



Appeal Decision

Site visit made on 4 January 2022

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 2nd February 2022

Appeal Ref: APP/P1750/D/21/3283021

81 Highgate Lane, Farnborough, Hampshire, GU14 8AA.

- 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 Orriss against the decision of Rushmore Borough Council.
 - The application Ref 21/00516/FULPP, dated 20 June 2021, was refused by notice dated 13 August 2021.
 - The development proposed is described as *erection of two-storey side extension (following demolition of single storey side extension), a single storey rear extension, a single storey side extension, a roof extension comprising two rear dormers and four front roof lights, and creation of a second single vehicular cross over.*
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Decision

1. The appeal is allowed and planning permission is granted for the *erection of two-storey side extension (following demolition of single storey side extension), a single storey rear extension, a single storey side extension, a roof extension comprising two rear dormers and four front roof lights, and creation of a second single vehicular cross over* at 81 Highgate Lane, Farnborough, Hampshire, GU14 8AA in accordance with the terms of the application, Ref 21/00516/FULPP, dated 20 June 2021, and the plans submitted with it, subject to the conditions set out at the end of this decision letter:

Main Issue

2. I consider the main issue to be whether the proposed development would serve to preserve or enhance the character or appearance of the Farnborough Hill Conservation Area.

Reasons

3. The property the subject of this appeal, 81 Highgate Lane, is a two-storey detached house dating from the inter-war years, with attractive period detailing. Unlike the neighbouring dwellings on this side of the street it is not set gable end on to the road. The dwelling is located in a built-up residential area within the Farnborough Hill Conservation Area.
4. The appellants propose to replace the existing single storey side extension to the western flank with a two-storey addition, the single storey structure to the eastern flank with a new single storey side extension as well as alterations to the existing porch. A single storey rear addition is also planned as well as a

- roof extension comprising two rear facing dormers with four roof light to the front roof slope a second vehicular cross-over is also proposed.
5. The Council have raised no objection to the single storey rear extension, the proposed roof extension and subject to conditions they consider the proposed alterations to the porch and formation of the second cross-over acceptable. From what I have seen and read I find no reason to reach a contrary view.
 6. The existing single storey outshot to the western side of the property is tall, and due to its parapet design a contrasting and unattractive feature in the context of the form and design of the main house. Its removal is to be welcomed.
 7. Due to the outshot's existing height, what in visual terms amounts to a first-floor addition over would appear as a relatively modest addition. As with the existing outshot the replacement extension would be set back from the main façade of the host property. I agree with the Council that the introduction of a hipped roof here would be a departure from the gable roof form of this and the neighbouring dwellings. However, this house is unique in its design and relationship to the street. In my judgement therefore and considering the set back of the extension and its diminutive scale when read against the scale and street presence of the house I do not consider that it would cause harm to the architectural integrity of the host property or the street scene.
 8. Further, for the reasons set out above I do not believe that the proposed extension as designed would result in a detrimental terracing effect. Accordingly, overall, it would have a negative impact on the character and appearance of the conservation area.
 9. The replacement single storey addition to the eastern elevation has also been designed with a hipped roof that would reflect that proposed to the western addition. The extension's height relates to a desire repeat the existing dental course which is a feature of the main dwelling. Given the depth of the existing extension, the unique design and setting of this house in the street scene I do not consider that the change in the roof form and modest increase in height here would cause harm to the setting of this dwelling in the context of the neighbouring properties.
 10. I am therefore not persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene nor would it be unsympathetic and materially harmful to the established character and appearance of Highgate Lane street scene within the Farnborough Hill Conservation Area.
 11. I therefore conclude in respect of the main issue that, subject to the conditions proposed by the Council in respect of the colour and texture of the render, the style of the rooflights and the need to provide visibility splays to form a safe access, the proposal would on balance sever to preserve the character and appearance of the conservation area.
 12. It would therefore accord with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies HE1, HE3 and DE1 of the Rushmore Local Plan 2014-2032 (Adopted February 2019), Rushmore Local Plan Supplementary Planning Document - *Home Improvements and Extensions* (February 2020), the National Planning Policy Framework and National Planning Policy Guidance

as they relate to, amongst other things, the need for new development to make a positive contribution to the quality of the built environment and the preservation or enhancement of conservation areas.

Conditions

13. The conditions follow from those suggested by the Council. To ensure a high-quality development, I shall include a condition about the materials to be used in the construction of the external surfaces of the building and the style of the rooflights.
14. To protect and enhance biodiversity I shall require 2 bat roost boxes to be installed. To protect highway safety, I shall condition visibility for both the safety of pedestrians and vehicular traffic.
15. In the interests of certainty, I shall impose a condition requiring the development to be undertaken in accordance with the approved plans.

Conclusions

16. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Philip Willmer

INSPECTOR

Conditions:

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans, drawings: 1119 – 100P3, 101P1, 200P1, 201P1, 202P8, 203P8, 204P8, 205P8, 400P1, 401P2 and 402P7.
- 3) No development shall take place until a schedule of materials, and if subsequently requested by the local planning authority samples of those materials, to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the local planning authority. The details shall include the texture and colour of external render, brickwork, colour of any painted brickwork, copings to parapets, roofing materials, roof lights and windows and doors, including the garage door. The development shall be carried out in accordance with the approved details.
- 4) The development hereby approved shall not be brought into use until visibility splays have been provide to both sides of the new cross-over hereby approved in accordance with details that have first been submitted to and approved in writing by the local planning authority. The splays shall thereafter be retained in accordance with the approved details and kept free at all times of any obstruction, including trees and shrubs exceeding one meter in height.

- 5) No development shall commence until details of two bat roost features have been submitted to and approved in writing by the local planning authority. The approved features shall be complete prior to practical completion of the construction works and retained thereafter.