

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*to be held as a Virtual Meeting on
Wednesday, 14th October, 2020 at 7.00 pm*

To:

VOTING MEMBERS

Cllr J.H. Marsh (Chairman)
Cllr C.J. Stewart (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr J.B. Canty
Cllr R.M. Cooper

Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr K. Dibble

Cllr C.P. Grattan
Cllr Nadia Martin
Cllr B.A. Thomas

NON-VOTING MEMBERS

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

STANDING DEPUTIES

Cllr Sophie Porter
Cllr M.D. Smith

Enquiries regarding this agenda should be referred to Marion Young,
Democracy and Community, 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 - 6)

To confirm the Minutes of the meeting held on 16th September, 2020 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 7 - 54)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2030 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	20/00149/FULPP	Units 2A & 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough	For information
2	20/00400/FULPP	Land at former Lafarge site, Hollybush Lane, Aldershot	For information
3	20/00508/FULPP	The Galleries, High Street, Aldershot	For information

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

Item	Pages	Reference Number	Address	Recommendation
4	15-33	20/00593/FULPP	16 Churchill Avenue, Aldershot	Refuse

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

4. **APPEALS PROGRESS REPORT – (Pages 55 - 56)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2031 (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>

This page is intentionally left blank

Development Management Committee
14th October 2020

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

This page is intentionally left blank

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 16th September, 2020 at 7.00 pm via Microsoft Teams and streamed live

Voting Members

Cllr J.H. Marsh (Chairman)
Cllr C.J. Stewart (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr J.B. Canty
Cllr R.M. Cooper
Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr K. Dibble
Cllr C.P. Grattan
Cllr Nadia Martin
Cllr B.A. Thomas

Non-Voting Member

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

34. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

35. **MINUTES**

The Minutes of the meeting held on 19th August, 2020 were approved and signed by the Chairman.

36. **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:

- * 20/00440/RBCRG3 Manor Park, Church Hill, Aldershot;
- 20/00441/RBCRG3 King George V Playing Field, Sycamore Road, 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. EPSH2029, be noted;

(iii) the current position with regard to the following applications be noted pending consideration at a future meeting:

20/00149/FULPP (Units 2A & 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough);

20/00400/FULPP (Land at former Lafarge site, Hollybush Lane, Farnborough);

20/00508/FULPP (The Galleries, High Street, Aldershot);

(iv) the receipt of a petition in respect of the following application be noted:

20/00511/FULPP (Gold Valley Lakes, Government Road, Aldershot).

* The Head of Economy, Planning and Strategic Housing's Report No. EPSH2029 in respect of this application was amended at the meeting

37. SITE VISIT

RESOLVED: That a site visit be undertaken in respect of the following planning application for the reason set out:

Application No.	Address	Reason for Site Visit
20/00400/FULPP	Land at former Lafarge site, Hollybush Lane, Aldershot	To assist in consideration of the application given its inaccessibility to the public.

The meeting closed at 7.45 pm.

CLLR J.H. MARSH (CHAIRMAN)

Development Management Committee
16th September 2020
Appendix "A"

Application No. & Date Valid: **20/00440/RBCRG3** **29th June 2020**

Proposal: Erection of a 'Big Rig' outdoor gym frame near playground and removal of Chestnut Tree at **Manor Park Church Hill Aldershot Hampshire**

Applicant: Mr Martin Sterio

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 External materials of the frame will be in accordance with the submitted Design and Access Statement.

Reason - To ensure satisfactory external appearance and impact on the Conservation Area.

Location Plan scale 1:1250 Block Plan scale 1:500
HK8716 00 Elevation Plan HK8716 01 Elevation Plan

4 Prior to first occupation or use of the development hereby approved a planting scheme incorporating location and species of replacement tree as suggested in the Arboricultural Report dated 31.08.20 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.*

- 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.

Application No. & Date Valid: **20/00441/RBCRG3** **26th June 2020**

Proposal: **Erection of 'Big Rig' outdoor gym frame near playground at King George V Playing Field Sycamore Road Farnborough Hampshire**

Applicant: Mr Martin Sterio

- 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:

Location Plan scale 1:1250 Block Plan scale 1:500 HK 8716 00 Elevation Plan HK 8716 01 Elevation Plan

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

- 3 External materials of the frame will be in accordance with the details submitted in the Design and Access Statement.

Reason - To ensure satisfactory external appearance.

Development Management Committee
14th October 2020

Head of Economy, Planning
and Strategic Housing
Report No.EPSH2030

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 Local Plan (February 2019), the Hampshire Minerals and Waste Plan (October 2013) and saved Policy NRM6 of the South East Plan.
- 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).*

This page is intentionally left blank

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	20/00149/FULPP	<p>Refurbishment and amalgamation of existing Units 2A & 3 Blackwater Shopping Park, including removal of existing mezzanine floors, revised car parking and servicing arrangements; relief from Condition 4 of 93/00016/FUL dated 10/01/1994 to allow use as a foodstore (Use Class A1) with new mezzanine floor to provide ancillary office and staff welfare facilities, ancillary storage and plant machinery areas; use of part of new foodstore unit as self-contained mixed retail and cafe/restaurant use (Use Classes A1/A3); relief from Condition 17 of planning permission 93/00016/FUL dated 10/01/1994 to allow extended servicing hours for the new foodstore unit of 0600 to 2300 hours Monday to Saturday (incl. Bank Holidays) and 0700 to 2000 hours on Sundays; loss of existing parking spaces to front of proposed foodstore to provide new paved area with trolley storage bays and cycle parking; installation of new customer entrances to new units; widening of site vehicular access to Farnborough Gate road to provide twin exit lanes; and associated works (re-submission of withdrawn application 19/00517/FULPP)</p> <p>Units 2A And 3 Blackwater Shopping Park 12 Farnborough Gate Farnborough</p> <p>Further consideration is being given following the recent receipt of a letter from solicitors acting for the applicants. The application is expected to be presented to Committee at the November meeting.</p>

2	20/00400/FULPP	<p>Development of site to create a leisure facility comprising aquatic sports centre including cafe, gym, equestrian centre accommodation, and ancillary facilities; equestrian centre and associated stabling; 21 floating holiday lodges with associated car parking, landscaping and bund; and provision of a 75 space North Camp Station car park with improved bus stop</p> <p>Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire</p> <p>Amended/additional submissions responding to matters raised by statutory and other consultees are awaited for consideration prior to this application being reported to Committee. Member's request for a site visit has been agreed and will be arranged in advance of consideration.</p>
3	20/00508/FULPP	<p>Redevelopment of the High Street Car Park, The Galleries Shopping Centre and the Arcade Shopping Centre to provide a phased development comprising 596 flats (330no. one bedroom and 266no. two bedroom), flexible commercial uses within Classes A1-A3 (retail and cafe/restaurant), B1a and D1 (medical and civic), public car parking and residents' car and cycle parking, together with external amenity areas including roof gardens and public realm</p> <p>The Galleries High Street Aldershot Hampshire</p> <p>Consideration of responses to consultation is in progress prior to reporting this application to Committee. There is a Members' briefing arranged for 20 October 2020.</p>

Section B

Petitions

There are no petitions to report.

This page is intentionally left blank

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	Chris Jones
Application No.	20/00593/FULPP
Date Valid	14th August 2020
Expiry date of consultations	25th September 2020
Proposal	Alterations and extensions to existing dwelling to form 2 three-bedroom semi-detached dwellings and 1 three bedroom detached dwelling house with parking and additional dropped kerb
Address	16 Churchill Avenue Aldershot Hampshire GU12 4JR
Ward	Manor Park
Applicant	Mrs Fahmida Mandozai
Agent	Mr Mit Auluck
Recommendation	Refuse

Description

The site comprises a two-storey three-bedroom detached dwelling house with single storey side and rear extensions on a substantial plot at the south-eastern end of Churchill Avenue, a cul-de-sac off Church Hill. The property is located on elevated ground above the level of the roadway and has two vehicular access points providing an in and out drive. Aside from the house and the driveway, the majority of the site is laid to grass with some hedging along the boundary. Ground levels within the rise towards the rear.

