

PLANNING APPEALS

1. PURPOSE AND RECOMMENDATIONS

Purpose of Report:	To note the outcome of recent appeal determinations
Recommendations:	This item is for information
Contact Officer:	Lynda King, Development Control Manager

2. Summary

Application Number	Application Address	Description of Development	
8/17/3272/FUL	2 Avenue Road, Walkford	Demolition of existing dwelling and outbuildings and the erection of 2no. 3 bedroom chalet bungalows	
Appeal Type	Inspector	Delegated/Committee Decision	Inspectors Decision
Written Reps	S. Edwards	Delegated	Appeal Dismissed

3. Summary of Inspector's Findings

- 3.1. The main issue identified by the Inspector was; whether the development would preserve or enhance the character and appearance of the area.
- 3.2. The Inspector noted that the site formed part of the Chewton Farm estate and observed that the area is characterised by a predominance of well-spaced single and two storey dwellings, set back from the highway and sharing a consistent front building line which, together with grass verges, mature hedges and trees, give the area a pleasant and spacious semi-rural setting.
- 3.3. Giving consideration to the density of the proposed scheme, the Inspector noted a broad consistency with other development in Avenue Road but expressed the view that the tapering nature of the appeal site would give rise to a situation where the proposed dwellings would sit in a staggered fashion, breaching the established front building line. The increased bulk and massing of built form, particularly in terms of the first floor, coupled with minimal spacing between dwellings and the proximity to the highway were, the Inspector considered, contrary to the prevailing character of development in this locality. The partial screening of the site, achieved by way of established planting

would not, in the Inspector's view, be sufficient to address any visual impact, given that the retention and maintenance of the planting could not be guaranteed in the long term.

- 3.4. The Inspector concluded that the development would fail to respond to the established character of the area, would be unduly prominent and would give rise to a cramped and confined arrangement of built form which would be detrimental to the spacious character and appearance of the area.