
Appeal Decision

Site visit made on 15 September 2022

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 September 2022

Appeal Ref: APP/N1730/D/22/3301080

44 Christchurch Drive, Blackwater, Camberley GU17 0HH

- 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 Ms Shreeja Jain against the decision of Hart District Council.
 - The application Ref 21/03238/HOU, dated 23 December 2021, was refused by notice dated 29 March 2022.
 - The development proposed is a 2 storey side extension and part single storey, part 2 storey rear extension.
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Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of this part of Christchurch Drive.

Reasons

3. Christchurch Drive is a suburban street lined by 2 storey, modern terraced houses of fairly uniform design. No 44 is an end of terrace house located in a prominent position on the outside of a bend, next to a wide public footpath route. The main proposal is to build a 2 storey side/rear extension which would wrap around to form a single storey, flat roofed extension behind the existing house. An additional length of dropped kerb would be installed at the front.
4. The side extension would be set back from the front of the house and would stretch well to the rear, combining to form a disproportionately and excessively long section of 2 storey wall that would be intrusive in views from the footpath and street. Although the roof line of the extension would be lower than the house it would nevertheless be create an imposing and bland structure for such a conspicuous location.
5. The extension would also cause the loss of some of the open gap between Nos 44 and 46, but it has been set in from the side boundary and the footpath corridor would remain wide enough so that this would not be harmful.

6. The other, more minor elements of the proposal are unobjectionable. The single storey flat roofed section would be of modest scale in itself and tucked away from public view. The dropped kerb would cause the loss of a small area of grass which is not significant in street scene. These matters do not, however, mitigate or reduce the harm that would be caused by the 2 storey element, as outlined above.
7. I conclude that the proposal would unacceptably harm the character and appearance of this part of Christchurch Drive. It therefore conflicts with the aims of policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006, Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032 and the National Planning Policy Framework, to ensure that developments achieve a high quality design, are in keeping with local character and positively contribute to the overall appearance of the local area.
8. I note that this proposal was revised and reduced following the refusal by the Council of a previous proposal. Nevertheless, for the reasons set out above, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR