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APPENDIX A

DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 8TH NOVEMBER, 2023

Appendix A sets out the reason for refusal of Planning Application 23/00597/FULPP - Land at No. 127 Orchard Rise, La Fosse House, No. 129 Ship Lane and Farnborough Hill School, as determined at the meeting.

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Development Management Committee

Appendix “A”

Application No. & Date Valid: **23/00597/FULPP** **14th January 2022**

Proposal: **Demolition of the existing care home and dwelling, repairs and works to the kitchen garden wall and the erection of 30 residential units, associated access works, drainage works, tree works, car parking, hard & soft landscaping at Land At Orchard Rise 127 And La Fosse House 129 Ship Lane And Farnborough Hill School 312 Farnborough Road Farnborough Hampshire**

Applicant: Tom Rumble

- Reasons:**
- 1 The proposed development, by virtue to its bulk and massing, and proximity to the Curtilage Listed Wall, and prominence within the Farnborough Hill Conservation Area and Grade 1 Listed Building Farnborough Hill, would result in harm to the significance of the Heritage Assets (Grade 1 Listed Building + Curtilage Listed Wall, and Farnborough Hill Conservation Area). Such identified harm would not be outweighed by the public benefits of the proposal. The proposal would be contrary to the National Planning Policy Framework, and Policy HE2 and HE3 of the Local Plan.
 - 2 In the absence of a satisfactorily completed S106 agreement, the proposals fail to make satisfactory provision for public open space in accordance with the requirements of policy DE6 of the adopted Rushmoor Local Plan (2014-2032).
 - 3 In the absence of a satisfactorily completed S106 agreement, the proposal fails to secure satisfactory provision of Affordable Housing in accordance with the requirements of Policy LN2 of the adopted Rushmoor Local Plan (2014-2032)
 - 4 In the absence of a satisfactorily completed S106 agreement, the proposed development makes no provision to address the likely significant impact of additional residential units on the objectives and nature conservation interests of the Thames Basin Heaths

Special Protection Area. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6 and Policy NE1 of the Rushmoor Local Plan (2014-2032).