The Planning Inspectorate

Appeal Decision

Site visit made on 23 May 2011

by K D Barton BA(Hons) Dip Arch DipArb RIBA FCIArb

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 6 June 2011

Appeal Ref: APP/W1715/D/11/2152008
7 Hoveton Grove, Chandler's Ford, Eastleigh, Hampshire SO53 1QQ

- 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 Dave Gritt against the decision of Eastleigh Borough Council.
- The application Ref F/11/68382, dated 14 December 2010, was refused by notice dated 2 February 2011.
- The development proposed is a single storey front extension.

Decision

1. I allow the appeal, and grant planning permission for a single storey front extension at 7 Hoveton Grove, Chandler's Ford, Eastleigh, Hampshire SO53 1QQ in accordance with the terms of the application, Ref F/11/68382, dated 14 December 2010 subject to the following conditions:

   1) The development hereby permitted shall begin not later than three years from the date of this decision.

   2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

   3) The development hereby permitted shall be carried out in accordance with the following approved plans: 10/12/DG.ONE, DG2 and DG3.

Effect on the Character and Appearance of the Street Scene

2. The appeal site lies within an established urban area where the principle of development is acceptable. Hoveton Grove is a cul-de-sac and the roads approaching the site include pinch points emphasised by vegetation. Similarly, whilst the area is generally open plan, there is no definite building line and visual pinch points are created by some houses being closer to the road.

3. The separation distance between 8 Cranford Gardens and 8 Hoveton Grove at the entrance to the cul-de-sac forms such a visual pinch point. Beyond that the appeal property stands closer to the road than its neighbours on that side of the road whilst Nos 1 and 2, opposite the site, are set further back from the road. A similar extension has been constructed at No 3 which is opposite Nos 5 and 6 that are also set further back from the road.

4. There is an existing pitched roof, lean-to, canopy on the front elevation of No 7. The proposed extension would project slightly further towards the road than the existing canopy and would have a floor area marginally in excess of 5m². However, whilst the proposal would be clearly visible, it would be small scale

and not unduly prominent. It would make a slight contribution to the visual pinch points in the area but the set back of the houses on the opposite side of the road would prevent it having any significant impact on the open plan character of the area. The proposal would, therefore, sit comfortably within the street scene and accord with the general aims of saved Policy 59.BE i) of the *Eastleigh Borough Local Plan Review 2001-2011*.

Conditions

5. In addition to the normal time condition, a condition requiring the materials to match those used in the existing building would safeguard the character and appearance of the area. For the avoidance of doubt and in the interests of good planning a condition requiring the proposal to be constructed in accordance with the approved drawings should also be attached, although not suggested by the Council.

K D Barton

INSPECTOR