



Appeal Decision

Site visit made on 25 June 2025

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 01 July 2025

Appeal Ref: APP/H1705/D/25/3366844

41 The Woodlands, Chineham, Hampshire RG24 8GW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr John Blanchard against the decision of Basingstoke and Deane Borough Council.
 - The application Ref is 24/02109/HSE.
 - The development proposed is single storey side extension, garage conversion and detached double garage.
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Decision

1. The appeal is allowed and planning permission is granted for single storey side extension, garage conversion and detached double garage at 41, The Woodlands, Chineham Hampshire RG24 8GW in accordance with the terms of the application, Ref: 24/02109/HSE, 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with those set out on the application forms and the approved plan.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plan: JB/PLANS/01/Rev C.
 - 4) The garage hereby permitted shall be kept available at all times for the parking of vehicles and cycles by the occupants of the dwelling, and their visitors, and for no other purpose.

Preliminary Matters

2. An amended plan was submitted during the application process and my decision is based on the plan determined by the Council.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the street scene.

Reasons

4. The appeal property is a residential dwelling at the south-western end of a cul de sac of detached, semi-detached and terraced houses, and accessed by a short

driveway leading off the cul de sac and serving a small number of properties. The surrounding area is predominantly residential and there is a network of footpaths linking different residential areas, including to the north, west and south of the property.

5. The proposal would convert the existing attached garage to the side to habitable accommodation, together with a single storey extension to the front under a pitched roof. There would be a detached garage to the front and side of the main dwelling with a flat, green roof.
6. The extension to the dwelling would be modest in scale and designed to be in keeping with the scale and massing of the main property. The proposed garage would not be excessively large in terms of dimensions for a double garage and there is adequate space to the side of the existing dwelling to accommodate the proposal. It would not appear cramped or unacceptably reduce the open space within the plot nor, given its siting to the side, would it dominate the front elevation of the main house.
7. I have noted the concerns raised by the Council regarding the introduction of cladding to the garage and to the main house. However, although many of the houses are predominantly brick, with tile hanging and render, there is a wider variety of materials in the local area. I consider that the selection of proposed materials would be residential in character and appearance and would not be visually incongruous in the street scene. Although potentially not widely seen, the proposed green roof to the garage would be appropriate, with biodiversity benefits.
8. There is not a strong defined building line along the immediately adjacent houses and the proposed siting of the garage would not therefore undermine the coherence of the street scene. Given its siting towards the end of the cul de sac, the house and plot is not highly visible in the general street scene from within The Woodlands, apart from outside the immediate adjoining houses. The house is, as existing, and the garage would be seen in either glimpsed or more open views from the footpaths running along the front and side of the house. I agree with the Council that there can be no certainty that the existing hedging around the perimeter of the plot would be retained and maintained and that views into the site might therefore be more open. However, although the footpaths are attractive with extensive planting, views of the surrounding residential development together with car parking areas are readily apparent when using these footpaths. Given that context I do not consider that the extended dwelling with altered materials, as well as the garage would appear visually incongruous or overly dominant in views from these footpaths.
9. I am therefore satisfied that the proposed development would respect the street scene. There would be no conflict with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011 – 2029, the Design and Sustainability Supplementary Planning Document (2018) and the National Planning Policy Framework, and in particular Section 12, all of which amongst other matters, seek a high quality of design which respects the local context.

Conditions

10. I shall list the approved plan for the avoidance of doubt and in the interests of good planning. The materials should accord with those set out on the application forms and approved plan to accord with what has been applied for and to respect the

street scene. I have also imposed a condition to require the garage to be retained for garaging purposes to ensure adequate on-site parking provision.

Conclusion

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

L J Evans

INSPECTOR