



Appeal Decision

Site visit made on 29 March 2023

by Elizabeth Lawrence BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th April 2023

Appeal Ref: APP/N1730/D/23/3316250

9 Band Hall Place, Hook, RG27 9HR

- 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 S Weaver against the decision of Hart District Council.
 - The application Ref 22/01426/HOU, dated 1 July 2022, was refused by notice dated 6 December 2022.
 - The development proposed is described as demolition of existing conservatory and erection of first floor side extension, single storey rear extension, partial garage conversion and alterations to external fenestration.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing conservatory and erection of first floor side extension, single storey rear extension, partial garage conversion and alterations to external fenestration, at 9 Band Hall Place, Hook, RG27 9HR, in accordance with the terms of the application, Ref 22/01426/HOU, dated 1 July 2022, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The extensions, garage conversion and alterations to the external fenestration hereby permitted shall be carried out in accordance with the following approved plans: 2018-04-001, 2018-04-002 and 2018-04-003.
 - 3) The materials to be used in the construction of the external surfaces of the extensions and alterations to the external fenestration hereby permitted shall match those used in the existing dwelling.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the street scene and the area.

Reasons

3. The area in which the appeal site is located is primarily characterised by modern detached and semi-detached two storey houses from a limited range of designs and palette of materials. Many of the dwellings have attached garages to the side, often linked to those of the adjoining houses. Roof and front building lines within the street scene are broken through a combination of side

and front facing gables, single and two storey front projections and spacious gaps adjacent to road junctions.

These features, together with the predominantly open front gardens, glimpses of trees within the rear gardens and grassed areas within the street scene contribute to the open and spacious suburban character and appearance of the street scene and the local area.

4. Some of the dwellings within the immediate area have first floor side extensions that are similar in form and design to the proposed first floor side extension. This includes four of the dwellings within Band Hall Place, which comprises a cul-de-sac with 4 detached and 4 pairs of semi-detached houses. Overall, these first floor side extensions have blended into the street scene with varying degrees of success. Much depends on their detailed design, the alignment of the dwellings, the road layout, the sense of space within the immediate area, and the size and visibility of the resultant gap between the dwellings.
5. Some of the dwellings have false pitched roofs over the front of their flat roofed garages and there is a combination of flat and mono-pitched roofs over the front porches. To the rear some dwellings have single storey rear extensions and/or rear dormer extensions.
6. The appeal dwelling is located towards the turning area at the end of Band Hall Place. It comprises a semi-detached house with an attached flat roofed garage which projects beyond the rear building line of the dwelling. This garage abuts the garage at 8 Band Hall Place, which sits at a slightly higher level. To the rear of the appeal dwelling is a conservatory extension. The dwellings on either side of the appeal dwelling have large full width, flat roofed rear dormer extensions which dominate the immediate roof-scape and are visible between the dwellings from within the street scene.
7. Together and amongst other things policies NBE9 of the Hart Local Plan (Strategy and Sites) 2032 (HLP32) and policy HK12 of the Hart Neighbourhood Plan (HNP), seek to support proposals that promote, reflect and incorporate the distinctive qualities of their surroundings in terms of scale, density, mass and height. Proposals should use good quality materials, building styles and designs and make a positive contribution to Hook's character. Paragraph 130 of the National Planning Policy Framework 2021 (framework), similarly seeks to ensure that new development is of high-quality design, reflects the distinctive character of the area and addresses the character and scale of the surrounding buildings and landscape.
8. The proposed side extension would be set back slightly from the main front building line and would sit just below the main ridge line of the host dwelling. There would be a continuous mono-pitched roof over the front section of the garage and front porch, which would be sited forward of the proposed first floor extension. In addition, the proportions, design detailing and external materials used would match those of the host dwelling. For these reasons the proposal would both respect and appear subservient to the host dwelling.
9. In views from the entrance to Band Hall Place the proposed side extension would be largely screened due to the alignment of the dwellings and its recessed position. The first-floor extension would become more visible when travelling up Band Hall Lane, although it would remain partially screened until seen from the turning area at the end of the cul-de-sac. When viewed from the end of the cul-de-sac the first-floor extension would be readily assimilated

into the street scene and would be consistent in form and design to the extensions at Nos.2, 3 & 6 Band Hall Place, as well as the two dwellings opposite the entrance to Band Hall Place and a number of extensions in the wider area.

10. The proposed side extension would be seen alongside the large open gap above the flat roofed garage and side entrance door at 8 Band Hall Lane, which both sit at a higher level of the appeal dwelling. This gap would be comparable to or wider than the gaps between other dwellings in the immediate and wider area. This together with the slight recess and roof treatment over the front of the garage and front porch, would prevent a terracing effect within the street scene.
11. The proposed single storey rear extension would stretch across the full width of the dwelling and would have a shallow mono-pitched roof. It would be modest in form and design and would help to break up the strong vertical lines created by the dormer extensions on the adjacent dwellings.
12. Finally, the council has suggested the imposition of conditions relating to the use of matching materials and adherence to the submitted drawings. I agree that these conditions are necessary to ensure the extension respects and blends in with the character and appearance of the host dwelling and in the interests of certainty.
13. I conclude on the main issue that the proposal would respect and be readily assimilated into the street scene and the wider area. It would comply with HLB32 Policy NBE9, HNP Policy HK12 and paragraph 130 of the Framework.

Elizabeth Lawrence

INSPECTOR