



Appeal Decision

Site visit made on 22 March 2022

by Kim Langford Tejrar LLB (Hons) BSc (Hons) PGDIP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5TH April 2022

Appeal Ref: APP/N1730/D/22/3293566

3 Rosebay Gardens, Hook RG27 9PN

- 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 Graham Wickenden against the decision of Hart District Council.
 - The application Ref 21/03168/HOU, dated 14 December 2021, was refused by notice dated 10 February 2022.
 - The development proposed is 'Erection of a two storey extension to the side, alterations to porch roof and alterations to ground levels at the front'
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Decision

1. The appeal is allowed and planning permission is granted for 'Erection of a two storey extension to the side, alterations to porch roof and alterations to ground levels at the front' at 3 Rosebay Garden, Hook RG27 9PN in accordance with the terms of the application, Ref 21/03168/HOU, dated 14 December 2021, subject to the conditions set out in the attached schedule.

Preliminary Matters

2. The description of development was amended following submission of the application; I have utilised the amended description.

Main Issue

3. The main issue for the appeal is the effect of the proposal on the character and appearance of the host building and surrounding area.

Reasons

4. The appeal site is a semi-detached two storey dwelling. It is situated in Rosebay Gardens, a residential cul-de-sac. Rosebay Gardens comprises predominantly of semi-detached dwellings, although many are linked into a terrace form at ground floor level by attached garages. There is two-storey block of flats opposite the appeal site. At the opposite of the junction of Rosebay Gardens with Holt Way is a terrace, and there are many other terraces in the immediate vicinity of Rosebay Gardens.
5. Several properties within Rosebay Gardens have two storey side extensions, some of which are wide enough to create a somewhat terraced appearance across the host semi-detached pair. In this respect, the two storey side extension at the appeal site would not appear out of character with the surroundings. Indeed, the proposed two storey side extension would have a

catslide front roof slope with dormer, to create the appearance of a single storey with accommodation in the roof. The ridgeline of the extension would also be set-down from that of the main roof. The proposal would thus appear as a subservient and well proportioned addition to the host dwelling.

6. Whilst the ground floor element of the proposed extension would attach to the ground floor attached garage of the neighbouring property, a fully terraced effect would be avoided by the lack of attachment between the properties at first floor level and the stepped alignment of the properties. Most properties within Rosebay Gardens are linked by their garages and as such, the linked-semi-detached terrace is not out of keeping with the character of the area.
7. In any case, terraces are a prevalent built form in the vicinity and a terraced effect would not be out of keeping with this.
8. The partial loss of the gap between the properties at first floor level would not be out of keeping with the character of the area due to the somewhat irregular spacing and orientation of dwellings and the retention of some gap above the neighbouring property's garage.
9. For these reasons, the appeal proposal accords with policies NBE9 of the Hart Local Plan, adopted in 2020, and saved policy GEN1 of the Hart Local Plan, adopted in 2009, policy HK12 of the Hook Neighbourhood Plan, made in 2019, as well as the National Planning Policy Framework. These policies seek, amongst other things, development of a high standard of design which integrates well with its surroundings and maintains local character.

Conditions

10. I have imposed the standard conditions in relation to timescale, approved plans and to require the facing materials used in construction of the development to match the existing dwelling, in order to ensure the development takes place in a timely manner in accordance with the approved plans and in sympathy with the host dwelling.

Conclusion

11. For the reasons stated above, I find that the appeal proposal accords with the relevant policies of the Development Plan. The appeal is accordingly allowed.

Kim Langford Tejrar

INSPECTOR

Schedule of 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; Existing and proposed boundary dimensions A GW-OB, Proposed first floor plan and elevations A GW-007, Proposed ground floor plan and elevations A GW- 006, Proposed plot plan and

elevations A GW-002, Proposed roof plan and elevations A GW-008, Site plan A GW-OSP; and, Location plan A GW-OLP.

3. Notwithstanding condition 2 above, the external surfaces of the development hereby permitted shall be constructed in materials matching the existing dwelling.