

## Annual review of planning appeals 2012-2013

### APPEALS ALLOWED

Case Number	Reference	Address	Description	Decision level	Appeal method
1	11/01035/COU	1a St Johns Road	Appeal against Condition 2 preventing the public or customers being within the premises before 1000 hours or after 2300 hours on any day of the week.	Delegated	Written representations
<b>Main issue</b>	Whether condition No 2 is reasonable and necessary and in all other respects satisfies the tests for planning conditions set out in Circular 11/95.				
2	11/01170/FULH	23 The Thrums	Two storey rear extension	Delegated	Written representations
<b>Main issue</b>	The effect of the proposal on the character and appearance of the host dwelling and the area, and on the living conditions of the residents of no. 21 The Thrums in respect of daylight, sunlight and outlook.				
3	11/01053/FUL	43 King George's Avenue	Double storey rear extension and conversion of the house into three flats	Delegated	Written representations
<b>Main issue</b>	The effect of the rear extension on the character and appearance of the host building and the area.				
4	11/00875/COU	Repeater Station, Leggatts Way	Change of use of the existing BT Repeater Station to a single dwelling with a small extension at the rear	Delegated	Written representations
<b>Main issue</b>	(a) The effect of the proposed use on the character and appearance of the area; (b) Whether the proposed dwelling would provide adequate external amenity space for future occupiers; (c) Whether the absence of on-site car parking would cause congestion on the highway.				
5	11/01225/FULH	11 The Gardens	Demolition of the existing garage, erection of a new garage, sun room, utility and enclosure of the existing porch.	Delegated	Written representations
<b>Main issue</b>	(a) Whether the development proposed to the front and side of the building would be similar in appearance to the extension on the other half of this pair of semi-detached houses; (b) Whether the rear extension is in keeping with the host dwelling and does not unacceptably impact on the adjoining property.				

Case Number	Reference	Address	Description	Decision level	Appeal method
6	11/01073/FULH	5 Tudor Walk	Single storey rear and side extension with front canopy	Delegated	Written representations
<b>Main issue</b>	The effect of the proposed development on the character and appearance of the appeal property and the surrounding area.				
7	11/01152/FUL	Montrose, Langley Road	Three timber structures erected in the back garden of the premises	Delegated	Written representations
<b>Main issue</b>	The effect of the structures on the outlook from neighbouring properties				
8	11/00988/EXT	48 Rickmansworth Road	Removal of Condition 4 (i and ii) for visibility splays imposed on planning permission 07/00694/FUL for the erection of a 4-bedroomed house	Committee	Written representations
<b>Main issue</b>	The effect of the proposal on the character and appearance of the green space bounded by housing that faces Shepherds Road, Cassiobury Park Avenue and Rickmansworth Road.				
9	12/00492/FULH	12 Roughwood Close	Double storey rear extension and part single storey side extension	Delegated	Written representations
<b>Main issue</b>	The effect of the extensions upon the appearance and character of the host dwelling and the street scene.				
10	12/00679/FULH	3 Hampden Way	Two storey and single storey extensions	Delegated	Written representations
<b>Main issue</b>	The effect of the development upon the appearance and character of the host property and the street scene.				

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#### APPEALS DISMISSED

11	11/00673/FUL	58 Fern Way	Demolition of the existing garage and the erection of an attached two-bedroom dwellinghouse	Delegated	Written representations
<b>Main issue</b>	(a) The impact of the proposed development on the character and appearance of the surrounding area; (b) The effect of the proposed development on highway safety; (c) Whether the scheme gives rise to the provisions of the section 106 obligation.				
12	11/00727/FUL	1 Minerva Drive	Conversion of property into ground and first floor flats, with extended garage changed to one bedroom house. (a resubmission of 11/000727/FUL)	Delegated	Written representations
<b>Main issue</b>	The effect of the proposal on the character and appearance of the locality.				

Case Number	Reference	Address	Description	Decision level	Appeal method
13	10/01052/FUL	38A Upper Paddock Road	Retention of a dormer window to the rear roof space and conservatory to the rear ground floor level of a new house previously approved	Delegated	Written representations
<b>Main issue</b>	The effect of the dormer window and the proposed porch on the character and appearance of the locality and the effect of the dormer on the living conditions of the occupiers of neighbouring properties by reason of overlooking and outlook.				
14	11/00935/FUL	44 Greenwood Drive	An attached dwelling house and single storey rear extension	Delegated	Written representations
<b>Main issue</b>	The effect of the proposal on the character and appearance of the locality.				
15	11/00999/FUL	61A Church Road	Erection of 4 x 4 bedroom terraced houses	Delegated	Written representations
<b>Main issue</b>	The effect of the proposals on the character and appearance of the Nascot Conservation Area.				
16	11/01249/FULH	112 Hempstead Road	Single storey detached garage/activity room	Delegated	Written representations
<b>Main issue</b>	The effect of the proposal on the character and appearance of the surrounding area.				
17	11/01236/FUL	12 Church Road	Demolition of 8 existing lock-up garages, and the erection of one family house with garage and off-street parking	Delegated	Written representations
<b>Main issue</b>	(a) The proposed development's effects on the character and appearance of the Nascot Conservation Area; (b) Whether the development would provide an acceptable quantity and quality of private amenity space for its future occupiers.				
18	12/00041/FULH	216 Gammons Lane	Erection of part single storey, part two storey side and rear extensions and erection of a single storey front extension	Delegated	Written representations
<b>Main issue</b>	The effect of the proposal on: (a) the character and appearance of No 216 Gammons Lane and the surrounding area; and (b) the living conditions of the occupiers of No 218 Gammons Lane, with particular reference to outlook.				
19	11/00998/FUL	193 Hempstead Road	2 bedroom dwelling on a vacant plot (193 Hempstead Road) located between 191 and 195 Hempstead Road	Delegated	Written representations
<b>Main issue</b>	The effects of the proposal on firstly, the character and appearance of the area, and, secondly, the living conditions of the occupiers of 195 Hempstead Road.				

