SPD. The appeal therefore fails.

J D Clark

INSPECTOR

³ Ministry of Housing, Communities and Local Government National Planning Policy Framework, 2021.

⁴ Appeal Ref: APP/P1750/W/20/3262737.