



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 17th July, 2019 at 7.00 pm*

To:

VOTING MEMBERS

Cllr B.A. Thomas (Chairman)
Cllr J.H. Marsh (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr R.M. Cooper
Cllr A.H. Crawford

Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr C.P. Grattan

Cllr Mara Makunura
Cllr P.F. Rust
Cllr C.J. Stewart

NON-VOTING MEMBERS

Cllr Marina Munro (Cabinet Member for Planning and Economy) (ex-officio)

STANDING DEPUTIES

Cllr Gaynor Austin
Cllr Sophia Choudhary

Enquiries regarding this agenda should be referred to Marion Young,
Democracy, Strategy and Partnerships, 01252 398827
marion.young@rushmoor.gov.uk

A G E N D A

1. **DECLARATIONS OF INTEREST – (Pages 1 - 2)**

All Members who believe they have a disclosable pecuniary interest in any matter to be considered at the meeting may not participate in any discussion or vote taken on the matter and if the interest is not registered it must be disclosed to the meeting. In addition, Members are required to leave the meeting while the matter is discussed.

2. **MINUTES – (Pages 3 - 12)**

To confirm the Minutes of the meeting held on 29th May, 2019 (copy attached).

3. **PLANNING APPLICATIONS – (Pages 13 - 78)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1935 on planning applications recently submitted to the Council (copy attached).

Sections A & B of the report set out the items to be considered at future meetings and petitions received:

Item	Reference Number	Address	Recommendation
1	18/00225/LBCPP	Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot	For information
2	18/00367/OUTPP	Former Police Station, Pinehurst Avenue, Farnborough	For information
3	19/00337/FULPP	Meudon House, Meudon Avenue, Farnborough	For information
4	19/00432/PINS	Esso Pipeline	For information

Section C of the report sets out planning applications for determination at this meeting:

Item	Pages	Reference Number	Address	Recommendation
5	19-44	19/00341/FULPP	Giffard Drive Surgery, 68-70 Giffard Drive, Farnborough	Refuse
6	45-49	19/00384/FUL	13 The Topiary, Farnborough	Grant

Section D of the report sets out planning applications which have been determined under the Council's scheme of delegation for information.

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 79 - 82)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1936 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEALS PROGRESS REPORT – (Pages 83 - 88)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1937 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

Members of the public may ask to speak at the meeting, on the planning applications that are on the agenda to be determined, by writing to the Committee Administrator at the Council Offices, Farnborough by 5.00 pm on the day prior to the meeting, in accordance with the Council's adopted procedure which can be found on the Council's website at

<http://www.rushmoor.gov.uk/speakingatdevelopmentmanagement>

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Development Management Committee
17th July 2019

Head of Economy, Planning and Strategic Housing

Declarations of interest

Name: Cllr _____

N.B. A declaration is not required for items that appear either in Section D of the Planning Report or the Appeals Progress Report as such items are for noting only.

Agenda Item No.	Planning Application No.	Application Address	Reason

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 29th May, 2019 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr B.A. Thomas (Chairman)
Cllr J.H. Marsh (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr R.M. Cooper
Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr C.P. Grattan
Cllr Mara Makunura
Cllr P.F. Rust
Cllr C.J. Stewart

Apologies for absence were submitted on behalf of Cllr A.H. Crawford.

Cllr Gaynor Austin attended the meeting as a Standing Deputy.

Non-Voting Member

Cllr Marina Munro (Planning and Economy Portfolio Holder) (ex officio)

1. DECLARATIONS OF INTEREST

There were no declarations of interest.

2. MINUTES

The Minutes of the meeting held on 10th April, 2019 were approved and signed by the Chairman

3. PLANNING APPLICATIONS

RESOLVED: That

- (i) permission be given to the following applications, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

19/00028/FULPP (Asda, Westmead, Farnborough);

- 19/00170/FULPP (Nos. 61-62 Wellington Centre, High Walk, Aldershot);
- * 19/00229/FUL (No. 17 Invincible Road, Farnborough);
- 19/00260/FUL (Proposed car park site, Kennels Lane, Farnborough);
- (ii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. PLN1930, be noted; and
- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:
- 18/00225/LBCPP (Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);
- 18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);
- 19/00213/FULPP (No. 206 Sycamore Road, Farnborough);
- * The Head of Economy, Planning and Strategic Housing's Report No. PLN1930 in respect of this application was amended at the meeting

4. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1931 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
17/00956/FULLPP	Against the refusal of planning permission for the demolition of Nos. 110-118 Victoria Road, Farnborough and the erection of 42 apartments (27 one-bedroom and 15 two-bedroom) for the elderly (60 years of age and/or partner over 55 years of age), guest apartment, communal facilities, access, car parking and landscaping.	Dismissed

18/00113/FULLPP	Against the refusal of planning permission under delegated powers for the erection of a three-bedroom detached house on land to the rear of No. 152 Sycamore Road, Farnborough, with access to the public highway via King George Close.	Dismissed
18/00621/FULLPP	Against the refusal of planning permission for the erection of a part single and part two-storey rear extension at No. 60 Hazel Avenue, Farnborough.	Dismissed

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. PLN1931 be noted.

5. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY - MARCH 2019 AND FOR THE FINANCIAL YEAR 2018-2019**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1932 which provided an update on the position with respect to achieving performance indicators for the Development Management section of Planning and the overall workload of the section for the quarter from 1st January to 31st March, 2019. The Report also provided summary figures for the financial year 2018-2019.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. PLN1932 be noted.

6. **APPOINTMENTS TO STANDING CONSULTATION GROUP**

RESOLVED: That the Chairman and Vice-Chairman and Cllrs D.B. Bedford, C.P. Grattan and P.F. Rust be appointed to the Standing Consultation Group for the 2019/20 Municipal Year.

7. **APPOINTMENTS TO DEVELOPMENT MONITORING GROUPS**

(1) **Farnborough Town Centre -**

RESOLVED: That the Vice-Chairman and the three Empress Ward Councillors be appointed to the Farnborough Town Centre Development Monitoring Group for the 2019/20 Municipal Year.

(2) **North Town, Aldershot -**

RESOLVED: That the Chairman and the three North Town Ward Councillors be appointed to the North Town Development Monitoring Group for the 2019/20 Municipal Year.

(3) **Wellesley – Aldershot Urban Extension -**

RESOLVED: That the Chairman and the three Wellington Ward Councillors be appointed to the Wellesley Development Monitoring Group for the 2019/20 Municipal Year.

The meeting closed at 7.55 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**Development Management Committee
29th May 2019**

Appendix "A"

Application No. 19/00028/FULPP 11th January 2019
& Date Valid:

Proposal: Removal of existing bus stops with shelters and provision of a revised access to car park from Westmead, together with associated alterations to approved site layout at **ASDA Westmead Farnborough Hampshire**

Applicant: Mr Steven Roberts - Asda Stores Ltd

Conditions: 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers:

Reason - To ensure the development is implemented in accordance with the permission granted

**Application No. 19/00170/FULPP
& Date Valid:**

12th March 2019

Proposal: Change of Use from retail unit (Use Class A1) to children's soft play centre (Use Class D2) at **61 - 62 Wellington Centre Aldershot Hampshire GU11 1DB**

Applicant: London And Cambridge Properties Limited

Conditions:

- 1 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the unit shall be used only for the purpose of a Children's Soft Play Centre or A1 Retail Use and for no other purpose, including any other purposes within Class D2, without the prior permission of the Local Planning Authority.

Reason - To protect the viability and vitality of the Primary Shopping Frontage and Aldershot Town Centre, the amenities of neighbouring properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers:

Reason - To ensure the development is implemented in accordance with the permission granted

- 3 The premises shall not be used outside the following times:
9.00am to 5.30pm Mondays to Saturdays, and
10.00am to 4.00pm on Sundays and bank holidays.

Reason - To safeguard the amenities of neighbouring occupiers.

**Application No. 19/00229/FUL
& Date Valid:**

28th March 2019

Proposal: Construction of new access road across part of existing car park area at No.17 Invincible Road to link with Elles Road at a new road junction with highways signage, extension to central reservation and white-lining, re-arrangement of parking layout and vehicular access to the reduced curtilage of No.17 Invincible Road, and creation of additional parking area to south side of No.17 Invincible Road at **17 Invincible Road Farnborough Hampshire GU14 7QU**

Applicant: Rushmoor Borough Council

Conditions: 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers:

Reason - To ensure the development is implemented in accordance with the permission granted

3 The proposed works shall be undertaken entirely in accordance with the following tree protection measures :-

(a) No machinery shall be used anywhere within the root protection area of any tree to be retained;

(b) No material shall be piled-up/stored and no building materials, plant or equipment shall be stored within the identified root protection area;

(c) All post holes and/or excavation of ground to be dug within the identified root protection area of any tree to be retained shall be dug with hand tools only;

(d) Should any roots in excess of 25mm in diameter be encountered when a post hole is being dug, the post

hole shall be re-positioned to avoid and retain intact any tree roots of in excess of 25mm in diameter; and
(e) Concrete contamination of the root protection area shall be avoided by lining all post holes within the root protection area of any tree to be retained with polythene.

Reason - To protect the amenity value of trees to be retained with the development hereby permitted in the interests of the amenities of the area.

- 4 Notwithstanding the indications of replacement planting shown on the plans hereby approved, prior to first use of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity having regard to the 'green corridor' position of the proposed development. *

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner and shall be so retained.

Reason -To ensure the development makes an adequate contribution to visual amenity.

- 6 The development hereby approved shall not brought into use until the modified and additional on-site parking and servicing/turning facilities shown on the approved plans to be provided for use by the occupiers of, and visitors to, the units at No.17 Invincible Road have been marked out and made available in accordance with the approved plans. The parking and servicing facilities shall be retained solely for their intended purposes at all times thereafter. *

Reason - To ensure the provision and availability of adequate off-street parking and servicing for the premises at No.17 Invincible Road.

**Application No. 19/00260/FUL
& Date Valid:**

10th April 2019

Proposal: Creation of new car park with associated works at **Proposed Car Park Site Kennels Lane Farnborough Hampshire**

Applicant: Rushmoor Borough Council

Conditions: 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 All excavations will be covered overnight or a ramp provided for any period when the site is inactive.

Reason - To ensure no harm to foraging badgers.

3 All lighting installed within the car park shall be switched off between the hours of 7pm and daybreak and incorporate the following features:

- the luminaires on the lighting columns will be downward facing and fitted with cowls;
- the lights shall be fitted with motion sensors which are only operational between the approved hours as set out above;
- levels of illumination shall not be more than 1 lux at the woodland edge; and
- the sources of illumination shall be in the warm white spectrum (ideally <2700 Kelvin)

Reason - To minimise disturbance to foraging bats in the area.

4 The development shall not be occupied until that the vehicular access is constructed and lines of sight of 2.4 metres by 43 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction

exceeding 600mm in height above the adjacent carriageway and maintained thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

- 5 The proposed surfacing shall not be made of migratory materials or provision shall be made to stop any migratory materials overflowing onto Kennels Lane

Reason - To avoid discharge of material onto the highway

- 6 The development shall take place in accordance with the Arboricultural Impact Assessment and Appendix 1 Method statement (for the protection of trees during development) and Tree Protection Plan.

Reason - To minimise the harm to trees to be retained during development

- 7 The bunds hereby approved shall be seeded with grass seed or turfed in the first available seeding/planting season and thereafter maintained as grassed bunds.

Reason - In the interest of the visual amenities of the area

- 8 The permission hereby granted shall be carried out in accordance with the following approved drawing numbers - 001, 002, 003, 004, 005, 006, 007, 008, 009 and HCC10/L/015

Reason - To ensure the development is implemented in accordance with the permission granted

Development Management Committee
17th July 2019

Head of Economy, Planning and
Strategic Housing
Report No.PLN1935

Planning Applications

1. Introduction

- 1.1 This report considers recent planning applications submitted to the Council, as the Local Planning Authority, for determination.

2. Sections In The Report

- 2.1 The report is divided into a number of sections:

Section A – FUTURE Items for Committee

Applications that have either been submitted some time ago but are still not ready for consideration or are recently received applications that have been received too early to be considered by Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

These applications are on the Agenda for a decision to be made. Each item contains a full description of the proposed development, details of the consultations undertaken and a summary of the responses received, an assessment of the proposal against current policy, a commentary and concludes with a recommendation. A short presentation with slides will be made to Committee.

Section D – Applications ALREADY DETERMINED under the Council's adopted scheme of Delegation

This lists planning applications that have already been determined by the Head of Economy, Planning and Strategic Housing, and where necessary with the Chairman, under the Scheme of Delegation that was approved by the Development Management Committee on 17 November 2004. These applications are not for decision and are FOR INFORMATION only.

- 2.2 All information, advice and recommendations contained in this report are understood to be correct at the time of publication. Any change in circumstances will be verbally updated at the Committee meeting. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed. This sheet will be available to members of the public.

3. Planning Policy

- 3.1 Section 38(6) of the Town and Country Planning Act 1990 (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The development plan for Rushmoor comprises the Rushmoor Plan Core Strategy (October 2011), the Hampshire Minerals and Waste Plan adopted October 2013, saved policies of the Rushmoor Local Plan Review (1996-2011), and saved Policy NRM6 of the South East Plan. Relevant also as a material consideration in the determination of planning applications is the emerging Draft Submission Rushmoor Local Plan, June 2017.
- 3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

4. Human Rights

- 4.1 The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

5. Public Speaking

- 5.1 The Committee has agreed a scheme for the public to speak on cases due to be determined at the meeting (Planning Services report PLN0327 refers). Members of the public wishing to speak must have contacted the Meeting Co-ordinator in Democratic Services by 5pm on the Tuesday immediately preceding the Committee meeting. It is **not** possible to arrange to speak to the Committee at the Committee meeting itself.

6. Late Representations

- 6.1 The Council has adopted the following procedures with respect to the receipt of late representations on planning applications (Planning report PLN 0113 refers):
- a) All properly made representations received **before** the expiry of the final closing date for comment will be summarised in the Committee report. Where such representations are received after the agenda has been published, the receipt of such representations will be reported orally and the contents summarised on the amendment sheet that is circulated at the Committee meeting. Where the final closing date for comment falls **after** the date of the

Committee meeting, this will be highlighted in the report and the recommendation caveated accordingly.

- b) Representations from both applicants and others made **after** the expiry of the final closing date for comment and received **after** the report has been published will not be accepted unless they raise a new material consideration which has not been taken into account in the preparation of the report or draws attention to an error in the report.
- c) Representations that are sent to Members should not be accepted or allowed to influence Members in the determination of any planning application unless those representations have first been submitted to the Council in the proper manner (but see (b) above).
- d) Copies of individual representations will not be circulated to members but where the requisite number of copies are provided, copies of individual representation will be placed in Members' pigeonholes.
- e) All letters of representation will be made readily available in the Committee room an hour before the Committee meeting.

7. Financial Implications

- 7.1 There are no direct financial implications arising from this report. However, in the event of an appeal, further resources will be put towards defending the Council's decision. Rarely, and in certain circumstances, decisions on planning applications may result in the Council facing an application for costs arising from a planning appeal. Officers will aim to alert Members where this may be likely and provide appropriate advice in such circumstances.

Tim Mills
Head of Economy, Planning and Strategic Housing

Background Papers

- *The individual planning application file (reference no. quoted in each case)*
- *Rushmoor Local Plan (Adopted Feb 2019)*
- *Current government advice and guidance contained in circulars, ministerial statements and the National Planning Practice Guidance (NPPG).*
- *Any other document specifically referred to in the report.*
- *Regional Spatial Strategy for the South East, policy NRM6: Thames Basin Heaths Special Protection Area.*
- *The National Planning Policy Framework.*
- *Hampshire Minerals and Waste Plan (2013).*

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Section A

Future items for Committee

Section A items are for INFORMATION purposes only. It comprises applications that have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Item	Reference	Description and address
1	18/00225/LBCPP	<p>Soft and hard landscape works within the setting of the Ramsden Garden Wall Memorial.</p> <p>Ramsden Garden Wall Memorial - Montgomery Lines Aldershot, Hampshire</p> <p>Further work is in progress on amendments to this proposal.</p>
2	18/00367/OUTPP	<p>Outline application for the erection of up to 174 units across 8 storeys (plus a semi-underground car park) with associated car parking, cycle parking, open space, landscaping, lighting, drainage and associated infrastructure, engineering and service operations (all matters reserved).</p> <p>Former Police Station, Pinehurst Ave, Farnborough, Hampshire</p> <p>Progress with arrangements to address impact on the Thames Basin Heaths SPA is awaited. The application will be presented to the Development Management committee in due course.</p>
3	19/00337/FULPP	<p>Demolition of existing structures and erection of 197 dwellings comprising 86 one bedroom flats; 77 two bedroom flats and 34 three bedroom houses with associated access, parking and landscape arrangements.</p> <p>Meudon House, Meudon Ave, Farnborough</p> <p>This application will be submitted to the Development Management Committee in due course.</p>

4	19/00432/PINS	<p>Southampton to London Pipeline Project will be located from the A327 crossing through the western section of Southwood golf course through to open land to the west of Cove Brook, along Cove Road, Nash Close then crossing the South Western main railway line to the west of Farnborough. After the railway crossing it will run east alongside the railway line to Stake Lane and then along the southern boundary of the allotments located off Prospect Road. It will then continue through Queen Elizabeth Park to the north of Farnborough Station followed by a crossing of the A325. It will then cross open land owned by Farnborough Hill School and will then continue under the North Downs railway line, A331, River Blackwater, Blackwater Valley and then continue out of the borough</p> <p>Esso Pipeline</p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>
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Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report.

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Sarita Bishop/ Maggie Perry
Application No.	19/00341/FULPP
Date Valid	15th May 2019
Expiry date of consultations	14 th June 2019
Proposal	Demolition of existing bungalow and erection of a two-storey extension to existing doctors' surgery with provision of additional car and cycle parking
Address	68 - 70 Giffard Drive, Farnborough, Hampshire
Ward	West Heath
Applicant	Giffard Drive Surgery
Agent	Mrs Rebecca Lord
Recommendation	REFUSE

Description

The site is located at the junction of Giffard Drive and Brabon Road and comprises 68 and 70 Giffard Drive. 68 Giffard Drive is a previously extended detached two storey building in use as a doctors' surgery with associated areas of hardsurfacing to the front and side in use as car parking. The surrounding uses are residential in nature and characterised for the most part by two-storey housing.

The surgery currently provides nine consulting/treatment rooms with associated offices, kitchen/staff room and waiting area. The patient list comprised 9100 patients as of April 2018. The current opening hours are 8.30am 8pm on Mondays, 8.30am to 6.30pm Tuesdays to Fridays, every seventh Friday open until 8pm and alternate Saturdays 8.30am to 12.15pm. Vehicular access is from both Giffard Drive and Brabon Road. Four car parking spaces have access onto Giffard Drive, one of which is for disabled use. Eight car parking spaces have access onto Brabon Road.

70 Giffard Drive forms part of the site and lies to the north of the doctors' surgery. It comprises a detached bungalow with gardens to the front and rear. It has a drive with vehicular access from Giffard Drive. 72 Giffard Drive is to the north of the site and comprises one of a pair of two-storey semi-detached houses with car parking to the front and access from Giffard Drive.

8 Brabon Road lies to the east of the site and comprises one of a pair of two-storey semi-detached houses. This property has a drive to the front and side, and access from Brabon Road. There is a detached garage which forms part of the common boundary with the application site.

There is a regular bus service on Giffard Drive. Blunden Hall is located at the end of Blunden Road. This is a community/recreational building which serves the Brookside pre-school and the surrounding recreation ground. Blunden Hall has a public car park which is free. There is a footpath link from the Blunden Hall car park to Giffard Drive some 125 metres to the west of the site. This footpath also crosses Cove Brook.

Relevant Planning History

The Application Site

In March 1990 planning permission, RSH 6826, was granted for the erection of a first floor extension over the existing single-storey surgery. This permission, which was implemented, included a condition which required that the first floor windows in the north and east elevations were completed in obscure glazing with any opening vents being inward opening only, all to be thereafter maintained in that condition. This was implemented.

In 2004 planning permission, 04/00945/FUL, was granted for the demolition of the existing bungalow at 70 Giffard Drive and the erection of a two-storey extension to the surgery (11.5 metres by 13.5 metres) with external works and car parking. The ridge height for the two-storey element of the extension was set down from the main ridge of the existing surgery building (some 7.4 metres). The first floor element of the proposal was set in from both the side and rear boundaries with 72 Giffard Drive and 8 Brabon Road to ensure that satisfactory building relationships resulted. Furthermore the approved footprint was set back from the front elevation of the existing surgery. It was to be built in materials to match the existing building. A total of 14 car parking spaces were approved to serve the extended premises. It is noted that on that occasion the applicants advised that the proposal would not result in an increase in the number of patients (at that time a patient list of 7300 was referred to in the submitted development statement. Condition 3 attached to this permission allowed a patient list of up to 7500). This permission was not implemented.

In July 2018 a planning application, 18/00489/FULPP was submitted for the demolition of the existing bungalow at 70 Giffard Drive and the erection of a two storey extension to the surgery (some 11.4 metres by just under 15 metres) with provision of additional car and cycle parking. A terrace/planting area on the east side of the building was shown to be used as a courtyard garden. The design of the extension was proposed to mirror of the existing building with a gabled pitched roof set just below the existing ridge line resulting in a valley between the existing building and proposed extension.

The proposed external materials included aluminium windows, doors, rooflights, louvres, fascia and gate in a dark grey finish and buff coloured facing brick. Internal alterations associated with the improvement of the surgery and new windows/doors were proposed in the existing building to match those proposed in the extension. Vehicular access remained from both Brabon Road and Giffard Drive with nine spaces shown from Brabon Road and nine spaces from Giffard Drive, two of which were shown for disabled use. The patient entrance was proposed on the Giffard Drive elevation with the staff entrance proposed on the Brabon Road elevation. Cycle parking for seven cycles were proposed adjacent to the bin store on Giffard Drive.

As proposed, the extended building was to provide sixteen consulting/treatment rooms with associated meeting room, offices, kitchen/staff room and waiting area.

This application was due to be considered at the Development Management committee to be held on 12 September 2018 with a recommendation for refusal for the following reasons:

1. *The development is unacceptable in highway terms in that inadequate car parking provision has been provided which would be likely to encourage the parking of vehicles on the public highway interrupting the free flow of traffic to the detriment of highway safety. Moreover it has not been satisfactorily demonstrated that alternative car parking facilities are available in perpetuity to address the shortfall, in part or in whole, in car parking provision. In addition the submitted travel plan does not set out any targets to reduce the use of the private car. The proposal therefore conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.*
2. *By virtue of its footprint, massing and width the proposed building does not respect the character and appearance of the local area. As such the proposal is considered to conflict with policies CP1 and CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV17. Regard has also been had to policy D1 of the Rushmoor Local Plan Draft Submission June 2017 as proposed to be amended.*
3. *By virtue of the proximity, footprint, massing, width and height of the building the proposal is considered to result in an unacceptable loss of light and outlook and create an unacceptable sense of enclosure and overbearing impacts to residents of 72 Giffard Drive and 8 Brabon Road. As such the proposal conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV17.*
4. *In the absence of a flood risk assessment it has not been demonstrated that the proposal has satisfactorily addressed the issue of flood risk. As such the proposal conflicts with the objectives of policy CP4 of the Rushmoor Core Strategy and paragraph 165 of the National Planning Policy Framework. Regard has also been had to policy NE6 of the Rushmoor Local Plan Draft Submission 2017 as proposed to be amended."*

The applicant withdrew the application on 10 September 2018 prior to determination.

In November 2018 a revised scheme was submitted (ref: 18/00818/FULPP) which was almost identical to the one submitted in July 2018. A Members' site visit took place on 5 January 2019. The application was refused at Planning Committee on the 16th January 2019 (Decision issued 17th January 2019) for the following reasons:

1. *In the absence of any confirmed arrangement to provide additional off-site car parking facilities in perpetuity, the development is unacceptable in highway terms in that inadequate car parking provision is provided. In addition the submitted travel plan does not set out any targets to reduce the use of the private car. The proposal therefore conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.*
2. *By virtue of the proximity, footprint, massing, width and height of the building the proposal is considered to result in an unacceptable loss of light, outlook, sense of enclosure and overbearing impact on neighbouring residential properties at 72 Giffard Drive and 8 Brabon Road. The proposal therefore conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV17. Regard has also been had to policy D1 of the Rushmoor Local Plan Draft Submission June 2017 as proposed to be amended.*

Other Relevant Planning History

As reference is made in the submitted travel plan to Blunden Hall, Blunden Road, the following planning permission is considered relevant. In 1999 planning permission, 99/00306/RBCRG3, was granted for the demolition of the existing and the erection of a replacement hall for uses including field study centre, canoe store and other facilities. This permission has been implemented. Thirty car parking spaces were approved for this facility, of which three were for disabled use. (Officer note: there are 37 spaces on site, of which two are for disabled use). A gated single lane entrance from Blunden Road serves the site. This was implemented and remains the access arrangement at time of writing.

Reference is made to the Voyager project in the supporting documentation. Whilst assertions are made in the planning support statement that no provision has been made through the planning system for any increased capacity to meet the demand for essential primary healthcare services in the locality, the following planning permission is considered relevant.

In November 2017 planning permission, 17/00787/COUPP, was granted in respect of the Voyager Building, Apollo Rise, Southwood Business Park, Farnborough for the installation of secure bin and covered cycle store outbuildings; and change of use of existing offices (Use Class B1) to community healthcare resources hub (Use Class D1) for healthcare delivery for Farnborough. When fully operational the proposal assumed that the approved building would be open for patient care between the hours of 8am and 8pm seven days a week. A range of primary and community services would be available including General Practitioner/Nurse Practitioner appointments, as

well as Urgent Care services, Community Care services and Community Mental Health services. The building was acquired in March 2019 in negotiations against a backdrop of a Compulsory Purchase Order which was served in the autumn of 2018 and subsequently confirmed.

Consultee Responses

Environment Agency:	Advised that they do not wish to be consulted on this development.
HCC Highways Development Planning	Raised a holding objection to the application, pending confirmation of the availability of staff car parking at Blunden Hall and the submission of an amended Travel Plan.
Hampshire Fire & Rescue:	Advised that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Advisory comments are also given in relation to access for high reach appliances, water supplies, fire protection, testing of fire safety systems, fire fighting and the environment and timber framed buildings.
Environmental Health	Raised no objection to the proposal subject to conditions.
Planning Policy:	Provided the local and national policy context for the proposal.
Surface Water Drainage Consultations:	Advised that due to the size of the development there is no need for the Lead Local Flood Authority to comment on the proposal.
Thames Water	Raised no objection to the proposal in terms of waste water network or process infrastructure capacity. With regard to surface water, raises no objection to the proposal provided that the developer follows the sequential approach to the disposal of surface water. Prior approval is required from Thames Water if the developer proposes to discharge into the public sewer. It also provides advice on proximity of development to public sewers.

Neighbours/ previous contributors notified

In addition to posting two site notices (one outside the site on Giffard Drive and one outside Blunden Hall) 135 individual letters of notification were sent to properties in:

Beta Road, Birchett Road, Brabon Road, Broom Hill Road, Burnsall Close, Canterbury Gardens, Chamomile Gardens, Chaucer Road, Cherrywood Road, Church Lane,

Churchill Crescent, Clouston Road, Coleville Road, Farnborough Road, Fennel Close, Fernhill Road, Fleet Road, Giffard Drive, Glebe Road, Grace Bennett Close, Horn Road, Houseman Road, Kempton Court, McNaughton Close, Nightingale Close, Northcote Road, Northcott Gardens, Nutmeg Court, Oldwood Chase, Pinewood Park, Prospect Avenue, Prospect Road, Salisbury Road, Saltram Road, Sandy Lane, Shepherds Walk. St John's Road, Sycamore Road, Victoria Road, Wren Way, and York Road in Farnborough. Letters were also sent to contributors in White Lane, Ash Green; Fire Acre Road, Ash Vale; Barton Road, Bramley; Southlands, Chineham, Basingstoke; Arun Court and Crossborough Gardens, Basingstoke; Hayes Way, Beckenham; Nugent Close, Church Crookham; The Bridal Path, Ewell, Compton Way, Farnham; Wood Lane, Fleet; Farnham Road, Guildford; Compass Field, Hook; Briggate, Knarborough; Gateway Drive, Leeds; London Road, Mitcham; Cedar Drive, Southwater; Bellmans Cop, York and Vineyard Hill, Wimbledon.

Neighbour comments

Representations from 57 Beta Road and 87, 91 and 93 Giffard Drive including CDs showing photos of issues with car parking associated with the surgery (parking on pavements, parking on the junction of Brabon Road and Giffard Drive, haphazard parking etc) have been received raising objections to the proposal.

The following provides a summary of a total of 4 representations of Objection:

- The proposed extension would result in visual harm when viewed from neighbour's rear garden;
- Noise and disturbance to neighbour due extension and increased use;
- Overlooking and loss of privacy to neighbour due to extension;
- The development would devalue the neighbour's property (*Case Officer Note: this is not a material planning consideration*);
- Although the building has been slightly reduced in size it will still cause loss of light to adjoining properties;
- Noted that one of the Planning Committee Members stated that if the proposals was for residential the building would never be allowed;
- Everybody should have access to a GP surgery but not to the detriment of others;
- Surely the Voyager House and Southwood projects will take pressure of the need to expand this surgery;
- Parking remains the issue and has not be satisfactorily addressed with the revised application;
- The proposals would not provide a sufficient number of spaces and would cause parking pressure in the area;
- The proposed parking spaces do not meet the Council's parking standards in terms of their dimensions;
- The parking survey at Blunden Hall car park is irrelevant as the surveyed times do not match the proposed hours of use;
- Blunden Hall car park is for sole use of Blunden Hall, the park and swings and it would just displace the parking problem elsewhere;
- There are many examples of visitors to the surgery parking inconsiderately and causing parking and access problems for residents;

- A van associated with deliveries to the surgery recently caused an obstruction to users of the footpath;
- Staff are now being asked to park on the roads instead of using the surgery car park;
- It is not realistic to think that staff are going to park in Blunden Hall car park particularly in winter;
- The application does not define 'staff', this could mean construction workers;
- A planning application would be required to change the use of parking at Blunden Hall to parking for staff at the surgery;
- The parking study does not reflect the new opening hours;
- Consideration should be taken regarding the number of children in the area of Blunden Hall and safety concerns about its use;
- People who hire the hall will expect to be able to use the spaces;
- Who is going to police the use of the spaces at Blunden Hall?
- The Travel Plan should be submitted now not after completion;
- A Travel Plan should be in place for the construction period;
- The proposed hours of use are unacceptable to residents;
- The proposal is more like a health centre than a doctor's surgery, therefore the wrong parking standards have been applied;
- The elderly and infirm will not want to use public transport;
- The proposals could result in conditions that would conflict with the Health & Safety at Work Act. 1974 in terms of parking and access;
- Parking on the pavement in conflict with Highways Act 1835.
- Windows have been left open at the surgery causing security concerns (*Case Officer Note: This is not a material planning consideration*)
- The surgery has failed to comply with the last permission, in that the landscaping area has not been implemented and is not properly maintained;
- Emergency escape routes are obstructed;
- Concerns raised about the management of the existing bin store;
- Double yellow lines should be used on Beta Road and Giffard Drive, with permit parking on Brabon Road;
- Surgery would be better served by finding an alternative location with adequate parking; and
- Number of people using a bus to the surgery at present is very low;

Any material considerations raised above are addressed in the relevant section of the report.

Representations from 130 Alexandra Road, 23 All Saints Crescent (Farnborough Society), 17 Andrews Road, 51, 80, and 104 Beta Road, 16 Blunden Road, 7 Brabon Road, 7 and 9 Burnsall Close, 111 Cheyne Way, 18 Church Lane, 5 Clouston Road, 31 Coleville Road, 66 and 91 Cove Road, Milestone Surgery 208 Farnborough Road, 345 Farnborough Road, 11 and 24 Fennel Close, 35 Fernhill Road 7 and 47 Field Road, 17 Fintry Walk, 72 and 157 Fleet Road, 7, 23, 51, 66 and 89 Giffard Drive, 14 Goddards Close; 20 Grace Bennett Close, 10 Haskins Gardens, 123 Hazel Avenue, 73 Horn Road, 24 Houseman Road, 19 Irvine Drive, 126a Ively Road, 13 Lakeside Gardens; 1 Linstead Road, 11 Melrose Avenue, 18 Middleton Gardens, 13 Mole Close, 8 Napoleon Avenue, 19 Nightingale Close, 77 Pennine Way, 5 Pierrefondes Avenue, 15 Prospect Avenue, 161 Prospect Road, 159 Rectory Road, 3 Riverside

Close, Rowan Close; Alexander House Surgery - 2 Salisbury Road, 45 Saltram Road, 5 Sandringham Gardens, 37 Shepherds Walk, 22 Sherborne Road, 7 Sidlaws Road, 19 St Johns Road, 48 The Copse, 50-58 Victoria Road, 5 York Road, Farnborough. Aldershot Centre for Health, Aldershot; 107 Wren Way and Wide Acres, White Lane, Ash Green; 29 Ajax Close and 2 Arun Court, Basingstoke; 20 Apex Court, Bradley Stoke; 15 Augustus Gardens, Camberley; 31 Nugent Close, Church Crookham; 5 The Bridle Path Ewell; 1 Rustan Close, Eastleigh; Fairmead, Moors Lane, Elstead; 23 Westbury Close and 18 Wood Lane, Fleet; 32 Fox Road, Haslemere; 7 Neville Close, Hartley Wintney; 18 Wood Lane, Hook; Gateway Drive and 10 Newlay Lane, Leeds; Windsor Road, Lindford; 19 Robert Way, Mytchett; Green Lane East, Normandy; The Little House, Tilford; 3 Oldenburg Road, Westbury; 11 Hazylwood, Wokingham; 5 Frys Lane and 9 School Lane, Yateley; have been received in support of the proposal.

The following provides a summary of a total of 95 representations of Support:

- The existing practice is very well run and highly valued in the community;
- The plans to extend the surgery are long overdue;
- More clinical space is needed;
- The proposals would reduce waiting times;
- The improved surgery would be a valuable addition to Farnborough's Primary Care;
- The development is fortunate to have been allocated extremely scarce NHS funding which is required to bring it forward and further delay risks jeopardising this position with a significant loss of benefit to the local area;
- The proposals are an important part of wider improvements to healthcare in the area;
- The neighbouring practices support the proposals;
- Supporters can't understand why the previous scheme wasn't approved;
- Family members and friends have used the surgery for many year and the proposals would enhance an existing surgery that people are familiar with;
- Farnborough has an ageing population and there is increasing demand for healthcare for the elderly;
- Approval of scheme desperately needed if the surgery is to maintain and further develop the exemplary patient services already provided;
- Growing population means more doctors and medical staff needed;
- The patient list is growing;
- The surgery will be enhanced with new accessible facilities and improved consultation/treatment rooms giving staff better working conditions and therefore better experience for patients;
- Mental health and obesity problems are increasing in Farnborough and the practice could provide innovative treatment;
- The proposals would be beneficial to economic development and employment;
- The revised application has addressed the previous issues of bulk and massing;
- The benefits of the proposal far outweigh the negatives and there is a lot of support for the proposal;
- The plans would result in other environmental improvements;
- The development is in keeping with the street scene;

- The proposed use of Blunden Hall car park by staff would relieve pressure on the surgery car park;
- The existing surgery is in an area where lots of people can walk to it rather than travel by car;
- Patients would welcome a secure area to store bikes;
- The proposal will alleviate any problems with parking outside neighbours properties; and
- The alternative would be to abandon the existing surgery to the detriment of local people, who would then need to travel further.

In the interests of clarity all representations are publicly available during normal office hours for inspection.

Public consultation undertaken by the Applicant

The submitted planning support statement states that in February 2018 public consultation was undertaken by the surgery with both the patient group and the wider community. This resulted in 143 persons in support of the scheme, 22 persons with mixed reactions and 2 persons who objected to the scheme.

Policy and determining issues

Section 38(6) of the *Town and Country Planning Act 1990* (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. Since the previous application was determined in January 2019, the *Rushmoor Core Strategy* (adopted in 2011) and saved policies from the *Rushmoor Local Plan Review* (adopted in 2000) have been superseded by the *Rushmoor Local Plan*. The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009). The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019, is also a material consideration.

The site is located within the defined urban area in Farnborough. The proposal would result in the loss of a dwelling to facilitate the extension of an existing doctors' surgery. The existing area of landscaping at the site would be retained with potential for ecological enhancements to the planting. The revised scheme would incorporate a narrow section of sedum 'green' roof. No protected trees would be affected by the proposals. As such, Policies IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment), DE5 (Proposals affecting existing residential (C3) uses), DE10 (Pollution), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE6 (Managing Fluvial Flood Risk) and NE8 (Sustainable Drainage Systems) are relevant to the consideration of this proposal.

The Council's adopted supplementary planning documents (SPD) on 'Planning Contributions - Transport' 2008 and 'Car and Cycle Parking Standards', 2017 are also relevant.

The main determining issues in the assessment of this planning application are the

principle of development, the impact on the amenities of adjoining residents, the impact on the character and appearance of the area, highway considerations, provision of facilities for people with disabilities and flood risk and the water environment.

Commentary

The principle of development

The loss of an existing residential dwelling

The proposal would result in the loss of the existing bungalow at No. 70 Gifford Drive, Therefore, policy DE5 (Proposals Affecting Existing Residential (C3) Uses) of the *Local Plan* is relevant. Policy DE5 seeks to minimise the loss of homes by resisting development that would involve the net loss of residential units unless certain circumstances apply. In this case, it is important to note that Policy DE5 would not resist development if it can be demonstrated that the proposal will 'provide an essential community facility which cannot be provided elsewhere'. As such the principle of the loss of the dwelling and its replacement with an extension to the existing doctors' surgery is acceptable, subject to the Council's agreement that the proposal represents an essential community facility. This matter is discussed in detail below.

Assessing the need for the provision of infrastructure and community facilities

Policy IN1 (Infrastructure and Community Facilities) states 'The Council will work with partners to ensure that infrastructure and community facilities, including those set out in the Rushmoor Infrastructure Plan are provided in a timely and sustainable manner' The *Rushmoor Infrastructure Plan* (January 2018) provides background evidence on the key elements of physical and social infrastructure likely to be needed in Rushmoor up to 2032 to support delivery of the *Rushmoor Local Plan*. It identifies that GP surgeries 'are universally facing operational and financial pressures' and that 'many are in buildings which require investment to maintain their suitability and sufficiency (capacity) for modern health care needs/services' (p. 59).

The North East Hampshire and Farnham Clinical Commissioning Group (CCG), which was consulted in the drafting of the *Local Plan* and the supporting *Infrastructure Plan* as a statutory body under the 'Duty to Co-operate', has submitted a *Healthcare Planning Statement* in support of the application. It highlights that the proposal aims to improve facilities and to increase the useable clinical space at the site to meet a predicted increase in future demand for services and suggests an anticipated increase in the surgery's patient list of about 300 patients per annum over the next few years. It notes that the practice list at Giffard Drive has grown by approximately 5% over the last five years and, from NHS premises guidance, that the practice requires at least three additional clinical rooms to accommodate anticipated future list growth (p. 11).

The applicant's *Design and Access Statement* (p. 7) similarly argues that the existing premises are 'inadequate' in terms of capacity and accessibility. From the submitted plans, it is noted that the extended and remodelled building would lead to an increase in consulting/treatment room space from 125.6 square metres to 222.3 square metres. It is also noted that the applicant's *Design and Access Statement* (p. 27) states that

the proposals will meet the requirements of Part M of the Building Regulations, NHS Health Building Notes (HBNs) and Health Technical Memorandum (HTMs) for accessible design.

The supporting healthcare planning statement submitted by the North East Hampshire and Farnham Clinical Commissioning Group advises that once completed, the extension and remodelling of the Giffard Drive surgery could facilitate the delivery of various core criteria as required by NHS England including facilitating 7 day access to effective care on a locality basis including the possibility of 8-8 working. Further, the applicant's *Design and Access Statement* (p. 7) notes that the 'local council wards surrounding the practice have high levels of deprivation, making the retention and access to improved health care facilities within this locality critically important'.

It is recognised that the existing doctors' surgery is a valued community facility which is reflected by the surgery's Good rating stated in the Quality Report issued by the Care Quality Commission in October 2016 as updated by the Care Quality Commission GP Insight report dated June 2017. Furthermore the North East Hampshire and Farnham Clinical Commissioning Group (CCG) has confirmed that 'the proposed extension at Giffard Drive only just brings the Practice up to the recommended floor area and clinical capacity for its prevailing list size. The current premises are now too small and compromised in relation to meeting current and expected demands; the local communities are continuing to grow, and there is an increasing likelihood without this scheme that future patients seeking care within this location may have difficulty in being accommodated. Any reduction in the proposals for floorspace at Giffard Drive Surgery would directly impact on the ability to provide and sustain a high standard of care...The CCG acknowledges that a prolonged search for alternative sites within the catchment area was unsuccessful after exploration of the Chapel Lane site provided to be uneconomic, and that extending the existing premises at Giffard Drive Surgery remains the only viable and practical option"

Conclusion

Having regard to the above, no objection is raised to the principle of the loss of the dwelling or the principle of extending the premises subject to consideration of the following matters:

Impact of the development on direct neighbours

Policy DE1 (Design in the Built Environment) of the *Local Plan* seeks to ensure that new development does not '...cause harm to the proposed, existing and/or adjacent users by reasons of (1) loss of light, privacy or outlook; and (2) noise, light pollution, vibration, smell or air pollution'.

The closest residential properties affected by the proposed extension are 72 Giffard Drive to the north and 8 Brabon Road to the east. In seeking to address the reasons for the refusal of the previously submitted scheme (ref. 18/00818/FULPP), specifically the impact of the proposals on number 72 Gifford Drive and 8 Brabon Road; the first floor of the northern extension to the surgery has been set in by approximately 1.2m from the ground floor flank wall of the proposed extension and the first floor rear building line set in by approximately 0.6m. The maximum height of the roof has been

reduced by approximately 0.7m and the massing of the roof has been remodelled/hipped at the rear with the aim of reducing its bulk. However, given the overall size of the development, the difference in bulk and massing between the refused and the current scheme is considered limited.

8 Brabon Road

No.8 Brabon Road is a semi-detached house with detached garage, which is located to the east of the application site. There has been no response to written notification or to several visits in person by the case officer seeking to enter the property to assess the direct impact of the proposal. The impact on No.8 has therefore been assessed from 70 Giffard Drive and from Brabon Road/Giffard Drive.

Privacy & disturbance

It is noted that the proposed glazed first-floor link between the existing surgery and the new extension could lead to potential overlooking issues for the neighbouring property at 8 Brabon Road, as it will serve a new consulting room. However, this could be addressed by obscure glazing secured by planning condition. The proposed terrace/planting area may also introduce levels of activity, noise and use, which currently do not take place, adjacent to the common boundary with 8 Brabon Road. However, given the screening afforded by the existing single garage on the common boundary and potential for additional fencing/controls over hours of use, it is considered that in the event that planning permission were to be granted, these impacts could also be satisfactorily addressed by way of condition.

Light, outlook and sense of enclosure

As with the previously refused scheme, the width of the proposed first floor element of the extension would extend almost the full length of the common boundary with the rear garden of No.8, albeit being set in approximately 2m from this boundary at first floor level. As such, it is considered that the revised scheme would still result in a significant adverse impact in terms of enclosure and loss of light and outlook to the rear of this neighbouring property and its rear garden, contrary to the objectives of Local Plan Policy DE1.

72 Giffard Drive

No.72 Giffard Drive is one half of a pair of semi-detached houses to the north of the application site. This property was also visited as part of the consideration of the previous applications and a card left for a visit to be arranged. No responses were received to these requests and no representations have been received from the owner/occupiers regarding the current application. The impact has therefore been assessed from 70 Giffard Drive and the Brabon Road/Giffard Drive street scenes. As with the previously refused 2018/2019 scheme, the proposed first floor element of the extension would be significantly closer to this property and the overall bulk and massing of the development larger, compared with the extension approved in 2004.

Privacy & disturbance

The proposal would introduce additional windows at first floor level on the north elevation which would directly overlook No.72 and its rear garden. It is noted that the pattern of overlooking proposed is similar to that which currently takes place between the surgery and 70 Giffard Drive. However, in the event that planning permission were to be granted, it would be appropriate to obscurely glaze the windows in the first floor side elevation and make them top opening only. This could be secured by way of condition to ensure that acceptable levels of privacy to the occupiers of 72 Giffard Drive be maintained.

Light, outlook and sense of enclosure

The proposed extension would result in some loss of light to a first floor flank window at No.72 Giffard Drive. However, given that this window serves a stairwell, the resultant impact is not considered to justify refusal of permission on these grounds. The proposed extension would also project forward of 72 Giffard Drive by some 1.3 metres at ground floor level. Whilst this will change the building relationships between the two buildings, this in itself would not be likely to result in material harm to the residents of 72 Giffard Drive and the relationship is considered acceptable in this regard.

As with the previously refused scheme, it is the overbearing impact of the extended surgery on the rear of property number 72 Gifford Drive that causes greatest concern. Notwithstanding the proposed amendments to the first floor, including the set ins and adjustments to the massing of the roof, it is considered that the extension, due to its proximity, height and massing and given that it would extend more than three quarters of the length of the rear garden of No.72; would represent an unneighbourly development, resulting in a significant level of enclosure and resultant loss of light and outlook to the rear of the house and the rear garden of 72 Giffard Drive. The proposal remains unacceptable in this respect and would have a significantly greater overbearing impact than the scheme approved in 2004. The revisions to the bulk, massing and position of the proposed extension are not considered to go far enough to sufficiently overcome the Council's previous reasons for refusal in this regard. The revised scheme is therefore contrary to the objectives of Local Plan Policy DE1.

Impact of the development on other neighbouring properties

Given the separation distances to properties to the south and west of the proposed development and having regard to existing building relationships/pattern of overlooking, no objection is raised to the proposal in terms of adverse impact resulting from the development on these residents. The character of the use also remains as existing.

It is recognised that residents in the vicinity of the site have experienced problems associated with car parking associated with users of the surgery as evidenced by the many photographs submitted by objectors to the proposal. However both Giffard Drive and Brabon Road are public highways. As such the public may use them for the parking of vehicles. In the event vehicles are an obstruction they fall to be dealt with under highway legislation enforced by Hampshire Constabulary. Whilst acknowledging that there are inconsiderate drivers who block driveways and sightlines and park on the pavement, the resultant impact is not considered to constitute material planning harm such that refusal of permission could be justified on this ground.

Impact on the character and appearance of the area

Policy DE1 (Design in the Built Environment) requires new development 'to make a positive contribution towards improving the quality of the built environment' by, amongst other things, including 'high-quality design that respects the character and appearance of the local area'. It also requires new development to 'respect established building lines'; to 'take account of adjacent building heights, fenestration, roof and cornice lines'; to 'use materials sympathetic to local character'.

The existing doctors' surgery occupies a two-storey building which is generally larger than surrounding residential properties. 68 Giffard Drive, being a bungalow, is small in terms of height and massing. It is an anomaly given that the predominant height of buildings in the vicinity of the site are two-storey. However, this together with its single-storey garage and gardens to front and rear has resulted in a sense of space and separation around the site.