The proposal is to demolish the existing single-storey extensions to the house and to add a two-storey extension on its north-western side, single-storey extensions to the rear and an additional two-storey bay window on the front elevation. The extended building would be divided into a pair of part two-storey and part single storey 3-bedroom semi-detached houses of symmetrical appearance. On the south-eastern side of this extended building, a detached 3 bedroom dwellinghouse of similar design would be erected. Each property would have a private garden to the rear, including a patio area, which would be dug into the slope of the land. The development would utilise external materials matching those used in the existing building - brickwork and tile-hanging for the walls and tiled, hipped roofs. A parking area would be provided to the front of each property containing two parking spaces – the existing vehicular entrances would be retained to serve the outer-most properties and a new vehicular entrance between them would serve the central property. The drive and parking

area would be surfaced with permeable materials.

Consultee Responses

HCC Highways Development Planning No Objection.

Natural England No objection, provided that mitigation is provided for the impact of the development upon the Thames Basin Heaths Special Protection Area.

Neighbours notified

In addition to posting a site notice and press advertisement, 6 individual letters of notification were sent to properties in Churchill Avenue, Samson Close and Church Lane East.

Neighbour comments

Letters of objection have been received from the occupiers of 2, 7, 8, 9, 10, 11, 13, 15, 17, 19 and 20 Churchill Avenue, who oppose the scheme on the grounds that:

The proposal would result in a dense mass of buildings in an elevated position, which would be wholly out-of-character with its surroundings and therefore would be an overdevelopment of the site, detrimental to the character and amenity of Churchill Avenue. The proposal also fails to respect established building lines, would have a frontage dominated by car parking and would fail to include high-quality design that respects the character and appearance of the local area or make a positive contribution to the public realm – facing the street, animating it and ensuring that all open space within the curtilage of the site is positively used and managed, as required by Policy DE1 of the Rushmoor Local Plan.

The proposal to extend the existing dwelling to form a pair of semi-detached houses may result in a poor visual appearance if the developer is unable or unwilling to find closely matching materials.

The proposed development would have an unacceptable impact upon the outlook and natural daylight at the adjoining property to the northeast, 10 Churchill Avenue, the additional dwellings would increase overlooking of the existing dwellinghouses opposite and would detract from their outlook.

The proposal would increase traffic into Churchill Avenue, which is a narrow road and is often congested with parked vehicles. The proposal would result in the loss of an on-street parking bay without re-providing it elsewhere, contrary to Principle 5 of the Car & Cycle Parking Standards Supplementary Planning Document and would provide insufficient parking for three houses and this would increase competition for any available on-street parking spaces and this would increase the existing difficulties for emergency and other larger vehicles navigating the street. A full Transport Assessment should be carried out before permission is granted to demonstrate that such problems will not occur. Requirements to submit Traffic Management plan for approval should be made conditional of any planning permission.

The underlying geology is unsuited for the proposed permeable paving for the drive and this is likely to result in surface water runoff onto the road and flooding of properties opposite.

That extending an old and insufficiently thermally insulated would not be as sustainability as demolishing the existing building and erecting new dwellings.

That the construction might affect the stability of the ground and adjacent retaining walls.

That the proposal is unclear as to whether existing boundary hedging will need to be removed and whether new fencing will be provided.

That the proposal would not accord with the plot layout and house numbering that the original developer for Churchill Avenue specified and which indicates that only one additional property should be permitted at 16 Church Avenue.

That there are a number of inaccuracies and misleading statements in the submitted Design & Access Statement.

If permission is granted, conditions should be imposed to control the hours of construction, dust emissions from the site, the parking and delivery arrangements for construction workers and to ensure that side facing windows on the new dwellings are fitted with obscured glazing.

Policy and determining issues

The property is within the Defined Urban Area on the proposals map of the Rushmoor Local Plan 2014-2032.

Policies SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE7 (Sports Pitches), LN1 (Housing mix), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems) are considered relevant to the current proposal..) Policy NRM6 of the South East Plan in respect of the Thames Basin Heaths Special Protection Area is also relevant.

The Council's adopted Supplementary Planning Documents (SPD) on 'Planning Contributions - Transport' 2008, new 'Car and Cycle Parking Standards' (adopted November 2017), the Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy 2020; and the advice contained in the revised National Planning Policy Framework (February 2019) and Planning Practice Guidance are also relevant.

The main determining issues are considered to be:

1. Principle of development;
2. Impact on the character and appearance of the area;
3. The impact on neighbours;
4. The living environment created;
5. Impact on trees;
6. Impact on wildlife;
7. Highway considerations;
8. Public Open Space and
9. Drainage issues;

Commentary

Principle of development –

The site is within the built-up area, where residential development is considered to be acceptable, provided that it is appropriate to the character of the area and satisfies the relevant policies of the Local Plan.

Impact on the character and appearance of the area –

Churchill Avenue is characterized by two distinct types of housing: The majority of dwellings are semi-detached houses of uniform design, on plots of varying widths and depths. Many of these have been extended. Four properties, including the application property, are of individual design and are located in larger plots. The application site is by far the largest of these plots. However the existing dwelling is located centrally in its plot and is well spaced from its neighbours. The semi-detached houses around the head of the cul-de-sac are also set in wider plots, which give the south-eastern end of Churchill Avenue a somewhat different and more open character than the remainder of this road. Redevelopment of this site, which is elevated relative to the road, would need to retain this more open character in order to address the requirements of Policy DE1, to include high quality design that respects the character and appearance of the local area and with regard to Policy DE11, achieve a development that would not harm the character of the area in terms of its relationships and integration with the existing buildings and spaces and its impact on the street scene.

The proposal would extend the existing building to the side to within one metre of the boundary with No,10 Churchill Avenue and the proposed new detached property would be one metre from the boundary with No,18. While there would be a small gap between the detached and semi-detached houses, this would not be visible from most angles and thus the built form would extend almost from boundary to boundary in marked contrast to the current situation. The separation between the new dwellings would be substantially less than even the most closely spaced dwellings in the street. While the proportions of the semi-detached houses appear satisfactory when viewed from the street, the detached dwelling appears to have been designed to fit in the remaining gap and is substantially smaller in width than any other detached property in this road. The result of this, combined with frontages that would be dominated by parking areas, would be a cramped development that would not make a positive contribution towards improving the quality of the built environment, would relate poorly to its surroundings and would detract from the street scene and the character of the area, contrary to Policies DE1 and DE11 of the Local Plan.

The impact on neighbours

The existing building is set back from the road and its front elevation is approximately level with the rear elevation of the adjoining property 10 Churchill Avenue. However, the existing dwelling is set a considerable distance from the boundary and, accordingly, has little impact upon the light, outlook and amenity of this property. However, the proposal involves the extension of the building to within a metre of the boundary. Consequently almost the whole of the side elevation of the new dwelling would be visible from the rear facing windows of this property and its rear garden. While the rear part of the new building would be single storey, it is considered that the unrelieved mass and bulk of building close to the boundary would have a material and adverse impact upon the outlook and amenity of the occupants of this property. The proposal would also be likely to block direct sunlight from the rear facing window of that property. The occupier of this property has submitted drawings showing how

the proposal would breach BRE guidelines by infringing on a 45 degree line drawn from the centre point of his dining and sitting-room windows on the rear elevation. Whilst adherence to or breach of BRE guidance is not determinative of all such applications, it is referred to in the Home Improvements SPD, which acknowledges its value in assessing the impact of household extensions to determine whether the relationship with adjoining properties would be acceptable. It is considered that if the side extension proposed in the current application had been intended to enlarge a single dwelling, rather than to convert the property into two units, it would fall outside what would be considered acceptable using the criteria set out in the Home Improvements SPD. For the purposes of assessing the current application, it is considered that the indication given by applying the BRE test adds weight to the conclusion that the proposal would have an adverse impact upon the amenity of this property, contrary to Policies DE1 and DE11.

The occupiers of this property also comment that the proposed parking spaces would bring vehicle parking area closer to their house, resulting in additional noise and disturbance. While this impact could be ameliorated by an appropriate boundary wall or fence, the arrangements as shown add to the adverse impact of the development on the amenity of the occupiers of 10 Churchill Avenue. The proposed relationship with the property on the opposite side - 20 Churchill Avenue – would be much more conventional and is considered acceptable, as is the relationship with properties in Samson Close and Church Lane East.

Occupants of the properties on the opposite side of Churchill Avenue have objected to the proposal on the grounds that the development would result in an increase in the number of properties on raised ground overlooking their properties, thus resulting in an unacceptable loss of privacy. It is noted that the separation between the mutually facing windows would be substantial, and significantly greater than the equivalent distance between facing properties in the majority of suburban residential streets elsewhere in the Borough, including other sections of Churchill Avenue. It is considered that any impact in this respect could not substantiate a reason for refusal of planning permission.

The living environment created –

It is considered that the proposal would meet the internal space standards set out in the in the Government's Technical housing standards – nationally described space standard and Rushmoor Local Plan Policy DE2 and would be acceptable in this regard. The new dwellings would benefit from an acceptable amount of natural daylight and ventilation and would be provided with private garden areas that would meet the requirements of Policy DE3. It is therefore considered that a satisfactory living environment would be provided for the occupants of the proposed properties.

Impact on trees –

There are no amenity trees on the land or adjoining it that would need to be removed or otherwise be threatened by the development..

Impact on wildlife –

Following the receipt of information from the applicants, the Council has undertaken an Appropriate Assessment of the proposals under Regulation 63(1) of the Habitats Regulations. This has concluded that the proposals would, in combination with other plans and projects, be likely to have a significant effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA). Therefore, having reached this conclusion, in order to be

lawfully permitted, it is necessary for the applicants to secure a package of avoidance and mitigation measures.

In this respect, the Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy is in place to provide the possibility to secure appropriate mitigation and comprises two elements. Firstly, the provision of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA); and, secondly, the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA.

However, although the applicants are aware of the need to address SPA impact and have indicated that they are prepared to make a financial contribution for SPA mitigation and avoidance, they have not obtained an allocation of SPA mitigation capacity from the Council at the pre-application stage to support their proposals. A pre-application submitted earlier in the year resulted in the Council declining to offer SPA mitigation to support that project as it was considered that the proposal was not planning policy compliant. Since the applicants have not taken steps to address this policy requirement it is considered that they have not taken any steps to mitigate the impact of their proposed development on the Thames Basin Heaths Special Protection Area. The proposals thereby conflict with the requirements of Rushmoor Local Plan Policy NE1. The conclusion of the Appropriate Assessment in this case is, therefore, that planning permission be refused on SPA grounds.

No details of any Biodiversity Enhancements to meet the requirements of Policy NE4. This could be dealt with by means of a condition if the Council were minded to grant planning permission.

Highway considerations –

The proposal would provide two parking spaces for each three-bedroom property which fully accords with the adopted parking standards as set out in the Car and Cycle Parking Standards SPD. No visitor parking spaces are shown, although one additional vehicle could be accommodated on the driveway or be parked across the dropped kerb. Therefore, while it is acknowledged that there is high demand for on-street parking in Churchill Avenue, the proposal would not increase this significantly.

Concerns have been raised that the new vehicular access would be dangerous and that the additional dwellings would result in an unacceptable increase in traffic within the Churchill Avenue. Hampshire County Council were consulted on this application and have commented that they, as the highway authority, are satisfied that the additional vehicle movements generated would not result in a severe detrimental impact on the operation or safety of the local highway network.

Objectors have suggested that the proposal is contrary to Principle 5 – Loss of on street parking of the Car & Cycle Parking SPD. This states that the loss of on street parking spaces to facilitate a new or modified access to the highway shall be re-provided. The supporting text says that where planning permission is required, the loss of an on-street parking space to facilitate a new vehicular access to the highway for a new development shall be re-provided within the site or accommodated on street. Given that the proposal would result in an overall increase in off-road parking at the site to meet the requirements of the SPD, it is

considered that this principle is satisfied.

Some objectors have suggested that a Transport Assessment should be undertaken before this application is determined but the threshold for housing development requiring such an assessment is 50 units or more as set out in the Car & Cycle Parking Standards SPD.

Cycle Parking is shown to the rear of the properties although no indication of any enclosure is given. Further details of secure and weatherproof storage should be sought through a planning condition to ensure that provision in accordance with the standards is provided. Bin storage is also shown to the rear.

The proposal is likely to result in an increase in multi-modal trips to and from the premises and therefore a financial contribution towards Transport Infrastructure Improvements pursuant to Policy IN2 and the Planning Contributions: Transport SPD may have previously been sought. Due to changes in Government Planning Policy & Guidance, it is not possible to seek a Transport Contribution in respect of a scheme for fewer than 10 dwelling units, as is the case in this instance.

Drainage issues –

The site is within Flood Zone 1 and as such is considered to be at low risk of fluvial flooding and the proposal accords with Policy NE6 in this respect. Policy NE8 requires the implementation of integrated and maintainable SuDS (using the SuDS management train principles) in all floodzones.

The Design & Access Statement indicates that a permeable paving system will be used for the driveway with soakaways provided to the front and rear of each property but provides no further details of how this would mitigate the impact of two additional dwellings with extensions, patios and extended driveways. The underlying geology of the area is the generally impermeable London Clay where infiltration methods of controlling surface water runoff may not be effective. (The map contained in Appendix 2 of the Strategic Flood Risk Assessment prepared as part of the evidence base to support the current Rushmoor Local Plan suggests that infiltration is probably possible in this area. However, no details of infiltration measurement or runoff calculations have been submitted and it is not therefore possible to confirm compliance with Policy NE8 at this time. It is considered that if a SuDS system based upon infiltration would not be effective in this location, a tanked system which would attenuate water flows to greenfield discharge rates would be an effective alternative. If the Council was minded to grant planning permission, a suitably worded condition could be imposed to require this details of a SuDS system or equivalent, to be submitted for approval and subsequent implementation. However, since the recommendation is that permission is refused for other reasons this issue cannot be addressed in this way.

Public open space –

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Policies DE6 and DE7 allow provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting. However, as a scheme for fewer than 10 dwelling units, this is a

circumstance where a financial contribution towards the off-site provision of public open space can no longer be required as a result of the changes in Government policy and guidance.

Other Matters -

Some objectors have referred to discrepancies and inconsistencies in the Design and Access Statement. While these discrepancies are noted, it is considered that the submitted plans are sufficiently clear and consistent to allow the Council make a judgement on the merits of the proposal.

Residents have expressed concern regarding the impact of construction works upon residential amenity and highway safety. If the Council were minded to grant planning permission, conditions limiting the hours of construction and requiring the submission and approval of a construction management plan.

There is little information about the proposed boundary treatments, but it is considered that this could be dealt with by a condition.

A consideration of the impact of the development upon the stability of existing retaining walls is not considered to be a planning matter.

Conclusion -

It is concluded that the proposal represents a cramped form of development that would be detrimental to the character of the area, detrimental to the outlook and amenity of adjoining residents, which fails to provide adequate mitigation for the impact on the Thames Basin Heaths Special Protection Area and bio-diversity within the site and includes insufficient information in respect of surface water drainage.