Case Number	Reference	Address	Description	Decision level	Appeal method
20	12/00179/FUL	61A Church Road	Demolition of existing property and erection of two detached five bedroom houses	Delegated	Written representations
<b>Main issue</b>	The effects of the proposals on the character and appearance of the Nascot Conservation Area and the effect of the proposal on the living conditions of the occupiers of 61 Church Road.				
21	11/01085/COU	2 New Road	The development proposed is change of use from car showroom (sui generis) to retail (A1)	Delegated	Hearing
<b>Main issue</b>	The effect of the proposed retail and café uses of the appeal premises on the vitality and viability of the town centre.				
22	11/01086/COU	2 New Road	The development proposed is change of use from car showroom (sui generis) to café (A3)	Delegated	Hearing
<b>Main issue</b>	The effect of the proposed retail and café uses of the appeal premises on the vitality and viability of the town centre.				
23	11/00174/OUTM	Rounton, Nascot Wood Road	Up to 45 dwellings (net increase of 42) and associated access and open space	Committee	Inquiry
<b>Main issue</b>	(a) Whether the proposal would result in the loss of a significant area of ancient semi-natural woodland; (b) If so, whether the site is an appropriate one for residential development bearing in mind relevant planning policy objectives.				
24	12/00154/COU	56 Vicarage Road	Change of use from design and printing service to preschool and after school club	Delegated	Written representations
<b>Main issue</b>	Whether the proposal would, firstly, give rise to problems for highway safety, and, secondly, provide suitable premises for the intended use.				
25	12/00332/FULH	330 Hempstead Road	Erection of a 6 foot fence on the boundary line	Delegated	Written representations
<b>Main issue</b>	The effect of the proposal on: (a) the character and appearance of the surrounding area; (b) local open space provision; and, (c) the living conditions of the occupiers of 7 and 8 Lebanon Close, in respect of outlook.				
26	12/00447/FUL	6-7 Smith Street	Demolition of existing single storey rear projections; the conversion of 6 Smith Street into 2 self-contained flats, including extensions to the rear and internal alterations; internal alterations to 7 Smith Street including a rear extension	Delegated	Written representations
<b>Main issue</b>	The effect of the proposed conversion of 6 Smith Street on the housing mix in the Borough, with particular reference to family dwellings.				

Case Number	Reference	Address	Description	Decision level	Appeal method
27	11/01023/FUL	37C St Johns Road	8 two-bedroom flats in three storeys including the demolition of the existing detached dwelling	Delegated	Written representations
<b>Main issue</b>	The effect of the proposed development on: (a) the character and appearance of the area around St. Johns Road, and, (b) the living conditions of the occupiers of neighbouring dwellings by way of privacy.				
28	12/00208/FUL	33 Cardiff Road	Change of use and conversion of the existing garage/storage building into a granny annex	Delegated	Written representations
<b>Main issue</b>	(a) Whether the development would maintain adequate living conditions for the occupiers of the annex and of neighbouring property; (b) The effect of the development on highway safety and the free flow of traffic.				
29	12/00361/FUL	47 Water Lane	Change of use from semi detached two storied house into two maisonettes with external access staircase to first floor and internal alterations	Delegated	Written representations
<b>Main issue</b>	The effect of the proposed change of use of 47 Water Lane on the housing mix of the Borough and the immediate locality.				
30	12/00501/FUL	154 Ridge Lane	Conversion of existing garage into living unit	Delegated	Written representations
<b>Main issue</b>	There are four main issues in this appeal. These are: (a) the effect of the proposed development on the character of the street scene; (b) its effect on the long term health of the protected beech tree on the site; (c) whether the proposed front garden would provide adequate privacy for future occupants; and, (d) whether adequate arrangements have been made to reduce its impact on a range of local facilities.				
31	12/00892/FULH	5 Ash Tree Road	Erection of two gates, the installation of railings on an existing wall and the cutting of two trees	Delegated	Written representations
<b>Main issue</b>	The effect of the proposal on the character and appearance of the street scene.				
32	12/00779/FULH	73 Estcourt Road	Render to front of property and paint	Delegated	Written representations
<b>Main issue</b>	The effect of the proposal on the character and appearance of the Estcourt Conservation Area.				
33	12/00673/COU	116A High Street	Change of use from Class A1 to Class A2	Delegated	Written representations
<b>Main issue</b>	The effect of the proposal on the retail character and function of the town centre.				
34	12/00739/FUL	116A High Street	Four satellite dishes and one aerial to the rear	Delegated	Written representations
<b>Main issue</b>	The effect on the character and appearance of the St Mary's Conservation Area.				

Case Number	Reference	Address	Description	Decision level	Appeal method
35	11/00389/FUL	146 Ridge Lane	Demolition of existing garage and erection of a two storey dwelling with basement; excavation of land and erection of retaining wall along north-eastern site boundary	Delegated	Written representations
<b>Main issue</b>	There are two issues in the appeal. These are: (a) the effect of the new dwelling (including the works of excavation) on the character and appearance of the site and its surroundings; and, (b) its effect on garden trees near the northern site boundary, and whether this would tend to harm the appearance of the locality.				