The footprint of the proposed extension would be within 1.325 metres of the boundary with 72 Giffard Drive and 1.334 metres of the boundary with 8 Brabon Road. This means that the ground floor of the proposed extension effectively infills the space between the site and the adjoining properties to the north and east. The proposed extension would have a gable front onto Giffard Drive, but as discussed, this would be set slightly further away from the northern boundary compared with the previously refused scheme. A narrow sedum roof is now proposed along the north and east elevations of the extension to facilitate the first floor set-ins. There would be a flat roof link between the existing and proposed elements which would help to minimise the bulk of the roof and reduce the impact of the extension in visual amenity terms. The Design and Access Statement states that the design of the building has been chosen to reflect its use as a non-residential surgery and community facility. Whilst the existing building features some similarities to the residential pattern of windows in the surrounding area, the proposed Giffard Drive frontage of the extension with its prominent single first floor window clearly asserts the non-residential nature of the development in its architectural approach.

It is considered that the architectural design and the materials proposed for the scheme represent good quality design and overall the character of the development is successful and compatible with the area. However, this does not override concerns raised regarding the bulk and massing of the surgery extension in terms of its impact on the amenities of adjoining residential properties, as discussed above. In the event that planning permission were to be granted, a condition could be imposed to seek further details and specifications of the materials proposed for the external surfaces of the development to ensure that the quality demonstrated in the application is replicated.

Highways considerations

The application is supported by a Transport Statement (November 2018), addendum to Transport Statement (April 2019), a Travel Plan (April 2019) and a Blunden Hall Car Park Technical Note (November 2018).

Policy IN1 (Infrastructure and Community Facilities) of the *Local Plan* requires new community facilities and infrastructure to be located and designed 'so that they are accessible to all and compatible with the character and needs of the local community' and for new community facilities to be 'well served and linked by public transport and easily accessible by walking and cycling'.

Policy IN2 (Transport) also highlights that development should 'provide appropriate parking provision, in terms of amount, design and layout, in accordance with the adopted "Car and Cycle Parking Standards" supplementary planning document' and should 'not have a severe impact on the operation of, safety of, or accessibility to the local or strategic road networks.'

In respect of policies IN1 and IN2, it is noted that the application site is on an existing bus route and that a Travel Plan (April 2019) has been submitted which aims to encourage more sustainable modes of transport and to reduce single occupancy car trips.

Demand for the extension to the surgery

The Planning Agent has previously confirmed that "the proposed extension is primarily required to improve deficiencies in the existing surgery so that the practice can deliver healthcare services in a fit for purpose environment. The increase in floor area will also allow for some limited increase in patient numbers in line with local growth and demand, however essentially the increase is to ensure that current operational needs are met. This is confirmed in the CCG letter which advises the existing floor area is too small for the patient list. As such it is not possible to draw a direct correlation between the proposed floor area and number of consulting rooms and the level of traffic generated".

These comments have been noted but raise concerns. The application states that the existing patient list is 9100. When the 2004 application was approved the patient list in 2004 was 7300. Given that the current patient list is 9100, this means that the increase in patient numbers since 2004 has been about 129 per annum. However it is noted that, as the supporting documents set out, the practice cannot limit or cap patient numbers as it is required to accept all patients from within its catchment area. Increased demand results from local population growth, mainly from new housing developments within the catchment area.

It is therefore unclear what level of patient growth can be expected, and reference to an increase of about 300 patients per annum over the next few years which appeared in the withdrawn application does not appear in the current proposal. Given the circumstances set out above, a condition seeking to limit patient numbers would not actually be enforceable, however it should be noted that the reason for this being sought in 2004 was 'in the interests of highway safety.'

Transport Contributions

Whilst the site is expected to generate additional trips, the nature of these trips would lend to a high percentage on linked trips and pass by trips. Notwithstanding this, the development would be funded by the public sector and therefore no developer

contributions towards mitigating the impact on the local road network would be sought.

Parking Standards

The existing surgery benefits from 12 on-site parking spaces. The current scheme would provide a total of 17 on-site car parking spaces, including two disabled parking bays, and cycle parking for seven bikes.

A draft legal agreement submitted with the planning application refers to a proposal to provide 8 spaces at Blunden Hall car park and the Travel Plan states that staff would be encouraged to use Blunden Hall car park, which is located approximately 130 metres to the west of the site and is a free public car park. The Transport Statement confirms that these spaces would not be suitable for patients/visitors to the surgery due to the off-site location, but if Blunden Hall car park were to be utilised by staff this could free up spaces at the surgery for patients.

The Council's Car and Cycle Parking Standards for a doctors' surgery require three car parking spaces to be provided per consulting room. It should be noted that the car parking standard for health establishments is calculated on the number of consulting rooms rather than levels of usage of a particular room. Further, the Council's Car and Cycle Parking Standards SPD states 'where an increase in floor area or a change of use would result in a higher parking standard, additional spaces need only be provided to serve the extra demand, and not to make up for any deficiencies in the existing provision'.

The previous committee report described the existing surgery as having 9 consulting rooms. However, the current planning application describes the 9 existing rooms in question as comprising of 6 consulting rooms and 3 treatment rooms. The current proposal would provide a total of 9 consulting rooms and 3 treatment rooms, with other rooms provided for support purposes, office space etc. Therefore the proposal would effectively result in an increase of 3 consulting rooms at the surgery and would generate a further requirement of 9 parking spaces at the site.

Taking into account the existing provision of 12 on-site parking spaces, and applying the standards to the net increase only, in accordance with the SPD, a total of 21 on-site spaces would be required for the current scheme. As such the proposed on-site parking provision would represent a shortfall of 4 spaces. (It is noted that the scheme refused in January 2019 would have provided 4 additional consulting rooms and the parking provision represented a shortfall of 7 spaces).

The County Highway Authority was consulted on the current application. The County raised no objection to the access arrangements. They also confirmed that the car parking spaces at Giffard Drive meet the minimum requirements of 4.8 metres by 2.4 metres, and all spaces abutted against structures will be required to have a 0.3 metre step-out to allow adequate space for users to exit their vehicles. They noted that the proposed on-site parking represents a shortfall in respect of the Council's Parking Standards and acknowledged the Applicant's proposals to use Blunden Hall car park for staff parking.

In respect of Blunden Hall car park, the Applicant's submitted technical note provides

information on surveys undertaken between September and November 2018 in relation to the levels of use. These surveys were undertaken at 10 minute intervals between the hours of 0730-2000 Monday to Sunday for a period of 27 days. The surveys demonstrate that there is spare capacity within the Blunden Hall car park of 8 spaces which could be identified for use by surgery staff.

The County Highway Authority has commented that although the car parking area at Blunden Hall contains spaces that are below standard width, the aisle width is wider than the minimum standard, which allows greater manoeuvrability within the site. They have confirmed that whilst the use of Blunden Hall car park to off-set a lack of parking for staff would be acceptable in principle, 'this would need to be agreed with RBC as the landowner and secured in perpetuity' to constitute a material consideration in determining the application.

The applicants have offered to complete a section 106 unilateral undertaking, which would provide that, in the event that planning permission were granted, implementation of the development would be precluded until a separate contract/agreement for the provision of offsite parking was in place. This would mean that the surgery would have access to a total of 25 spaces. The County Highway Authority would be satisfied with this level of provision. However, at the time of writing no formal arrangement has been concluded with the Council as landowner to secure exclusive use of these spaces by the surgery in perpetuity.

In the absence of an appropriate agreement being in place to secure off-site staff parking at Blunden Hall, HCC highways raise a holding objection to the proposal in this regard. It is noted that reference has also been made to the use of public parking locations some distance from the surgery. In the absence of specific details, it is unclear whether this would be a practical solution or whether there would be spare capacity to accommodate additional parking. Limited weight can therefore be given to this suggestion. Implicitly, were the development to proceed without an arrangement to secure satisfactory parking provision, the result would be additional parking demand on the surrounding streets with the potential to interrupt the free flow of traffic to the detriment of highway safety, contrary to the objectives of policies IN1 (Infrastructure and Community Facilities) and IN2 (Transport). If a legal agreement was in place to secure the off-site parking provision in perpetuity, this would not constitute a reason for refusal of planning permission.

Travel Plan

The Travel Plan (TP) aims to reduce the level private car use and to encourage staff to park off-site. The applicant has sought to address previous comments made by The Travel Planning team at Hampshire County Council (HCC) and has made various amendments to the TP. Whilst some of the points are now adequately addressed, there are still many areas that still do not meet the minimum standards set out in HCC's "A guide to development related travel plans". Whilst it would be possible to revise the TP and secure its implementation by way of condition/legal agreement, the submitted information is not acceptable and on this basis the County Highway Authority raise a holding objection in relation to the Travel Plan. As with the above, if a legal agreement was in place to secure updated Travel Plan, this would not constitute a reason for refusal of planning permission.

Provision of facilities for people with disabilities

Policy IN1 (Infrastructure and Community Facilities) of the *Local Plan* requires new community facilities and infrastructure to be located and designed 'so that they are accessible to all...'. The existing surgery does not comply with the Equality Act standards. The proposed scheme seeks to improve accessibility by including level thresholds to all external doors, a lift to the first floor, accessible toilets on both floors and additional disabled parking provision. Access from the parking area and public footpaths will be level. Internally, visual and colour contrasts will be provided for those with sensory loss and limitations and door widths into clinical spaces and clinical support will allow for wheelchair users.

Flood risk and the water environment

Because the site is located within Flood Zone 2, Policy NE6 (Managing Fluvial Flood Risk) and Policy NE8 (Sustainable Drainage Systems) of the *Local Plan* are relevant. Policy NE6 requires development proposals within Flood Zone 2 to be 'appropriately flood resilient and resistant', whilst Policy NE8 requires the 'implementation of integrated and maintainable SuDS in all flood zones for both brownfield and greenfield sites'.

It is noted that the applicant has submitted a Flood Risk Assessment which sets out the surface water drainage strategy and concludes that 'the development 'would not increase flood risk elsewhere and would reduce flood risk overall' (p. 31). Given the size of the development, the Environment Agency and Hampshire County Council as Lead Local Flood Authority have both declined to comment on grounds of flood risk. On this basis the Council is referred to standing advice issued the Environment Agency which provides the following information:

Minor developments are unlikely to raise significant flood risk issues unless:

- they would have an adverse effect on a watercourse, floodplain or its flood defences;
- they would impede access to flood defence and management facilities, or;
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

The Environment Agency's advice on flood risk assessment seeks to ensure that extensions or alterations are designed and constructed to conform to any flood protection already incorporated in the property, and include flood resilience measures in the design.

In this regard they advise that floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If proposed floor levels are not going to be 300mm above existing flood levels, further information is required in relation to flood resistance and resilience measures. In this case the existing and proposed finished floor levels are 560mm above the recorded flood level published by the Environment Agency which are considered to be acceptable.

With regard to SUDS, it is noted that infiltration is not appropriate on this site due to

the high water table. Given this, flow balancing methods are proposed which include the use of a tanked permeable paving for attenuation storage with discharge restricted to 5.5l/s for all storm events including an allowance for climate change. In the event that planning permission were to be granted appropriate conditions may be imposed which may secure an acceptable drainage solution on this site. On this basis no objection is raised to the proposal in this regard.

CONCLUSIONS

It is considered that there is compelling evidence of the need for additional health facilities in this location, and there is no objection to the loss of the adjacent bungalow to facilitate the extension of the doctors' surgery. The proposal would provide improved healthcare facilities to serve the local community, would provide employment during, and post construction, and training facilities for health care workers. This is further evidenced by the written support for the proposal by the North East Hampshire and Farnham Clinical commissioning group. However, whilst having regard to these benefits, the harm associated with the proposal, principally arising from the effect of the height, bulk and site coverage of the proposed building in relation to neighbouring properties, together with the absence of a confirmed arrangement to secure off-site staff parking in perpetuity; is considered to be so significant that, a recommendation for refusal is the appropriate response.

Full Recommendation

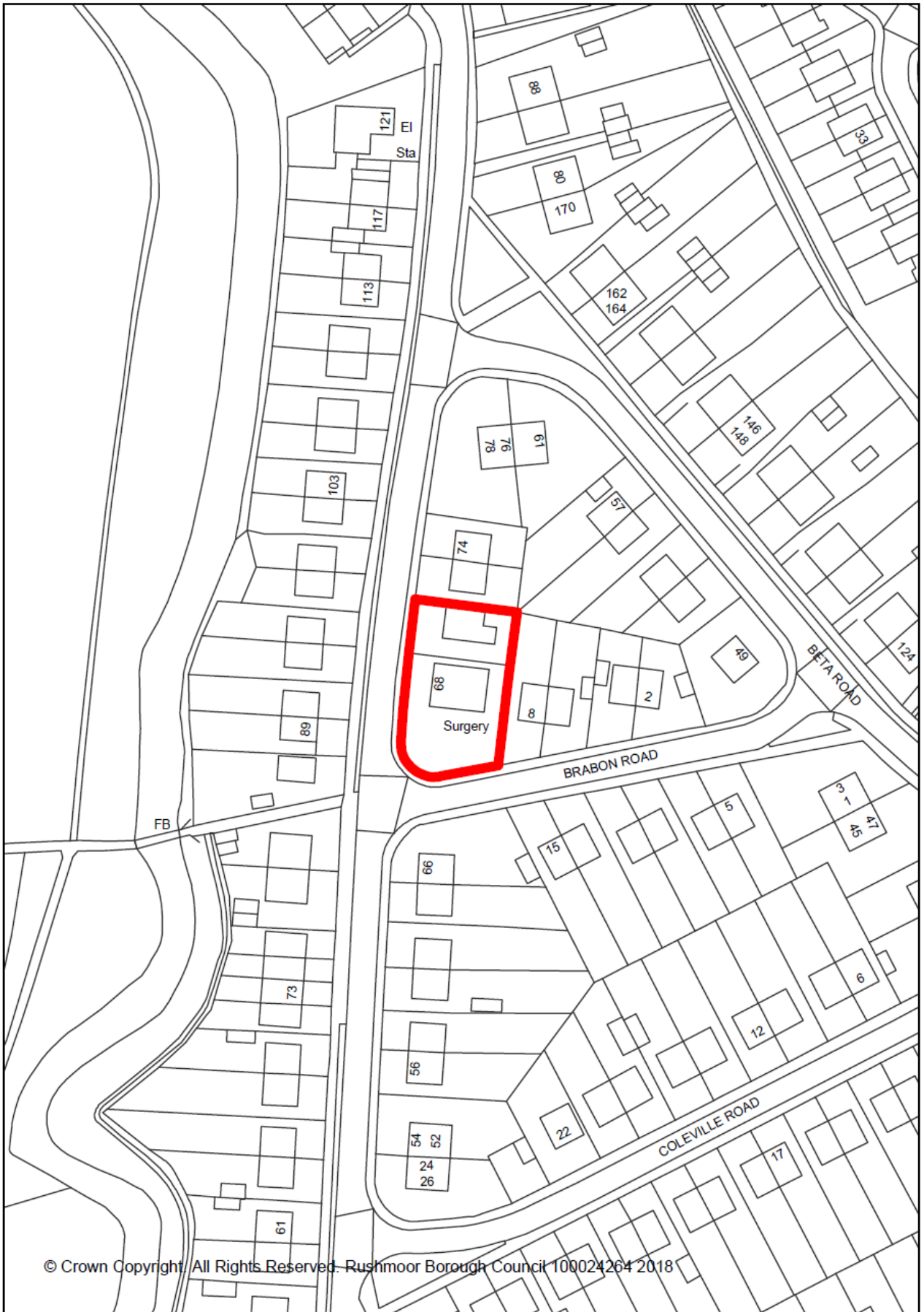
It is recommended that planning permission be **Refused** for the following reasons:

1 It is considered that due to the proximity, footprint, height and massing of the resultant building, the proposal would represent an unneighbourly over-development of the site which would result in an increased sense of enclosure, loss of light and outlook and an overbearing impact on the neighbouring residential properties at 72 Giffard Drive and 8 Brabon Road. The proposal therefore conflicts with policies IN1 (Infrastructure and Community Facilities) and DE1 (Design in the Built Environment) of the Rushmoor Local Plan (2019)

2 In the absence of any confirmed arrangement to provide additional off-site car parking facilities in perpetuity, the development is unacceptable in highway terms in that inadequate car parking provision is provided. In addition, the submitted travel plan does not set out adequate targets to reduce the use of the private car. The proposal would therefore be likely to result in conditions prejudicial to highway safety and conflicts with the objectives of policy IN2 of the Rushmoor Local Plan (2019) and the Council's adopted Car and Cycle Parking Standards 2017.