Full Recommendation

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

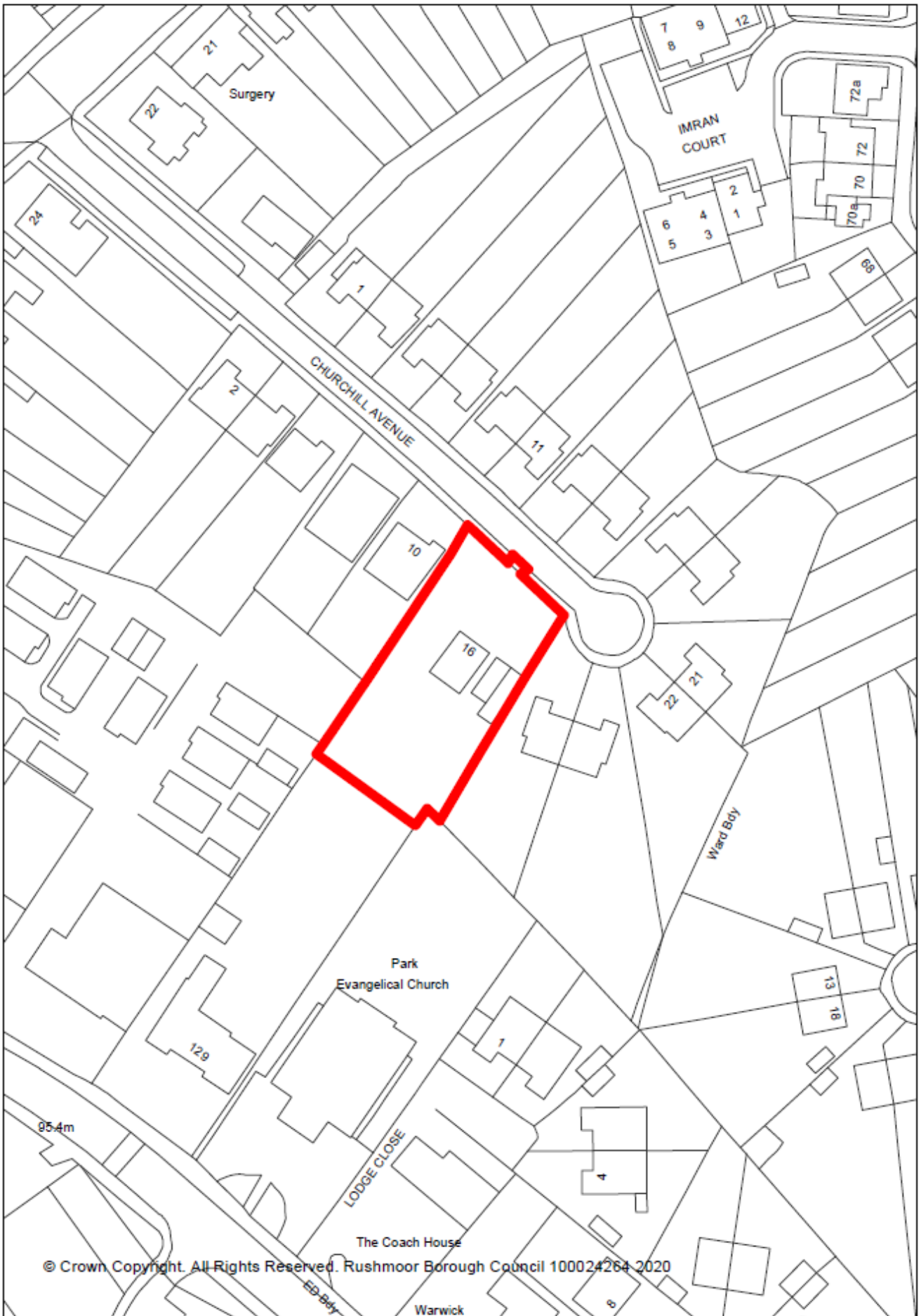
- 1 The proposed development, by reason of the number and design of dwellings proposed, the lack of spacing around the buildings, their position within the plot, and with a frontage dominated by parking, would result in an incongruous development that would be over dominant in the street scene and which would not reflect the prevailing character of the area, to its detriment. The proposal would therefore constitute an unacceptable overdevelopment of the site, contrary to the provisions of Policies DE1 and DE11 of the Rushmoor Local Plan, and National Planning Policy Framework/Practice Guidance.
- 2 The proposal, by reason of the bulk and mass of building alongside the boundary with the adjoining property to the north-west, would have unacceptable impact upon the light, outlook and amenity of the occupiers of that property, contrary to Policies DE1 and DE11 of the Rushmoor Local Plan.
- 3 The proposed development makes no provision to address the likely significant impact of the additional residential unit on the objectives and nature conservation interests of the Thames Basin Heaths Special Protection Area. The proposal does not include any information to demonstrate how the development will enhance bio-diversity within the

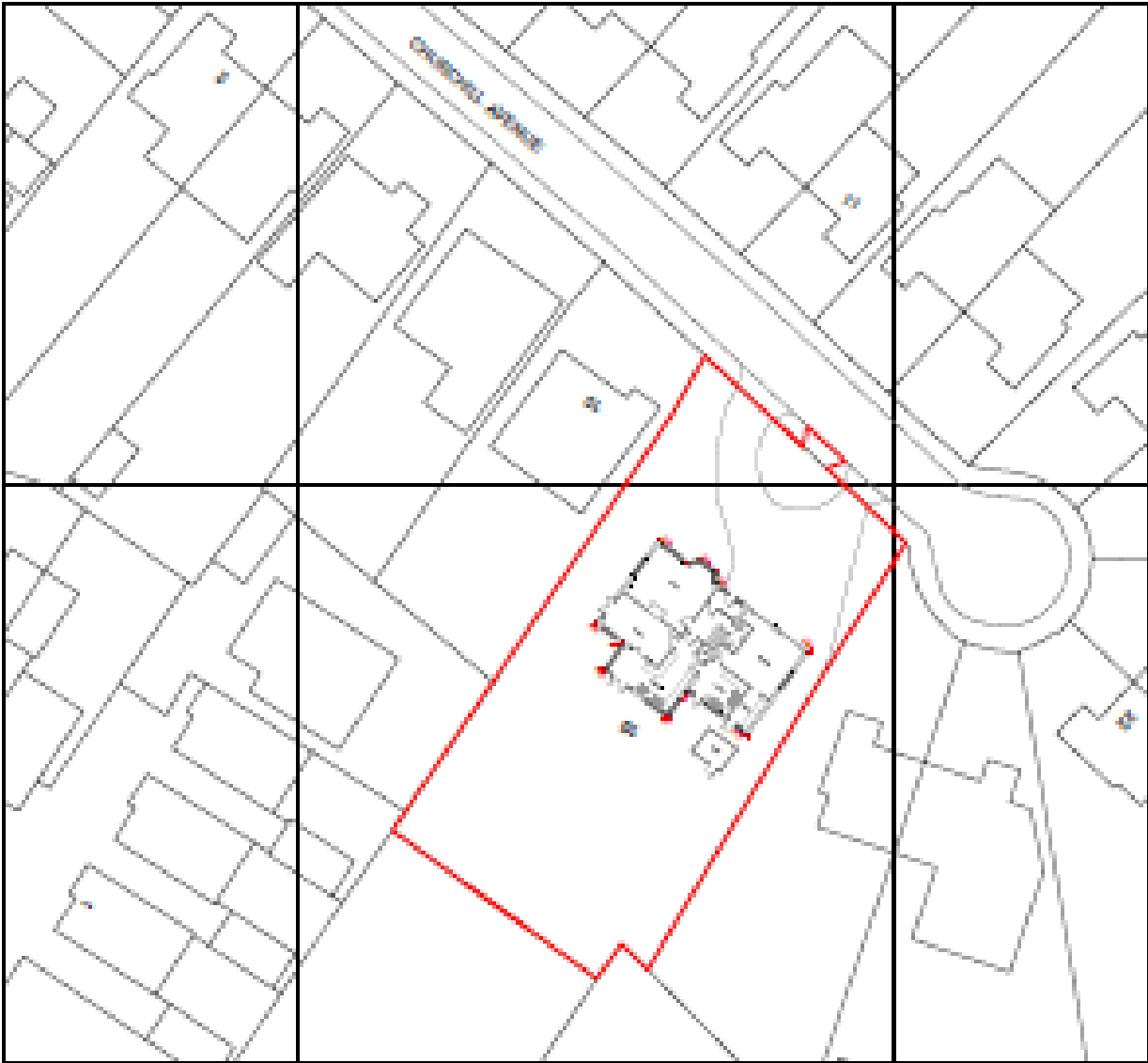
site to produce a net gain in biodiversity. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6 and Policies NE1 and NE4 of the Rushmoor Local Plan.

- 4 The proposals fail to provide details of appropriate surface water drainage for the development as required by Rushmoor Local Plan Policy NE8.

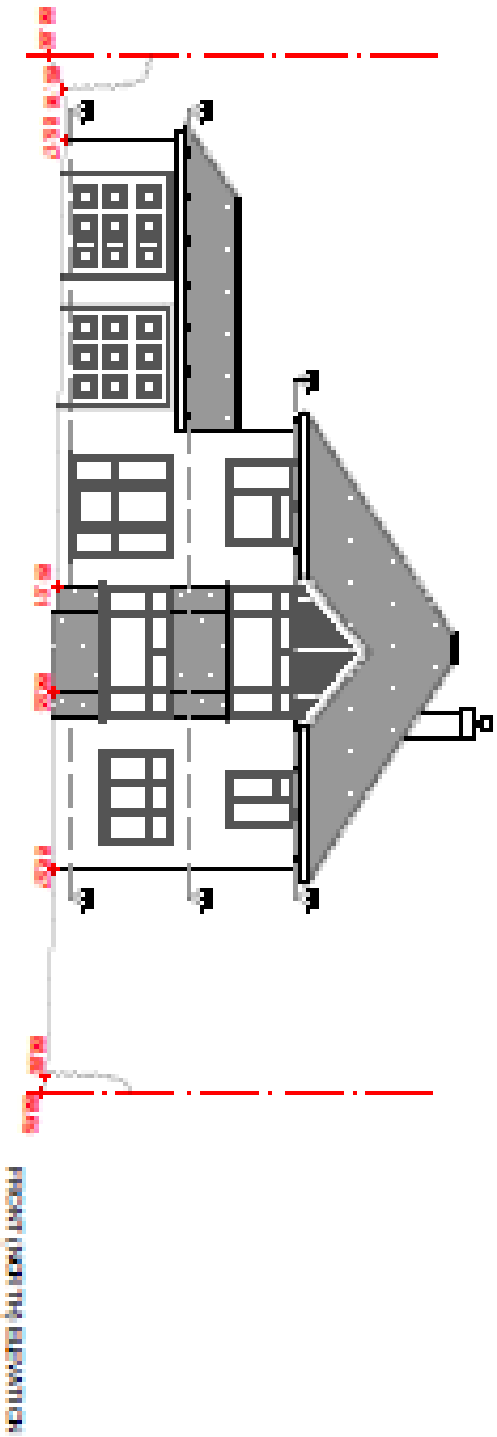
Informatives

- 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.

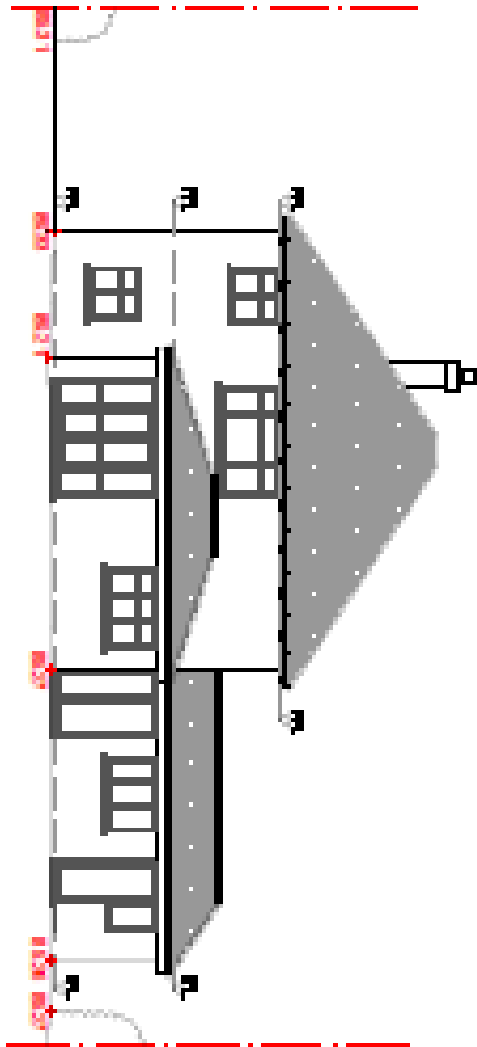




SCALE 1:500



FRONT (NEW) ELEVATION



REAR (NEW) ELEVATION

EXISTING ELEVATIONS



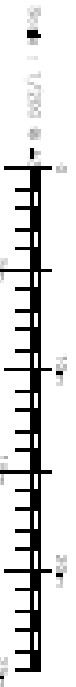
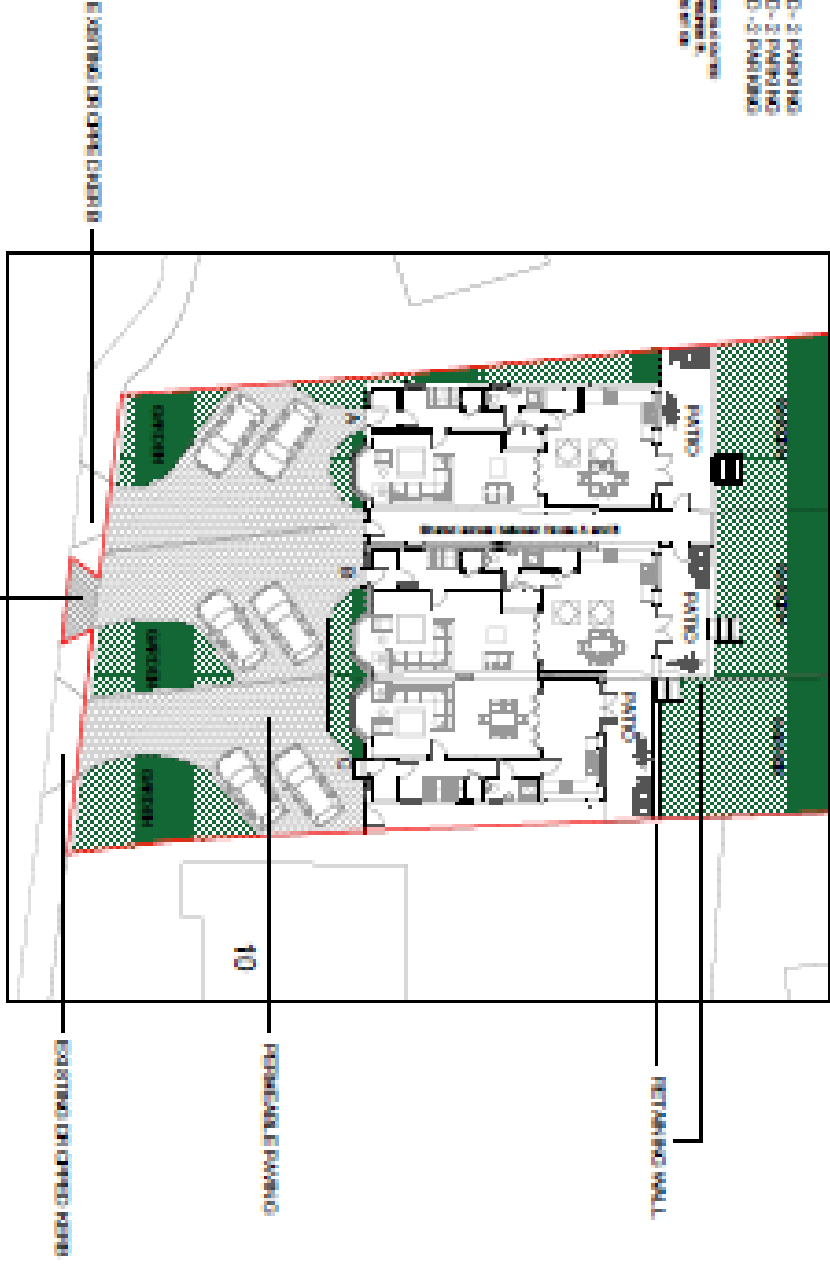
<p>PROJECT INFORMATION</p> <p>PROJECT NAME: PLA. MOUNTAIN VIEW</p> <p>OWNER: PLA. MOUNTAIN VIEW</p> <p>PROJECT ADDRESS: 1000 S. 1000 E. ST. DENVER, CO 80202</p> <p>DATE: 01/15/2010</p> <p>SCALE: AS SHOWN</p>	<p>ARCHITECT</p> <p>NAME: BOB O'NEILL ARCHITECTS</p> <p>ADDRESS: 1000 S. 1000 E. ST. DENVER, CO 80202</p> <p>PHONE: 303.733.8888</p> <p>EMAIL: BOB@BOBONEILL.COM</p>	<p>PREPARED BY</p> <p>NAME: BOB O'NEILL</p> <p>DATE: 01/15/2010</p>	<p>CHECKED BY</p> <p>NAME: BOB O'NEILL</p> <p>DATE: 01/15/2010</p>	<p>DATE</p> <p>DATE: 01/15/2010</p>	<p>SCALE</p> <p>SCALE: AS SHOWN</p>
---	---	--	---	---	---