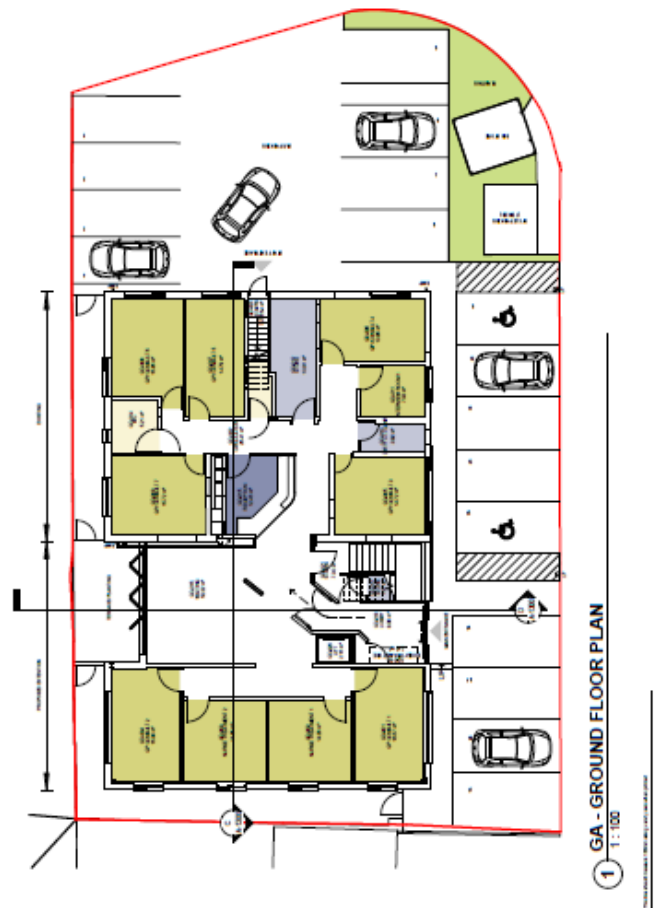
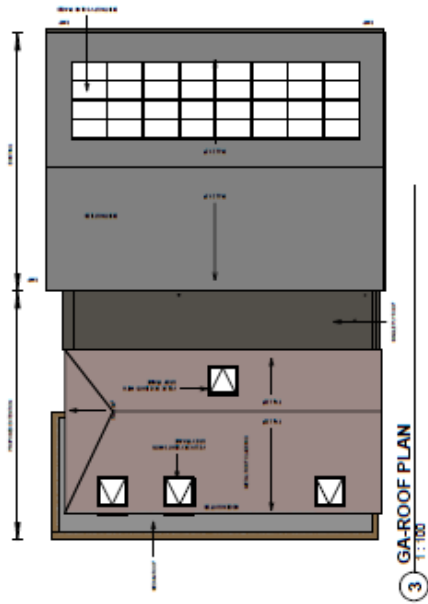
Informative

1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.









PROJECT NAME	GA - GROUND FLOOR PLAN
PROJECT NO.	GA - GROUND FLOOR PLAN
PROJECT DATE	GA - GROUND FLOOR PLAN
PROJECT LOCATION	GA - GROUND FLOOR PLAN
PROJECT DESCRIPTION	GA - GROUND FLOOR PLAN
PROJECT STATUS	GA - GROUND FLOOR PLAN
PROJECT OWNER	GA - GROUND FLOOR PLAN
PROJECT ARCHITECT	GA - GROUND FLOOR PLAN
PROJECT ENGINEER	GA - GROUND FLOOR PLAN
PROJECT SURVEYOR	GA - GROUND FLOOR PLAN
PROJECT DRAWING	GA - GROUND FLOOR PLAN
PROJECT SCALE	GA - GROUND FLOOR PLAN
PROJECT SHEET	GA - GROUND FLOOR PLAN
PROJECT TOTAL SHEETS	GA - GROUND FLOOR PLAN
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PROJECT DRAWING	GA - GROUND FLOOR PLAN
PROJECT SCALE	GA - GROUND FLOOR PLAN
PROJECT SHEET	GA - GROUND FLOOR PLAN
PROJECT TOTAL SHEETS	GA - GROUND FLOOR PLAN



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| 1. EXISTING - ROOF TILE | 17. PROPOSED - IPS ALUMINUM ANCHORS (CLAMP CLINING) ONLY |
| 2. EXISTING - ROOF TILE | 18. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 3. EXISTING - ROOF TILE | 19. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 4. EXISTING - ROOF TILE | 20. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 5. EXISTING - ROOF TILE | 21. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 6. EXISTING - ROOF TILE | 22. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 7. EXISTING - ROOF TILE | 23. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 8. EXISTING - ROOF TILE | 24. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 9. EXISTING - ROOF TILE | 25. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 10. EXISTING - ROOF TILE | 26. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 11. EXISTING - ROOF TILE | 27. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 12. EXISTING - ROOF TILE | 28. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 13. EXISTING - ROOF TILE | 29. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 14. EXISTING - ROOF TILE | 30. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 15. EXISTING - ROOF TILE | 31. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |
| 16. EXISTING - ROOF TILE | 32. PROPOSED - IPS ALUMINUM ANCHORS (SPRING-LOADED) ALUMINUM ONLY |

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The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Rae Annette
Application No.	19/00384/FUL
Date Valid	30th May 2019
Expiry date of consultations	15th July 2019
Proposal	Erection of a single storey rear extension
Address	13 The Topiary Farnborough Hampshire GU14 0RA
Ward	Cove And Southwood
Applicant	Ms S Gower
Agent	D J Green And Associates
Recommendation	GRANT

Description

This application is submitted on behalf of a family member of a Rushmoor employee.

The property is a two storey mid terrace house (located between nos 12 and 14 The Topiary) on the south east side of the Southwood housing estate. The property is at the end of a cul-de-sac and the front of the property faces north onto parking bays. To the east beyond no 12 is Ively Road. To the rear are residential gardens. The house is constructed with a tiled roof, red brick with white upvc windows. The property has a very small open plan front garden and a small rear garden with a patio and lawn area. The rear boundaries are marked by 1.8 metre high close board fencing.

The proposal is to erect a single storey rear extension measuring 3 metres in length, 3.5 metres wide, 2.3 metres high at the eaves and 3.3 metres in overall height. The design is typical of a modern single storey extension, with windows on both side elevations and doors on the rear elevation leading into the garden. The proposed extension will have a hipped roof. The materials to be used would match those used in the existing dwelling.

Consultee Responses

None

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to 12, 14, 21 and 22 The Topiary.

Neighbour comments

To date no representations have been received.

The expiry of the neighbour notification period is 15th July 2019. Any update will be presented at the Committee meeting.

Policy and determining issues

The site is located within the built up area of Farnborough. Policy DE1 (Design in the Built Environment) of the Rushmoor Local Plan (2014-2032) adopted February 2019 is relevant.

The main determining issues are the visual impact and impact on neighbouring properties

Commentary

Visual Impact

The extension would be sited to the rear and would not be visible within the street. It would have a conventional design, be subordinate in scale and use matching external materials. It is therefore, considered that the extension would be visually acceptable and have no material impact on the character of the area.

Impact on neighbours

The extension would be sited away from the common boundaries with both adjoining neighbours No 12 already has a conservatory to the rear. Due to the existing fencing, only the top part of the side windows and roof would be visible over the fence line. Given that the extension is of a depth of 3 metres it is considered that it would not have any significant adverse impact on neighbouring properties in terms of loss of light, overshadowing or outlook. The relationship with neighbours would be extremely conventional and acceptable in planning terms.

Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings – 824-1 A and 824-2.

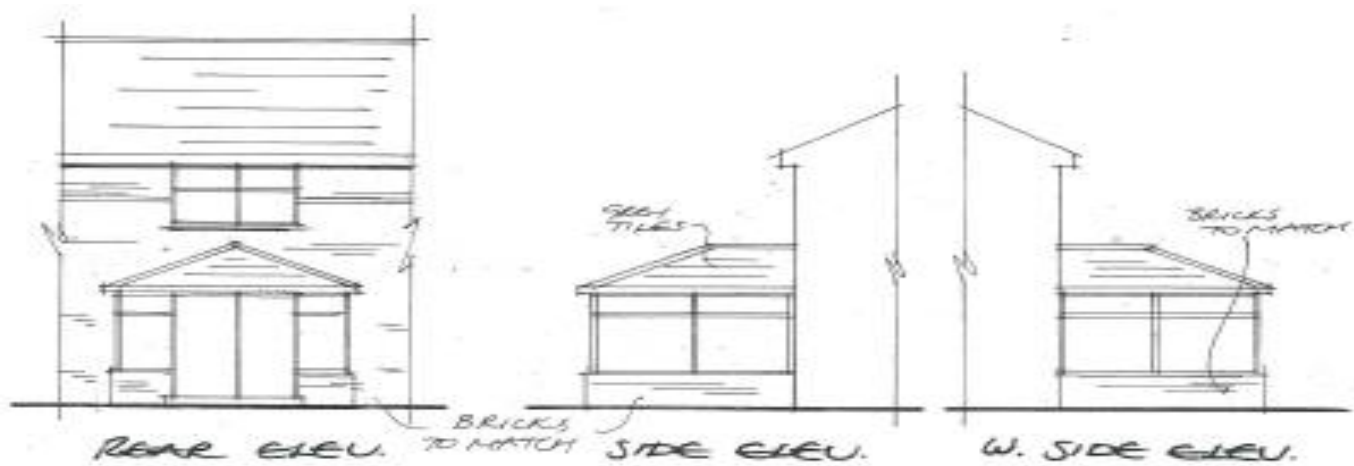
Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

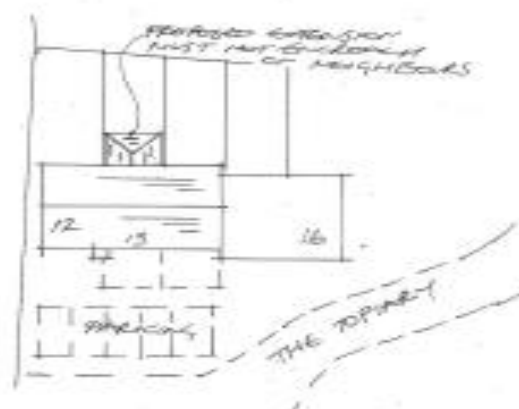
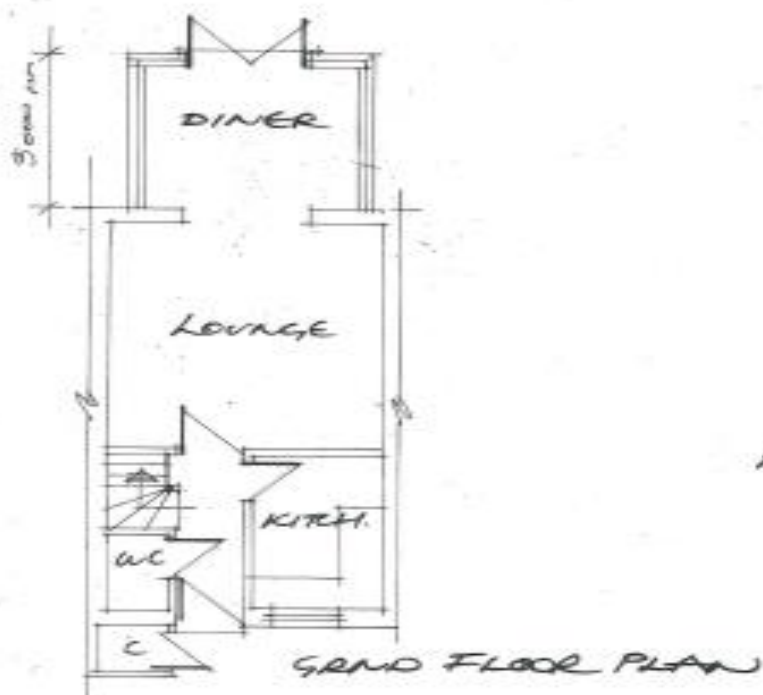
- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to the Rushmoor Local Plan (Adopted February 2019) and Policies DE1 (Design in the Built Environment), and IN2 (Transport) are relevant as well as the Council's supplementary planning document Car and Cycle Parking Standards 2017. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 3 **INFORMATIVE -** The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.



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Section D

The following applications are reported for INFORMATION purposes only. They relate to applications, prior approvals, notifications, and consultations that have already been determined by the Head of Economy, Planning and Strategic Housing and where necessary, in consultation with the Chairman, in accordance with the Council's adopted Scheme of Delegation.

If Members wish to have more details about the decision on any of the applications on this list please contact David Stevens (01252 398738) or John W Thorne (01252 398791) in advance of the Committee meeting.

Application No	12/00518/COND	Ward: Knellwood
Applicant:	H H Hilder And Sons	
Decision:	Conditions details approved	
Decision Date:	17 June 2019	
Proposal:	Submission of details pursuant to Conditions 2 (external materials), 3 (surfacing materials), 4 (fencing), 5 (bin stores), 8 (arboricultural method statement), 9 (landscaping), 11 (ecological survey) and 16 (drainage strategy) attached to planning permission 12/00067/FUL dated 29th March 2012	
Address	Proposed Development Site 143 - 149 Sycamore Road Farnborough Hampshire	

Application No	13/00962/COND	Ward: Aldershot Park
Applicant:	Mr Nowsad Gani	
Decision:	Conditions details approved	
Decision Date:	17 June 2019	
Proposal:	Submission of details (in part) pursuant to Condition 17 (external lighting and CCTV facilities) attached to planning permission 11/00666/FULPP.	
Address	150 Ash Road Aldershot Hampshire GU12 4ES	

Application No	15/00035/COND	Ward: North Town
Applicant:	Co-operative Group	
Decision:	Conditions details approved	
Decision Date:	17 June 2019	
Proposal:	Details to comply with conditions 2 (surfacing materials) and 3 (boundary treatment) attached to planning permission 14/00246/FULPP dated 16 September 2014	
Address	The Heroes Of Lucknow 264 North Lane Aldershot Hampshire GU12 4TJ	

Application No	18/00724/COND	Ward: Wellington
Applicant:	Lawrence Cox	
Decision:	Permission Granted	
Decision Date:	19 June 2019	
Proposal:	Submission of details in respect of Corunna Zone B (Phase B1 and B2), part pursuant to condition 15 (remediation reports) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in relation to plots 1-3, 16, 17-20, 100-101, 122, 123-124, 127, 128-131, 132-137, 171-176, 190 and 197, 191-192, 193-196.	
Address	Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	18/00763/FULPP	Ward: Knellwood
Applicant:	Mr Anthony Lewry	
Decision:	Permission Granted	
Decision Date:	04 June 2019	
Proposal:	Erection timber outbuilding in rear garden ancillary to the main dwelling to be used as a detached annexe for a member of household	
Address	15 Stourhead Close Farnborough Hampshire GU14 7HF	

Application No	18/00765/FULPP	Ward: Rowhill
Applicant:	Mr P & Mrs C Pelling	
Decision:	Permission Granted	
Decision Date:	28 June 2019	
Proposal:	Demolition of existing dwelling and erection of replacement dwelling to form 3no flats.	
Address	Bens Cottage 9 Eggars Hill Aldershot Hampshire GU11 3NQ	