SCALE 1:500

PARKING
 HOUSE A - 15000 - 3 PARKING
 HOUSE B - 21000 - 5 PARKING
 HOUSE C - 15000 - 3 PARKING

1. THIS PLAN SHOWS THE PROPOSED AND EXISTING PARKING SPACES AND THE NUMBER OF PARKING SPACES FOR EACH HOUSE.



PROPOSED SITE PLAN

DATE	NO.	DESCRIPTION

PREPARED BY: JMA ARCHITECTURE
 PROJECT NO.: 2020-010
 DATE: 08/20/2020

PROJECT NO. 2020-010
 DATE: 08/20/2020

PROJECT NO. 2020-010
 DATE: 08/20/2020

PROJECT NO. 2020-010
 DATE: 08/20/2020

PROJECT NO. 2020-010
 DATE: 08/20/2020

PROJECT NO. 2020-010
 DATE: 08/20/2020

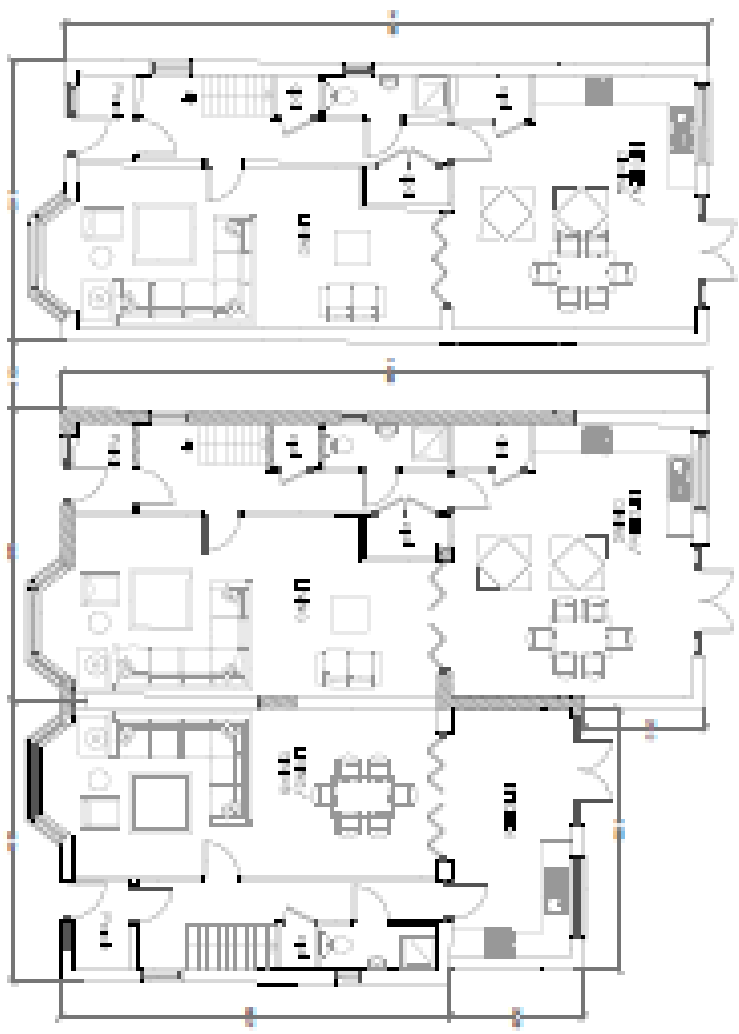
PROJECT NO. 2020-010
 DATE: 08/20/2020

PROJECT NO. 2020-010
 DATE: 08/20/2020

PROJECT NO. 2020-010
 DATE: 08/20/2020

PROJECT NO. 2020-010
 DATE: 08/20/2020

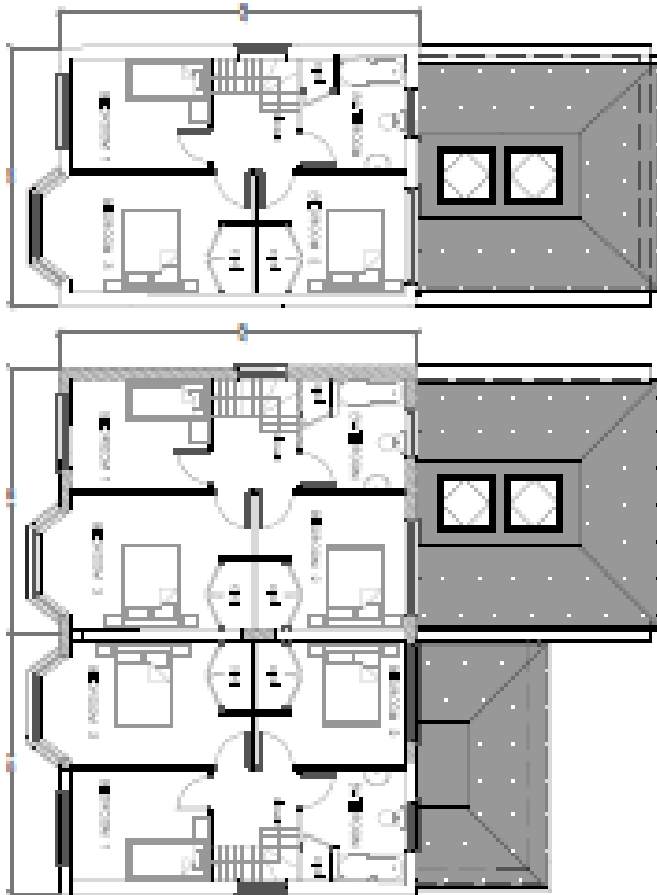
PROJECT NO. 2020-010
 DATE: 08/20/2020



PROPOSED CIRCULAR FLOOR PLAN

PROPOSED PLANS

NO.	REVISIONS	DATE	BY	PIA ARCHITECTURE 2220 W. UNIVERSITY BLVD. SUITE 200 TAMPA, FL 33606 (813) 971-1111 www.piaarchitect.com	Project Title: PROPOSED CIRCULAR FLOOR PLAN Client: PIA ARCHITECTURE Date: 11/10/2023 Drawing Number: 011	Prepared by: PIA ARCHITECTURE Checked by: PIA ARCHITECTURE Drawn by: PIA ARCHITECTURE Date: 11/10/2023 Scale: AS SHOWN

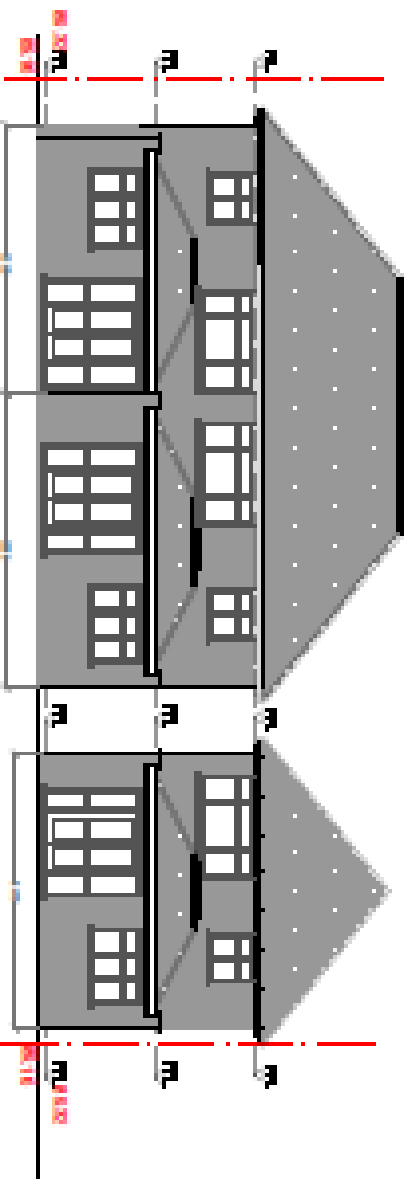
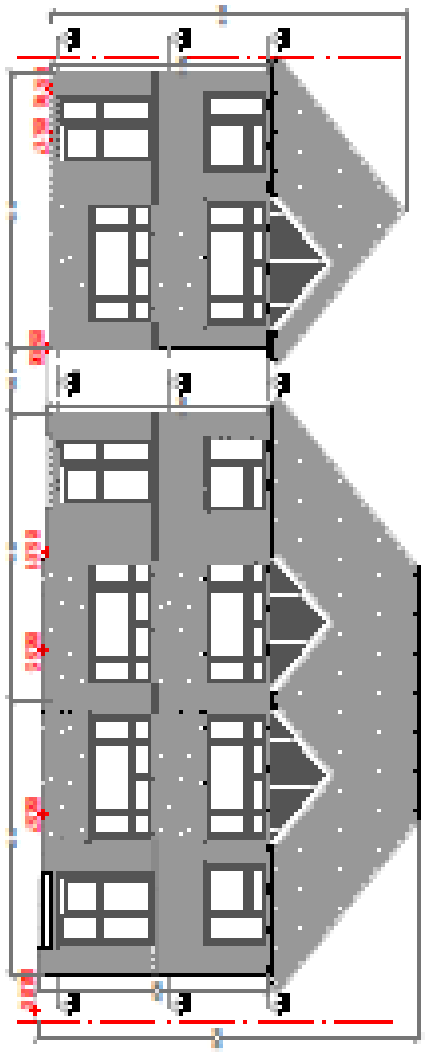


PROPOSED FIRST FLOOR PLAN

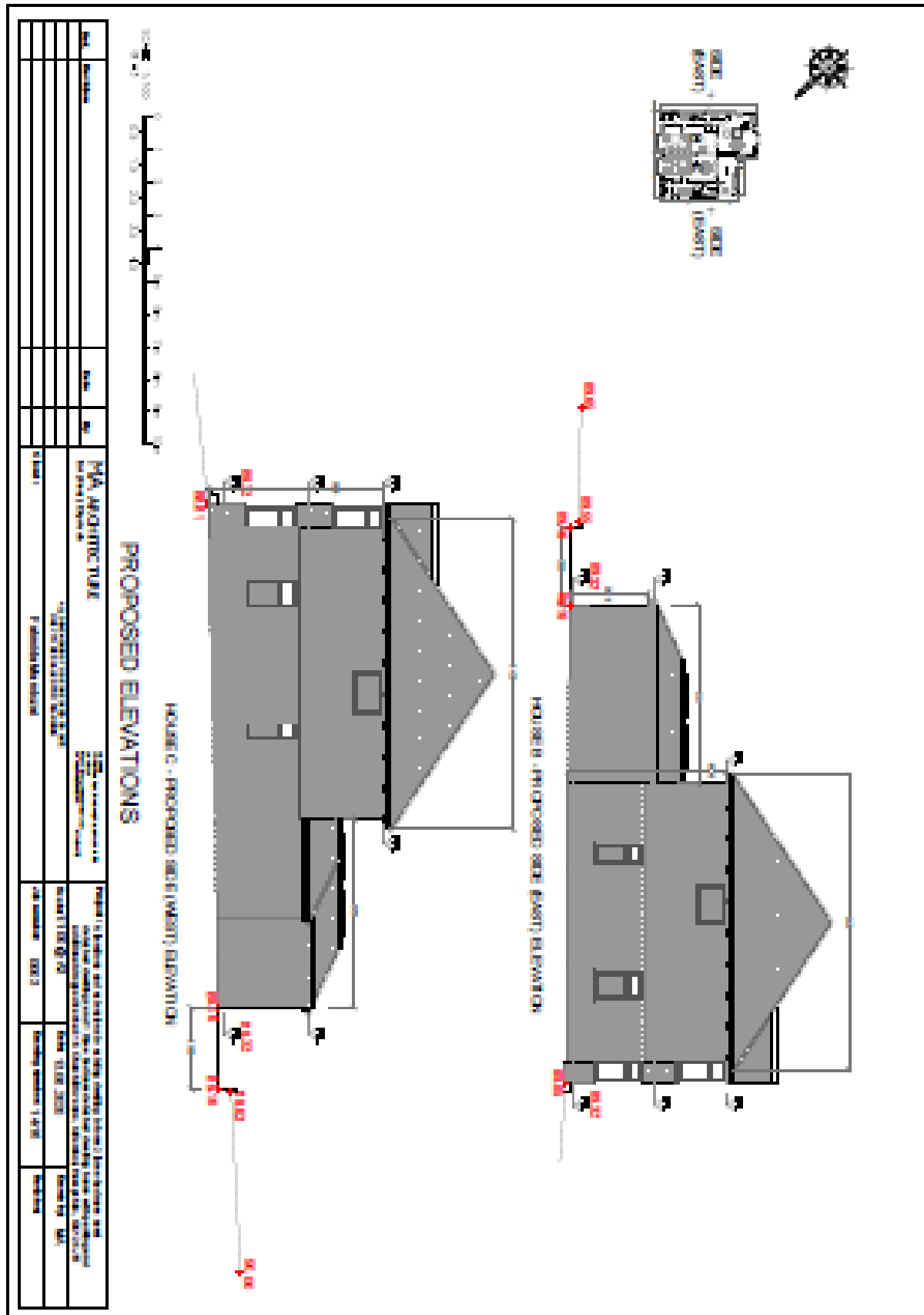
PROPOSED PLANS

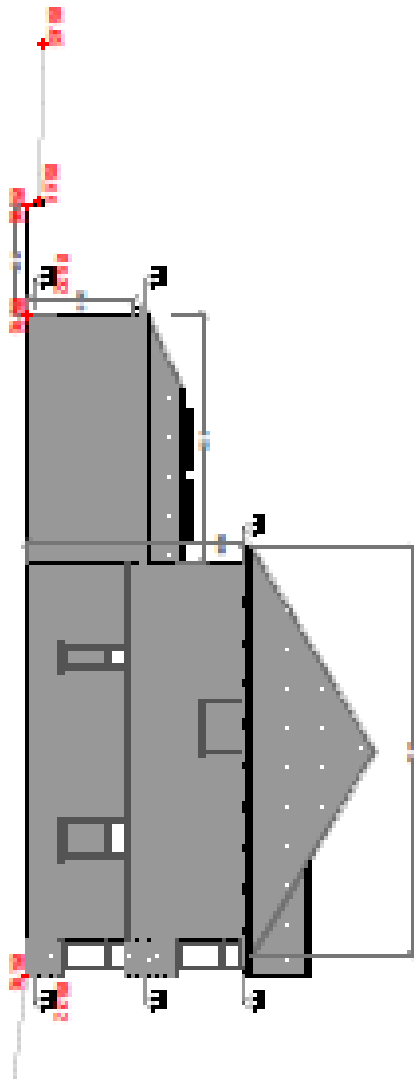


NO.	REVISION	DATE	BY	PKA ARCHITECTURAL INCORPORATED	PROJECT NO. 2023-001	PROJECT NAME PROPOSED FIRST FLOOR PLAN	DATE 12/15/2023	SCALE AS SHOWN	BY PKA	DATE 12/15/2023	SCALE AS SHOWN	BY PKA