Application No	18/00824/FULPP	Ward: Empress
Applicant:	ABL Structural Projects Ltd	
Decision:	Permission Granted	
Decision Date:	27 June 2019	
Proposal:	Erection of 4 X one-bedroom single storey bungalows with private rear gardens and parking following demolition of the existing bungalow	
Address	Kinnoull 33 Clockhouse Road Farnborough Hampshire GU14 7QZ	

Application No	18/00916/NMA	Ward: Wellington
Applicant:		
Decision:	Permission Granted	
Decision Date:	04 June 2019	
Proposal:	Non-material Amendment to application 16/00133/REMPP dated 7th March 2017 comprising adjustments to hard and soft landscaping scheme and boundary treatment to the rear of the South Africa War Memorial, within Gunhill Development Zone E.	
Address	Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	19/00025/FULPP	Ward: Knellwood
Applicant:	Dr Neelam Bains	
Decision:	Permission Granted	
Decision Date:	18 June 2019	
Proposal:	Replacement of existing windows with new conservation-style UPVC windows.	
Address	14 Church Circle Farnborough Hampshire GU14 6QH	

Application No	19/00069/FUL	Ward: Fernhill
Applicant:	Marble Construction	
Decision:	Permission Granted	
Decision Date:	27 June 2019	
Proposal:	Demolition of Nos.1 & 2 All Saints Cottages, erection of two detached five-bedroom dwellings, garages and parking, associated landscaping, and improved vehicular access to Fernhill Lane incorporating visibility sight-line (Duplicate of planning application submitted to Hart District Council [Hart DC Reference: 18/01371/FUL] because application site straddles the Hart-Rushmoor boundary)	
Address	Land Adjacent To All Saints Cottages To The Northern Side Of Fernhill Lane Blackwater Camberley Hampshire	

Application No	19/00072/FULPP	Ward: Cove And Southwood
Applicant:	Mrs Annette Barnett	
Decision:	Permission Granted	
Decision Date:	04 July 2019	
Proposal:	Retention of a conservatory to the rear	
Address	10 Griffon Close Farnborough Hampshire GU14 0PG	

Application No	19/00087/FULPP	Ward: Knellwood
Applicant:	Mr S & Mrs L Peaple	
Decision:	Permission Refused	
Decision Date:	04 June 2019	
Proposal:	Erection of a detached 2-bedroom (two-storey) house with associated parking on land to side	
Address	63 Ashley Road Farnborough Hampshire GU14 7HB	

Application No	19/00122/FULPP	Ward: Manor Park
Applicant:	Mr & Mrs Carnay	
Decision:	Permission Granted	
Decision Date:	21 June 2019	
Proposal:	Retrospective planning permission for out-building used as a private office (Use Class B1a) by occupants of flat and for ancillary domestic purposes	
Address	151 Grosvenor Road Aldershot Hampshire GU11 3EF	

Application No	19/00144/FULPP	Ward: Aldershot Park
Applicant:	Ahmad Amin	
Decision:	Permission Granted	
Decision Date:	03 June 2019	
Proposal:	Erection of an external shelter for parking	
Address	183 Ash Road Aldershot Hampshire GU12 4DD	

Application No	19/00148/FULPP	Ward: St Mark's
Applicant:	Mr Thomas Scrimshaw	
Decision:	Permission Granted	
Decision Date:	12 June 2019	
Proposal:	Replacement of existing timber sash windows with heritage uPVC sash units	
Address	74 Alexandra Road Farnborough Hampshire GU14 6DD	

Application No	19/00149/FULPP	Ward: St Mark's
Applicant:	Mr Thomas Scrimshaw	
Decision:	Permission Granted	
Decision Date:	12 June 2019	
Proposal:	Replacement of existing timber sash windows with heritage uPVC Sash units	
Address	Park Way Residential Home 76 Alexandra Road Farnborough Hampshire GU14 6DD	

Application No	19/00152/FULPP	Ward: Knellwood
Applicant:	Fairhome Group	
Decision:	Permission Granted	
Decision Date:	18 June 2019	
Proposal:	Replacement of existing timber sash windows, doors and velux windows	
Address	Park View Residential Home 7 - 10 Church Circle Farnborough Hampshire GU14 6QH	

Application No	19/00164/COND	Ward: Wellington
Applicant:		
Decision:	Permission Granted	
Decision Date:	29 May 2019	
Proposal:	Submission of details pursuant to condition 24 (Setting of Duchess of Kent Plaque) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 (AMENDED PROPOSALS)	
Address	Zone A - Maida Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	19/00169/FULPP	Ward: St Mark's
Applicant:	Mr Ray Jockins	
Decision:	Permission Granted	
Decision Date:	20 May 2019	
Proposal:	Installation of 2 no. acoustic louvres within existing window openings at first floor level	
Address	Telephone Exchange 1 Reading Road Farnborough Hampshire GU14 6NA	

Application No	19/00172/FULPP	Ward: St Mark's
Applicant:	Mr Paul McMillan	
Decision:	Permission Granted	
Decision Date:	22 May 2019	
Proposal:	Change of use of existing restaurant and ancillary accommodation (Use Class A3) into short-stay serviced accommodation (Use Class C1) comprising 8 x one-bedroom serviced apartments	
Address	32 Alexandra Road Farnborough Hampshire GU14 6DA	

Application No	19/00177/REVPP	Ward: Empress
Applicant:	Lookers PLC And Farnborough Business	
Decision:	Permission Granted	
Decision Date:	17 June 2019	
Proposal:	Variation of conditions 10 and 20 attached to planning permissions 17/00348/FULPP dated 14/09/2017 and 18/00498/REVPP dated 14 September 2018 to allow for the external siting of condensor units and relocation of two car parking spaces.	
Address	4 Templer Avenue Farnborough Hampshire GU14 6FE	

Application No	19/00181/EDC	Ward: Cove And Southwood
Applicant:	Mr Gordon Keith Day	
Decision:	Development is Lawful	
Decision Date:	30 May 2019	
Proposal:	Application seeking a Lawful Development Certificate for an Existing Use: Unrestricted general use of vehicular access to Cove Road located between Nos.44 and 46/48 Cove Road in breach of Condition No.9 of planning permission 94/00003/COU dated 20 February 1997 restricting use of vehicular access to emergency use only	
Address	36, 40 And Land To The The Rear Of 34 - 52 Cove Road Farnborough Hampshire	

Application No	19/00186/FULPP	Ward: Rowhill
Applicant:	Mr Stuart Johnson	
Decision:	Permission Granted	
Decision Date:	22 May 2019	
Proposal:	Erection of summer house in rear garden	
Address	51 Sandford Road Aldershot Hampshire GU11 3AQ	
<hr/>		
Application No	19/00194/FULPP	Ward: St Mark's
Applicant:	Malik	
Decision:	Permission Granted	
Decision Date:	24 May 2019	
Proposal:	Removal of Condition 14 (internal floor layout) attached to planning permission 13/00149/REVPP dated 10.05.2013 in respect of the three 1-bedroom units at the front of the site to allow retention of a small study room in each unit (amended description)	
Address	Queenstone Mews 42 Queens Road Farnborough Hampshire	
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Application No	19/00198/FULPP	Ward: Empress
Applicant:	Key Property Investments	
Decision:	Permission Granted	
Decision Date:	23 May 2019	
Proposal:	Change of use from retail (Use Class A1) to cafe (Use Class A3) with the installation of external extraction system and air conditioning unit.	
Address	24 Kingsmead Farnborough Hampshire GU14 7SL	
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Application No	19/00211/FULPP	Ward: St Mark's
Applicant:	Aldershot Methodist Military Trust	
Decision:	Permission Granted	
Decision Date:	22 May 2019	
Proposal:	Change of use of first- and second-floors from office use (Use Class A2) to residential use comprising two flats (comprising 1 X 1-bedroom and 1 X 2-bedroom units)	
Address	47 - 49 Lynchford Road Farnborough Hampshire GU14 6EG	

Application No	19/00213/FULPP	Ward: Knellwood
Applicant:	Mr R Patel	
Decision:	Permission Refused	
Decision Date:	02 July 2019	
Proposal:	Demolition of existing buildings and erection of a new building part 3 part 4 storey with a mix of 11 dwellings with associated parking, access, cycle and bin provision	
Address	206 Sycamore Road Farnborough Hampshire GU14 6RH	

Application No	19/00219/FUL	Ward: Manor Park
Applicant:	Mr N Shankla	
Decision:	Permission Granted	
Decision Date:	22 May 2019	
Proposal:	Erection of a single storey rear extension	
Address	18 Church Lane East Aldershot Hampshire GU11 3BT	

Application No	19/00222/TPOPP	Ward: Knellwood
Applicant:	Mr Kenneth Lonnen	
Decision:	Permission Granted	
Decision Date:	21 May 2019	
Proposal:	One Lime (T42 of TPO 431A) located in the front garden of 8 Wymering Court, re-pollard back to the previous pruning knuckles. One Oak (T58 of TPO 431A) located in the rear garden of 9 Wymering Court, reduce the overhanging crown (8 Wymering Court side) by a no more than 1 metre from the previous pruning cuts to suitable growth points to create a good clearance below, whilst retaining a natural shape	
Address	Land Affected By TPO 431A - Between Church Avenue And Ashley Road Farnborough Hampshire	

Application No	19/00225/FULPP	Ward: Empress
Applicant:	Mr ANTHONY NELSON	
Decision:	Permission Granted	
Decision Date:	19 June 2019	
Proposal:	Raising of ridge to facilitate a two storey rear extension and loft conversion following demolition of existing conservatory	
Address	Aber 31 Napoleon Avenue Farnborough Hampshire GU14 8LZ	

Application No	19/00230/FULPP	Ward: West Heath
Applicant:	Mr & Mrs Fiona Batha	
Decision:	Permission Granted	
Decision Date:	22 May 2019	
Proposal:	Erection of a two storey side and a single storey rear extension	
Address	7 Glebe Road Farnborough Hampshire GU14 8QS	

Application No	19/00234/FULPP	Ward: West Heath
Applicant:	Tracie Hickie	
Decision:	Permission Granted	
Decision Date:	02 July 2019	
Proposal:	Erection of detached classroom building	
Address	Cove Junior School Fernhill Road Farnborough Hampshire GU14 9SA	

Application No	19/00235/REV	Ward: North Town
Applicant:	Mr P Davey	
Decision:	Permission Granted	
Decision Date:	04 June 2019	
Proposal:	Removal of condition 7 (Energy Efficiency) of planning permission 16/00755/FULPP dated 23/11/2016 (for erection of new dwelling) to allow completion of the dwellinghouse without meeting the energy efficiency requirements of Code Level 4 of the Code for Sustainable Homes	
Address	130 Newport Road Aldershot Hampshire GU12 4PY	

Application No	19/00241/FULPP	Ward: Manor Park
Applicant:	Mrs Aaliya Raja & Mr Raja Muhammad	
Decision:	Permission Granted	
Decision Date:	27 June 2019	
Proposal:	Part single storey, part two storey rear extension	
Address	3 Brockenhurst Road Aldershot Hampshire GU11 3HH	
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Application No	19/00244/FULPP	Ward: Empress
Applicant:	Mr & Mrs Sheppard & Maillard	
Decision:	Permission Granted	
Decision Date:	22 May 2019	
Proposal:	Partial demolition of existing lobby/stores and erection of a two storey side extension, first floor front extension and front porch. Alterations to the existing fenestration and a minor extension of the existing patio	
Address	31 Leopold Avenue Farnborough Hampshire GU14 8NL	
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Application No	19/00245/FUL	Ward: St Mark's
Applicant:	Harris Systems Limited	
Decision:	Permission Granted	
Decision Date:	03 June 2019	
Proposal:	Changes to the plant and bin enclosures, repositioning of condensor units, installation of 3 additional condensers and relocation of motorcycle parking (amendment to planning permission 18/00261/FULPP dated 18 July 2018)	
Address	1 Voyager Park Dingley Way Farnborough Hampshire GU14 6FF	
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Application No	19/00249/FULPP	Ward: Rowhill
Applicant:	Mr M NEWTON	
Decision:	Permission Granted	
Decision Date:	04 June 2019	
Proposal:	Conversion from House in Multiple Occupation to Four x 1 Bedroom Flat and One x 2 Bedroom Flat And Rear Two Storey Extension.	
Address	14 Cargate Hill Aldershot Hampshire GU11 3AA	

Application No	19/00250/FULPP	Ward: Empress
Applicant:	Albox Services Limited	
Decision:	Permission Granted	
Decision Date:	10 June 2019	
Proposal:	External alterations and associated works, including installation of new sliding gates, recladding of elevations, installation of new doors and false doors, new glazed entrance and enclosure of area beneath existing canopy to facilitate use of building as self-storage centre	
Address	14 Invincible Road Farnborough Hampshire GU14 7QU	

Application No	19/00257/TPO	Ward: Empress
Applicant:	Dr Jaroslaw Krzywinski	
Decision:	Permission Granted	
Decision Date:	31 May 2019	
Proposal:	Two Birch trees (T68 of TPO 444A) crown reduce overall by no more than 4.5 metres and (T69 of TPO 444A) reduce branches back to previous reduction points	
Address	140 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ	

Application No	19/00258/COU	Ward: Wellington
Applicant:	Mrs Jing McCarthy	
Decision:	Permission Granted	
Decision Date:	31 May 2019	
Proposal:	Change of use from launderette with ancillary storage to a mixed use comprising launderette at the front and beauty salon at the rear with two treatment rooms	
Address	8 Grosvenor Road Aldershot Hampshire GU11 1DP	

Application No	19/00259/FULPP	Ward: Rowhill
Applicant:	Mr Oscar Fernandez	
Decision:	Permission Granted	
Decision Date:	19 June 2019	
Proposal:	Erection of a first floor side extension and single storey rear extension	
Address	41 Ayling Lane Aldershot Hampshire GU11 3LZ	

Application No	19/00261/ADVPP	Ward: Empress
Applicant:	Mr Tom Phillips - Oak Development Servi	
Decision:	Permission Granted	
Decision Date:	07 June 2019	
Proposal:	Display of new internally illuminated fascia and high level advertisements on front, side and rear elevations, non-illuminated fascias and one free-standing pole-mounted double-sided internally illuminated sign	
Address	14 Invincible Road Farnborough Hampshire GU14 7QU	

Application No	19/00264/FULPP	Ward: Rowhill
Applicant:	Mr & Mrs Clarkson	
Decision:	Permission Granted	
Decision Date:	21 June 2019	
Proposal:	Erection of a single storey rear extension, formation of an additional dormer window to the rear and Formation of a hardstanding and dropped kerb to the front	
Address	23 Alison Way Aldershot Hampshire GU11 3JX	

Application No	19/00266/FULPP	Ward: West Heath
Applicant:	Mr & Mrs Wright	
Decision:	Permission Granted	
Decision Date:	22 May 2019	
Proposal:	Demolition of existing conservatory and erection of single storey rear extension and part demolition of existing garage	
Address	22 Belmont Close Farnborough Hampshire GU14 8RU	

Application No	19/00267/TPOPP	Ward: Knellwood
Applicant:	Mr Fell	
Decision:	Permission Granted	
Decision Date:	05 June 2019	
Proposal:	One Oak (T6 of TPO 397) reduce in length by no more than 2 meters two large lateral limbs extending North west over lawn. Reduce in height by no more than 1.5 metres tapering the reductions into the sides to establish a more compact, balanced crown and crown thin by no more than 20%	
Address	48 Canterbury Road Farnborough Hampshire GU14 6NR	
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Application No	19/00275/NMAPP	Ward: Manor Park
Applicant:	Birchett Road Development Ltd	
Decision:	Permission Granted	
Decision Date:	23 May 2019	
Proposal:	NON-MATERIAL AMENDMENT: retrospective internal and external amendments to development approved by planning permission 13/00351/FULPP dated 30th October 2013 as amended by non-material amendments 14/00158/NMA dated 20 March 2014	
Address	42 - 46 Birchett Road Aldershot Hampshire GU11 1LG	
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Application No	19/00282/NMAPP	Ward: St Mark's
Applicant:	Mr & Mrs Orriss	
Decision:	Permission Granted	
Decision Date:	29 May 2019	
Proposal:	Non material alteration to planning permission 17/00060/FULPP dated 8 March 2016 to allow for the installation of roof lantern on single storey rear projection and internal alterations to the first floor layout	
Address	4 Cross Street Farnborough Hampshire GU14 6AB	

Application No	19/00285/CONDPP	Ward: Wellington
Applicant:	C/O Agent	
Decision:	Permission Granted	
Decision Date:	27 June 2019	
Proposal:	Submission of details part pursuant to condition 19 (ground levels) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in relation to Reserved Matters Application Area 15/00897/REMPP (Cambridge Military Hospital) within Development Zone C, Cambridge Military Hospital.	
Address	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	19/00287/FULPP	Ward: Knellwood
Applicant:	Mr & Mrs Sharpling	
Decision:	Permission Granted	
Decision Date:	04 June 2019	
Proposal:	Erection of a two storey side extension following demolition of existing garage	
Address	32 Church Road West Farnborough Hampshire GU14 6QG	

Application No	19/00290/FULPP	Ward: Manor Park
Applicant:	Mr Michael Gentry	
Decision:	Permission Granted	
Decision Date:	22 May 2019	
Proposal:	Erection of a first floor and two storey extension to the rear following demolition of the garage	
Address	244 Lower Farnham Road Aldershot Hampshire GU11 3QZ	

Application No	19/00293/FULPP	Ward: Empress
Applicant:	Mrs Tweed	
Decision:	Permission Granted	
Decision Date:	22 May 2019	
Proposal:	Erection of a single storey side and rear extension	
Address	78 Pierrefondes Avenue Farnborough Hampshire GU14 8PA	

Application No	19/00294/FULPP	Ward: North Town
Applicant:	Mr And Mrs L Stedman	
Decision:	Permission Granted	
Decision Date:	30 May 2019	
Proposal:	Erection of a single storey front extension	
Address	40 Brookfield Road Aldershot Hampshire GU12 4UR	
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Application No	19/00295/TPOPP	Ward: Knellwood
Applicant:	Mr Mahess Fowdar	
Decision:	Permission Granted	
Decision Date:	13 June 2019	
Proposal:	Remove one Monterey Cypress (T29 of TPO 435A). One Tree of Heaven (T31 of TPO 435A) reduce canopy by no more than 3 metres	
Address	2 Church Avenue Farnborough Hampshire GU14 7AA	
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Application No	19/00296/FULPP	Ward: North Town
Applicant:	Mr Michael Rushe	
Decision:	Permission Granted	
Decision Date:	04 July 2019	
Proposal:	Erection of a single storey side and rear extension and front porch (Variation of planning permission 18/00387/FULPP dated 20th June 2018)	
Address	168 North Lane Aldershot Hampshire GU12 4QR	
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Application No	19/00297/FULPP	Ward: Empress
Applicant:	Lookers Plc And Farnborough Business P	
Decision:	Permission Granted	
Decision Date:	17 June 2019	
Proposal:	Installation of 2 external flues (710mm and 500mm diameter respectively) on ancillary building associated with exhaust extraction	
Address	4 Templer Avenue Farnborough Hampshire GU14 6FE	

Application No	19/00299/FUL	Ward: Empress
Applicant:	Mr And Mrs Ikram	
Decision:	Permission Refused	
Decision Date:	21 June 2019	
Proposal:	Erection of a part two storey and part first floor side extension, single storey rear extension and porch to front	
Address	12 Marrowbrook Lane Farnborough Hampshire GU14 0AG	
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Application No	19/00300/EDCPP	Ward: Fernhill
Applicant:	Mr Paul And Mrs Dawn Rayner	
Decision:	Development is Lawful	
Decision Date:	21 June 2019	
Proposal:	Application for Lawful Development Certificate for an existing use comprising use of former garage as habitable accommodation with cooking facilities as an annex to 60 Sandy Lane for a period in excess of 10 years	
Address	Passchendaale 60 Sandy Lane Farnborough Hampshire GU14 9HJ	
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Application No	19/00301/FUL	Ward: Aldershot Park
Applicant:	Mr John McEvoy	
Decision:	Permission Granted	
Decision Date:	11 June 2019	
Proposal:	Retention of rear gazebo with aluminium roof	
Address	200 Lower Farnham Road Aldershot Hampshire GU12 4EN	
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Application No	19/00303/FUL	Ward: Fernhill
Applicant:	Mr Dan Seaman	
Decision:	Permission Granted	
Decision Date:	30 May 2019	
Proposal:	Erection of a detached garage	
Address	402 Pinewood Park Farnborough Hampshire GU14 9JT	

Application No	19/00304/FUL	Ward: West Heath
Applicant:	Mr A Rajpali	
Decision:	Permission Granted	
Decision Date:	23 May 2019	
Proposal:	Erection of a single storey rear extension (revised application to planning application Ref: 18/00867/FULPP dated 07 January 2019) to change the roof from a mono-pitch to flat roof with lantern roof light	
Address	49 Birchett Road Farnborough Hampshire GU14 8RF	

Application No	19/00306/FUL	Ward: Cove And Southwood
Applicant:	Cove Cricket Club	
Decision:	Permission Granted	
Decision Date:	07 June 2019	
Proposal:	Erection of new three-lane cricket nets in place of existing two-lane cricket nets	
Address	Cove Cricket Club Grasmere Road Farnborough Hampshire GU14 0LE	

Application No	19/00307/TPO	Ward: Fernhill
Applicant:	Mrs S Coulton	
Decision:	Permission Granted	
Decision Date:	19 June 2019	
Proposal:	One Oak (T1 on submitted plan) reduce branches overhanging house and garden of 55 Cotswold Close by no more than 3 metres. One Oak (T2) remove lowest limb. Both trees are part of group G4 of TPO 367A	
Address	Land Affected By TPO 367A - On Land And Roads In And Around Back Lane Footpath Farnborough Hampshire	

Application No	19/00312/CONDPP	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Permission Granted	
Decision Date:	27 June 2019	
Proposal:	Submission of details part pursuant to condition 19 (ground levels) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in relation to Reserved Matters Application Area 15/00898/REMPP (Louise Margaret Hospital) within Development Zone C, Cambridge Military Hospital.	
Address	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire	
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Application No	19/00313/CONDPP	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Permission Granted	
Decision Date:	27 June 2019	
Proposal:	Submission of details part pursuant to condition 19 (ground levels) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in relation to Reserved Matters Application Area 15/00069/REMPP (Gunhill House and Water Tower) within Development Zone C, Cambridge Military Hospital.	
Address	Gun Hill House And Water Tower Gun Hill Wellesley Aldershot Hampshire	
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Application No	19/00319/FULPP	Ward: North Town
Applicant:	Ms Min Kumari Pun	
Decision:	Permission Granted	
Decision Date:	05 June 2019	
Proposal:	Erection of a first floor rear extension	
Address	17 Roberts Road Aldershot Hampshire GU12 4RD	

Application No	19/00322/FULPP	Ward: St Mark's
Applicant:	Mr & Mrs B Barker	
Decision:	Permission Granted	
Decision Date:	04 June 2019	
Proposal:	Erection of a single storey rear extension	
Address	18 Yeovil Road Farnborough Hampshire GU14 6LB	

Application No	19/00323/NMA	Ward: Wellington
Applicant:	Grainger (Aldershot) Limited	
Decision:	Permission Granted	
Decision Date:	18 June 2019	
Proposal:	Non-material Amendment to application 16/00133/REMPP dated 7th March 2017 including adjustments to hard and soft landscaping scheme and boundary treatments and increase in size of refuse and recycling stores, within Gunhill Development Zone E.	
Address	Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	19/00326/FUL	Ward: Aldershot Park
Applicant:	Mr L Willis	
Decision:	Permission Granted	
Decision Date:	04 June 2019	
Proposal:	Design alterations to front elevation and retention of fence and single storey extension with alteration to pedestrian access (Approved under Planning Permission 18/00625/FULPP dated 18.08.2018)	
Address	33 Brighton Road Aldershot Hampshire GU12 4HG	

Application No	19/00327/FUL	Ward: St John's
Applicant:	Mr & Mrs Bateman	
Decision:	Permission Granted	
Decision Date:	04 June 2019	
Proposal:	Erection of a first floor side extension over existing double garage, erection of a single storey rear extension, insertion of window in front elevation of part of garage to facilitate living space and modifications to existing conservatory (revised scheme to previous planning application granted permission on 07/08/18 under Ref: 18/00518/FULPP)	
Address	17 Broadhurst Farnborough Hampshire GU14 9XA	

Application No	19/00329/FUL	Ward: West Heath
Applicant:	Mr James Collen	
Decision:	Permission Granted	
Decision Date:	19 June 2019	
Proposal:	Erection of a part single storey and part two storey front, side and rear extension, extension of existing dropped kerb and partial demolition of front wall	
Address	16 Riverside Close Farnborough Hampshire GU14 8QT	

Application No	19/00330/TPO	Ward: St John's
Applicant:	Miss Anna Norfolk	
Decision:	Permission Granted	
Decision Date:	01 July 2019	
Proposal:	One Oak (T6 of TPO 365) crown reduce by no more than two metres	
Address	32 Silver Birch Way Farnborough Hampshire GU14 9UP	

Application No	19/00331/FULPP	Ward: Knellwood
Applicant:	Mr P Munns	
Decision:	Permission Granted	
Decision Date:	06 June 2019	
Proposal:	Erection of a two storey rear extension	
Address	40 The Grove Farnborough Hampshire GU14 6QS	

Application No	19/00332/FULPP	Ward: Aldershot Park
Applicant:	Mr & Mrs Horton	
Decision:	Permission Granted	
Decision Date:	06 June 2019	
Proposal:	Erection of single storey side and rear extension	
Address	12 Gloucester Road Aldershot Hampshire GU11 3SL	
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Application No	19/00333/PDC	Ward: Knellwood
Applicant:	Mr Rajeeb	
Decision:	Development is Lawful	
Decision Date:	07 June 2019	
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT: Erection of a single storey rear extension following removal of existing conservatory	
Address	104 Ashdown Avenue Farnborough Hampshire GU14 7DN	
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Application No	19/00334/FULPP	Ward: St John's
Applicant:	K Hardy	
Decision:	Permission Granted	
Decision Date:	27 June 2019	
Proposal:	Erection of a single storey side and rear extension	
Address	44 Broomhill Road Farnborough Hampshire GU14 9PU	
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Application No	19/00335/TPO	Ward: St Mark's
Applicant:	Mr Fen Walker	
Decision:	Permission Granted	
Decision Date:	02 July 2019	
Proposal:	Two Limes (T35 and T36 of TPO 375) at front of 123 Reading Road crown reduce by no more than 1.5 metres. Three Limes (part of group G3 of TPO 375, see submitted plan) at 121 Reading Road crown lift to no more than 3 metres above roof level. Two Pines (also group G3) crown lift to no more than 4 metres from ground level	
Address	Land Affected By TPO 375 Reading Road Farnborough Hampshire	

Application No	19/00338/SCREEN	Ward: Empress
Applicant:	Bellway Homes (Thames Valley) Ltd	
Decision:	Environmental Assessment Not Required	
Decision Date:	29 May 2019	
Proposal:	Screening opinion in respect of the demolition of existing structures and erection of 197 dwellings comprising 86 one bedroom flats; 77 two bedroom flats and 34 three bedroom houses with associated access, parking and landscape arrangements.	
Address	Meudon House Meudon Avenue Farnborough Hampshire GU14 7NB	

Application No	19/00340/FULPP	Ward: Manor Park
Applicant:	Ms J Speed	
Decision:	Permission Granted	
Decision Date:	05 July 2019	
Proposal:	Erection of conservatory to rear following demolition of existing lean-to	
Address	43 Coronation Road Aldershot Hampshire GU11 3PY	

Application No	19/00343/FULPP	Ward: West Heath
Applicant:	Mr & Mrs Lewis	
Decision:	Permission Granted	
Decision Date:	12 June 2019	
Proposal:	Erection of a single storey rear extension	
Address	90 Blunden Road Farnborough Hampshire GU14 8QP	

Application No	19/00347/FUL	Ward: St John's
Applicant:	Mr Christopher Roper	
Decision:	Permission Granted	
Decision Date:	17 June 2019	
Proposal:	Retention of a conservatory to the side of the property	
Address	15 St Johns Road Farnborough Hampshire GU14 9RH	

Application No	19/00349/TPO	Ward: Fernhill
Applicant:	Mr John Kirby	
Decision:	Permission Granted	
Decision Date:	04 July 2019	
Proposal:	One Beech (part of group G18 of TPO 357A) T1 on submitted plan, cut back lowest limb over garden to pruning collar, shorten lateral spread above garden by no more than 3 metres to secondary growth and crown thin by no more than 10%	
Address	2 Blackstone Close Farnborough Hampshire GU14 9JW	

Application No	19/00350/FULPP	Ward: Empress
Applicant:	Mr & Mrs H Torode	
Decision:	Permission Granted	
Decision Date:	05 July 2019	
Proposal:	Erection of a single storey rear extension	
Address	6 The Chase Farnborough Hampshire GU14 8BY	

Application No	19/00358/FUL	Ward: St Mark's
Applicant:	Mr Terry Lovett	
Decision:	Permission Granted	
Decision Date:	21 June 2019	
Proposal:	Changes to existing shop front to include replacement of the existing single glazed front window with a double glazed window with vertical support bar and replacement of existing two front access doors	
Address	57 Lynchford Road Farnborough Hampshire GU14 6EJ	

Application No	19/00360/ADRCIA	Ward: St Mark's
Applicant:	Gulfstream Aerospace, Ltd	
Decision:	Conditions details approved	
Decision Date:	03 June 2019	
Proposal:	Submission of details to comply with conditions 8 (landscaping) and 17 (habitat mitigation plan) attached to planning permission 18/00657/FULPP dated 8 November 2018.	
Address	Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA	

Application No	19/00361/FULPP	Ward: Cove And Southwood
Applicant:	Mr & Mrs Hoppitt	
Decision:	Permission Granted	
Decision Date:	04 July 2019	
Proposal:	Erection of a part single and part two storey rear extension	
Address	60 Anchor Meadow Farnborough Hampshire GU14 0HY	

Application No	19/00365/FULPP	Ward: Rowhill
Applicant:	Miss Lucy Goodridge	
Decision:	Permission Granted	
Decision Date:	04 July 2019	
Proposal:	Demolition of conservatory and erection of single storey rear extension	
Address	68 Rowhill Avenue Aldershot Hampshire GU11 3LP	

Application No	19/00369/FUL	Ward: Cove And Southwood
Applicant:	Mr Trevor Blackman	
Decision:	Permission Granted	
Decision Date:	25 June 2019	
Proposal:	Erection of single storey side extension to existing day nursery	
Address	118 Cove Road Farnborough Hampshire GU14 0HG	

Application No	19/00374/CONDPP	Ward: Wellington
Applicant:	Miss Laura Powell	
Decision:	Permission Granted	
Decision Date:	25 June 2019	
Proposal:	Submission of details part pursuant to condition 5 (noise mitigation) of reserved matters 17/00494/REMPP dated 9th November 2017 (Part Development Zone D McGrigor).	
Address	Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	19/00375/REXP	Ward: Manor Park
Applicant:	Katie Welton	
Decision:	Prior approval is NOT required	
Decision Date:	25 June 2019	
Proposal:	Erection of a single storey rear extension measuring 4 metres in length from the original rear wall, 3 metres to the eaves and 3.5 metres in overall height	
Address	116 Boxalls Lane Aldershot Hampshire GU11 3QG	

Application No	19/00376/REXP	Ward: Knellwood
Applicant:	Mr Wijekoon De Silva	
Decision:	Prior approval is NOT required	
Decision Date:	25 June 2019	
Proposal:	Erection of a single storey rear extension measuring 3.7 metres in length from the original rear wall, 2.6 metres to the eaves and 3.35 metres in overall height	
Address	19 Saltram Road Farnborough Hampshire GU14 7DX	

Application No	19/00379/FULIA	Ward: North Town
Applicant:	Mr J Drumm	
Decision:	Permission Granted	
Decision Date:	04 July 2019	
Proposal:	Erection of a single storey side and rear extension, raised decking area to rear and erection of a 1.8 metre high fence	
Address	140 Holly Road Aldershot Hampshire GU12 4SG	

Application No	19/00382/NMA	Ward: North Town
Applicant:	Mr Luff	
Decision:	Permission Granted	
Decision Date:	04 June 2019	
Proposal:	Non material amendment to planning application 17/00040/FUL dated 7th February 2017 for the erection of a single storey rear extension and porch to front, to allow the change in the porch roof design	
Address	52 Connaught Road Aldershot Hampshire GU12 4RN	

Application No	19/00386/FULPP	Ward: West Heath
Applicant:	Mrs Katarzyna Borkowska	
Decision:	Permission Granted	
Decision Date:	05 July 2019	
Proposal:	Erection of a single storey front, side and rear extensions	
Address	48 Horn Road Farnborough Hampshire GU14 8RL	

Application No	19/00437/NMA	Ward: Cherrywood
Applicant:	Mr Reaska	
Decision:	Permission Granted	
Decision Date:	27 June 2019	
Proposal:	Non Material Amendment to Planning Permission 14/00071/FUL dated 25 February 2014 to allow changes in the internal layout at ground and first floor	
Address	102 Austen Road Farnborough Hampshire GU14 8LQ	

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Development Management Committee
17th July 2019

**Head of Economy, Planning and
Strategic Housing**
Report No. PLN1936

Enforcement and possible unauthorised development

1. Introduction

This report considers current matters of enforcement and possible unauthorised development. Authority to take planning enforcement action is delegated to the Head of Economy, Planning and Strategic Housing. Matters that require a Committee decision are reported, together with delegated decisions to take action.

It is not an offence to carry out works without planning permission and the National Planning Policy Framework (NPPF) states that enforcement action is discretionary and that local planning authorities should act proportionately in responding to suspected breaches of planning control. Local authorities are also advised to take action only where it is appropriate to do so. The purpose of this report is therefore to report to Committee decisions with regard to enforcement action and/or to seek approval for further action.

2. Policy

The Council's Approach to Planning Enforcement is set out in the adopted Local Enforcement Plan. The essential thrust of the Plan is that we will not condone wilful breaches of planning law, but we will exercise our discretion regarding enforcement action if it is considered expedient to do so. Our priorities with regard to enforcement are:

- To focus our resources to ensure that the most pressing and harmful issues are addressed appropriately.
- In determining the expediency of enforcement action we will have regard to the seriousness of any harm which is evident as a result of a breach of planning control.
- Matters which can potentially have a serious impact on the safety or amenity of residents or occupiers of property or on the natural environment will take priority over minor infractions and matters of dispute between neighbours.

3. Items

Each item contains a full description, details of any investigation, and an assessment of the situation and concludes with a recommendation.

This report relates to:

Item 1 Delegated Decisions on Enforcement Action

All information, recommendations and advice contained in this report are understood to be correct at the time of writing this report. Any change in circumstances will be updated verbally at the Committee meeting. Where a recommendation is either altered or substantially amended between preparing the report and the Committee

meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

4. Human rights

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. Any recommendation either to take or not to take enforcement action has been assessed to make sure that the decision is compatible with the Act. If there is a potential conflict this will be highlighted in the individual report on the relevant item.

5. Financial implications

There are no direct financial implications arising from this report. However, in the event of an appeal, further resources will be put towards defending the Council's decision. Rarely, and in certain circumstances, decisions on planning enforcement cases result in the Council facing an application for costs arising from a planning appeal. Officers will aim to alert Members where this may be likely and provide appropriate advice in such circumstances.

Tim Mills
Head of Economy, Planning and Strategic Housing

BACKGROUND PAPERS

Rushmoor Local Plan (2019)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

Item 1

Delegated decisions by the Corporate Planning Manager to take no further action in respect of alleged breaches of planning control.

The following decisions are reported for INFORMATION purposes only. They relate to enforcement cases that are in breach of planning but no application has been forthcoming and where a decision to take no further action has been taken in accordance with the Council's Scheme of Delegation.

If Members wish to have more details about the decision on any of the cases below, please contact John W Thorne (01252 398791) in advance of the Committee meeting.

Address	78 Connaught Road Aldershot
Ward	North Town
Decision	No further action
Decision Date	17 th July 2019
Reasons	A smooth rendered, single storey front extension measuring approximately 4.5 metres wide x 4 metres high with a mono pitched roof with interlocking concrete tiles has been built without planning permission. Had an application been submitted the structure would have complied with Local Plan policies and planning permission would have been granted.
Alternatives	An enforcement notice could be issued but as the development is considered acceptable it would not be expedient for the council to take further action
Case Officer	Rae Annette
Associated Documents	Enforcement Reference 19/00003/RESWRK

Address	47a Boxalls Lane
Ward	Manor Park
Decision	No further action
Decision Date	17 th July 2019
Reasons	A single storey smooth rendered flat roof rear extension was erected measuring approximately 3 metres high x 3 metres depth x 3 metres wide. It requires planning permission as the property is a flat.
Alternatives	An enforcement notice could be issued but as the development is considered acceptable it would not be expedient for the council to take further action

Case Officer	Tara Cowell
Associated Documents	Enforcement Reference 18/00073/GENWRK
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Address	20 Birchett Road
Ward	West Heath
Decision	No further action
Decision Date	17 th July 2019
Reasons	A rendered single storey front extension measuring 3 metres wide x 1.5 metres depth x 3.5 metres high has been built without planning permission. Had an application been submitted the structure would have complied with Local Plan policies and planning permission would have been granted.
Alternatives	An enforcement notice could be issued but as the development is considered acceptable it would not be expedient for the council to take further action
Case Officer	Rae Annette
Associated Documents	Enforcement Reference 19/00058/RESWRK

Development Management Committee
17th July 2019

Planning Report No. PLN1937

Appeals Progress Report

1. New Appeals

- 1.1 Two new appeals have been received and 'started' by the Planning Inspectorate since the last Committee meeting on 29 May 2019. The appeals received in this respect are:-
- 1.2 **Pinehurst House, 117 Farnborough Road, Farnborough** : Against the refusal of planning permission for: Erection of extensions and alterations to existing office building (Use Class B1) to facilitate conversion and change of use to residential use (Use Class C3) to provide 113 flats (comprising 7 X studio, 52 X 1-bedroom, 52 X 2-bedroom and 2 X 3-bedroom units); retention/provision of 199 on-site parking spaces and use of existing vehicular access to Farnborough Road; and landscaping including creation of new landscaped podium amenity courtyard. This appeal is being dealt with by means of the written procedure.
- 1.3 **165 North Lane, Aldershot** : Against the refusal of planning permission for: Change of use from A1 Retail to A5 Hot Food Takeaway (Rooster Shack). This appeal is being dealt with by means of the written procedure.

2. Appeal decisions

2.1 Land to the rear of Nos.26-30 and 42-54 Cove Road, Farnborough

In October 2018 the Development Management Committee refused planning permission (18/00580/FULPP) for: Re-development of land involving erection of 7 houses (comprising 1 x 2 bed and 6 x 3 bed dwellings) divided between two terraced blocks and associated works following demolition of existing buildings on the following grounds:-

1. *The proposed development, by reason of the ad hoc, piecemeal and constrained nature of the application land and the poorly-contrived design of the proposed development would be an incongruous form of development which would relate poorly and unsympathetically to its surroundings. Furthermore, the proposed development would be likely to prejudice the possible future development of adjoining land together with the application land in a more satisfactory and comprehensive manner. As such, allowing the current proposals to proceed would not be in the interests of the proper planning of the vicinity nor make the most efficient use of land. The proposed development is thereby contrary to adopted Rushmoor Core Strategy Policies CP1 and CP2, and emerging New Rushmoor Local Plan (2014-2032) Policies DE1 and SS1.*

2. *It has not been demonstrated that the application land is suitable for residential re-development having regard to potential ground contamination. The proposals are thereby contrary to saved Local Plan Policy ENV49 and emerging New Rushmoor Local Plan (2014-2032) Policy DE10.*
3. *The proposals would result in the loss of a tree worthy of retention. The proposals also fail to provide adequate justification for the removal of a substantial boundary screen hedge and has failed to consider the impact of the proposed development on a tree in the rear garden of No.24 Cove Road near the proposed Plot 7 house. The proposals are contrary to saved Local Plan Policies ENV13 and ENV20, and emerging New Rushmoor Local Plan (2014-2032) Policy NE3.*
4. *Inadequate consideration has been given to the relationships of the proposed development with existing immediately adjoining and nearby residential properties, the occupiers of which would suffer a material loss of privacy due to undue direct overlooking and/or loss of amenity due to noise, disturbance and activity arising from the use of the parking courtyards. The proposals are thereby unacceptable and contrary to adopted Rushmoor Core Strategy Policy CP2, saved Local Plan Policy ENV17 and emerging New Rushmoor Local Plan (2014-2032) Policy DE1.*
5. *The proposed development would provide a poorly contrived and inadequate living environment for potential future occupiers by reason of the potential for undue overlooking of proposed dwelling units from existing neighbouring properties and/or the likely noise, disturbance and cooking odours arising from the operation of nearby commercial uses. The proposals are thereby contrary to Rushmoor Core Strategy Policies CP1 and CP2, saved Local Plan Policy ENV17, and emerging New Rushmoor Local Plan (2014-2032) Policy DE1.*
6. *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, Rushmoor Core Strategy Policies CP13 and CP15, and emerging New Rushmoor Local Plan (2014-2032) Policies NE1 and NE4.*
7. *The proposal has failed to demonstrate, through adequate ecological surveys of the application land, that there would be no adverse impact on protected wildlife species having regard to the requirements of adopted Rushmoor Core Strategy Policy CP15 and emerging New Rushmoor Local Plan (2014-2032) NE4.*
8. *The proposals, would be likely to have a severe impact on the safety and convenience of highway users, including users of the adjoining pedestrian pavement due to:-*

- (a) *the failure to propose improvements to the means of vehicular access to and from the site and the proposed intensification in the use of existing sub-standard and unsatisfactory driveways with poor pedestrian and vehicular sight-lines;*
- (b) *the failure to provide adequate on-site parking to meet the functional parking needs of the proposed development and the existing continuing requirements to provide parking for occupiers of adjoining properties outside the application land in an area with significant demand for very limited on-street parking; with the consequent likelihood of significant indiscriminate overspill parking and additional demand on already limited on-street parking in the vicinity;*
- (c) *inadequate on-site vehicle manoeuvring space; and*
- (d) *the failure to consider the impact of the proposed development upon refuse collection arrangements;*

the proposal would therefore be contrary to adopted Rushmoor Core Strategy Policies CP2 and CP16, saved Local Plan Policy TR10, emerging New Rushmoor Local Plan Policy IN2, and the Council's adopted Parking Standards SPD (November 2017).

- 9. *The proposals fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Core Strategy Policy CP4 and emerging New Rushmoor Local Plan Policy NE8.*
- 10. *The proposals fail to provide details of sustainable energy performance measures as required by adopted Rushmoor Core Strategy Policy CP3 and emerging New Rushmoor Local Plan Policy DE1.*

In dismissing the appeal the Inspector considered the main issues to be the effect of the proposals on:-

- The character and appearance of the area, including the impact on trees and hedgerows;
- Whether it makes efficient use of the land;
- Whether the site is suitable for new housing development having regard to the potential for land contamination;
- The living conditions of nearby residents, with particular reference to privacy and noise from the parking arrangements;
- The living conditions of future residents, with particular reference to privacy, noise and odours from nearby commercial units;
- Highway safety;
- Bats;
- Drainage, and;
- The Thames Basin Heaths Special Protection Area.

The decision included the following comments:

Character & Appearance : The section of Cove Road closest to the appeal site was noted to be a busy road lined with mixed use properties providing a vibrant frontage. However, by contrast, the nearby roads at Elmsleigh Road and Gables Close are predominantly in residential use and have a quieter pleasant suburban character. The proposal would introduce 7 dwellings in two terraces which would sit either side of the separate piece of land associated with 42-44 Cove Road, thereby resulting in a fragmented layout of development with an awkward shape and disjointed appearance and would also necessitate the retention of two access points for what is a relatively small scale development.

The principal elevations of the two terraced blocks would face directly onto parking areas. The proposed development would share little in common with the surrounding development and would adversely affect the character and appearance of the area.

The development would result in the removal of most of the existing boundary hedgerow, there would be a notable reduction in the overall tree and hedgerow provision that would result in further harm to the character and appearance of the area.

Efficient Use of Land : The Inspector considered that the development would not provide a suitable efficient use of the land, although there was limited evidence to support the Council's concern that the proposed development would prevent a wider comprehensive development coming forward in the future.

Land Contamination : Since the proposal would introduce residents onto land that is potentially contaminated, the Inspector was not assured that appropriate measures and mitigation could be taken to make the risk acceptable.

Impact on Neighbours : The Inspector identified a number of unacceptable adverse impacts of the proposed development on adjoining neighbours from a parking court which would directly abut the boundary with the rear garden of 24 Cove Road, and from the orientation and proximity of upper floor windows which would allow for intrusive views, reducing the privacy of garden areas to an unacceptable degree. The increased use of the western access point would result in noise from an increase in vehicle movements in the confined space.

Living Conditions for Future Residents : The noted that the parking courts located immediately to the front of the 7 proposed dwellings would, in addition to serving the development, also make provision for parking by specified commercial occupiers and properties in Cove Road. The Inspector therefore considered that the proximity of the lounge and bedrooms located at the front of the proposed houses, coupled with the potential traffic movements associated with both users, would lead to unacceptable disturbance to the future occupants by way of noise, vehicle lights and activity.

Highway Safety : The Inspector noted that both site entrances are narrow and have restricted visibility. The Inspector considered the proposed arrangement would not constitute safe, suitable or convenient accesses for all users.

Given the complexity of the planning history of the appeal property, the Inspector could not be certain that parking previously or currently required to use the appeal site remained necessary and would be displaced by the proposed development. Further,

whether, despite the significant parking restrictions in the locality, displaced parking would be appropriately provided for elsewhere.

Protected Species : A Bat Survey of the buildings at the appeal site was submitted with the appeal and confirmed that there was no evidence of any bats being present at the site.

Drainage : Similarly in respect of Reason for Refusal No.9, a Drainage Report was submitted with the appeal that the Inspector considered addressed this matter.

Special Protection Area : The Inspector was not satisfied that the s106 Unilateral Undertaking submitted by the appellants with the appeal was sufficient to secure the necessary SPA financial contributions.

DECISION : APPEAL DISMISSED

2.2 38 Southampton Street, Farnborough

Planning permission was refused in October 2018 (18/00639/REVPP) for a single storey rear extension and creation of a doorway into the existing garage to this property for the following reasons:-

- 1. The mass and bulk of the proposed extension close to the boundary with 38a Southampton Street, would give rise to an oppressive and unneighbourly impact. The proposal therefore conflicts with Policies ENV 17 and H15 of the Rushmoor Local Plan Review (1996 - 2011) and Rushmoor Local Plan emerging policy DE5*
- 2. The proposed would be incompatible with the existing property and the character and appearance of the South Farnborough Conservation Area contrary to policy ENV 34 of the Rushmoor Local Plan and Rushmoor Local Plan emerging policy HE3.*

The property is one of six houses dating from a 1989 planning permission which removed permitted development rights in the interest of protecting the amenities of the South Farnborough Conservation Area.

The Inspector did not share the Council's view regarding the impact of the extension on neighbouring amenity, nor did she accept that, given its limited visibility, the extension would harm the character or appearance of the conservation area

DECISION : APPEAL ALLOWED

3. Recommendation

3.1 It is recommended that the report be NOTED.

Tim Mills
Head of Economy, Planning and Strategic Housing

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