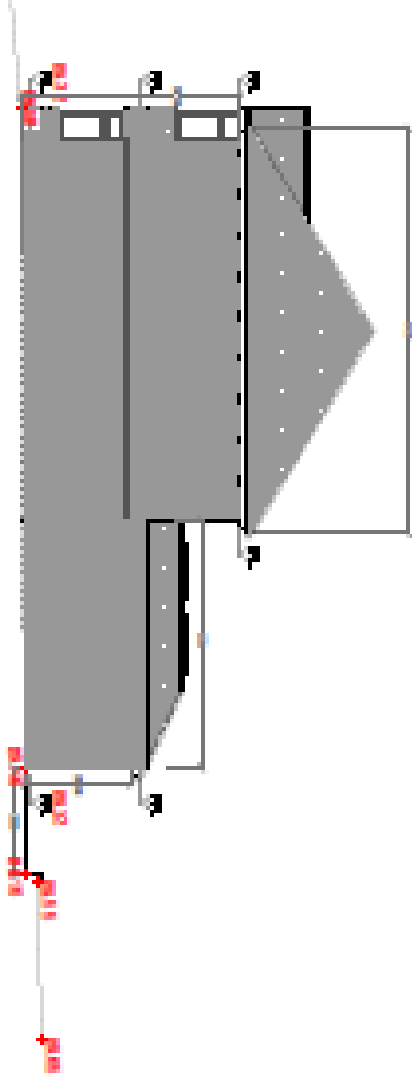


<p>PROJECT INFORMATION</p> <p>PROJECT NAME: MA ARCHITECTURE PROJECT ADDRESS: 12345 MAIN STREET, SUITE 100, BOSTON, MA 02111 PROJECT NUMBER: 123456789 PROJECT DATE: 10/2023</p>	<p>CLIENT INFORMATION</p> <p>CLIENT NAME: ABC COMPANY CLIENT ADDRESS: 98767 MARKET STREET, BOSTON, MA 02111 CLIENT PHONE: (617) 555-1234 CLIENT EMAIL: info@abc.com</p>	<p>DESIGNER INFORMATION</p> <p>DESIGNER NAME: MA ARCHITECTURE DESIGNER ADDRESS: 12345 MAIN STREET, SUITE 100, BOSTON, MA 02111 DESIGNER PHONE: (617) 555-1234 DESIGNER EMAIL: info@ma-arch.com</p>	<p>DATE</p> <p>DATE: 10/2023</p>	<p>SCALE</p> <p>SCALE: 1/8" = 1'-0"</p>
---	---	--	---	--





HOUSE A - PROPOSED WEST ELEVATION



HOUSE A - PROPOSED EAST ELEVATION

PROPOSED ELEVATIONS



NO.	REVISION	DATE	BY
BY: M/A ARCHITECTURE 1328 W. COLUMBIA STREET PORTLAND, OR 97209 PHONE: (503) 233-3333			
PROJECT: PROPOSED ELEVATIONS			
SHEET: 01			
DATE: 10/20/2023			
DRAWN BY: MA			

This page is intentionally left blank

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 19/00492/FULPP Ward: Knellwood

Applicant: Mr Adam Bills, Mr Kev Gallagher & Tudor

Decision: **Permission Refused**

Decision Date: 10 September 2020

Proposal: Change of use from guest house with ancillary accommodation to House In Multiple Occupation with eight single occupancy letting rooms.

Address **164 Farnborough Road Farnborough Hampshire GU14 7JJ**

Application No 20/00096/FULPP Ward: Knellwood

Applicant: KRST Ltd

Decision: **Permission Granted**

Decision Date: 17 September 2020

Proposal: Change of use from dental practice to a single dwellinghouse

Address **204 Farnborough Road Farnborough Hampshire GU14 7JL**

Application No 20/00225/COND Ward: Wellington

Applicant: Mr Steven Hatton

Decision: **Permission Granted**

Decision Date: 22 September 2020

Proposal: Details part pursuant (parts ii and iii) to condition 10 (brick cleaning and repointing) of listed building consent 15/00930/LBC2PP (Cambridge Military Hospital Phase 1-10) dated 18th October 2016

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 20/00336/CONDPP Ward: Fernhill

Applicant: Fairlie Holdings Ltd

Decision: **Conditions details approved**

Decision Date: 24 September 2020

Proposal: Submission of details pursuant to Condition No.15 (Construction & Traffic Management Plan) of planning permission 18/00887/FULPP dated 14 March 2019

Address **Proposed Redevelopment At Abercorn House Randell House And Hamilton Court Fernhill Road Blackwater Camberley Hampshire**

Application No 20/00373/FULPP Ward: Knellwood

Applicant: Mr Marcus Brannac

Decision: **Permission Granted**

Decision Date: 02 October 2020

Proposal: Demolition of single detached garage, erection of two-storey front and side extension with erection of front porch

Address **33 Monks Close Farnborough Hampshire GU14 7DB**

Application No 20/00404/CONDPP Ward: Cove And Southwood

Applicant: CALA Homes (Thames) Limited

Decision: **Conditions details approved**

Decision Date: 24 September 2020

Proposal: Submission of details pursuant to Condition No.14 (external lighting details) of planning permission 16/00837/FULPP dated 19 March 2019

Address **The Crescent Southwood Business Park Summit Avenue Farnborough Hampshire**

Application No 20/00419/FULPP Ward: Fernhill

Applicant: Tim Chislett

Decision: **Permission Granted**

Decision Date: 11 September 2020

Proposal: Erection of log cabin following demolition of existing log cabin

Address **17 Cold Harbour Lane Farnborough Hampshire GU14 9AH**

Application No 20/00438/FULPP Ward: Empress

Applicant: Mr Purna Chhetri

Decision: **Permission Granted**

Decision Date: 14 September 2020

Proposal: Change of use from A1 retail to A3 Sushi Restaurant

Address **71 Queensmead Farnborough Hampshire GU14 7RL**

Application No 20/00439/FULPP Ward: St Mark's

Applicant: Mr John Wise

Decision: **Permission Granted**

Decision Date: 24 September 2020

Proposal: External Changes to Ancillary Buildings B1, B2 and B4

Address **Farnborough Aerospace Centre Aerospace Boulevard Farnborough Hampshire GU14 6YU**

Application No 20/00444/FULPP Ward: Manor Park

Applicant: Jacob George & Divine Jacob Mannil

Decision: **Permission Granted**

Decision Date: 10 September 2020

Proposal: Erection of brick wall 820mm high with brick piers rising to 1950mm high, with black spear headed railings and sliding metal gate 1800mm high to front of property

Address **27 Upper St Michaels Road Aldershot Hampshire GU11 3HA**

Application No 20/00451/FULPP Ward: Knellwood

Applicant: Mr Lucien Bartrum

Decision: **Permission Granted**

Decision Date: 11 September 2020

Proposal: Retention of a two storey side extension (Variation of design approved under 16/00208/FULPP 24th June 2016)

Address **32 The Crescent Farnborough Hampshire GU14 7AS**

Application No 20/00480/FULPP Ward: Rowhill
Applicant: Mr & Mrs Nasir
Decision: **Permission Granted**
Decision Date: 09 September 2020
Proposal: Retention of a single storey front and side extension and single storey rear extension
Address **Hillsborough 8 Hillside Road Aldershot Hampshire GU11 3NB**

Application No 20/00481/FUL Ward: Aldershot Park
Applicant: Mr David Ladd-Thomas
Decision: **Permission Granted**
Decision Date: 08 September 2020
Proposal: Erection of a porch canopy over a new front door entrance ,erection of a two storey side extension with a single pitched dormer within rear roof slope and a roof light in front facing slope, formation of two pitched dormers in within the rear facing roofslope of the main roof and three roof lights within the front facing roof slope to form a habitable room within the loft
Address **39 Brighton Road Aldershot Hampshire GU12 4HG**

Application No 20/00485/CONDPP Ward: Wellington
Applicant: Mr Jarrod Spencer
Decision: **Permission Granted**
Decision Date: 01 October 2020
Proposal: Details part pursuant to condition 6 (Acoustic Performance Detail) of reserved matters application 15/00897/REMPP dated 18/10/2016 in relation to Phase 1a.
Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 20/00495/FULPP Ward: Rowhill
Applicant: Mr And Mrs Nasir
Decision: **Permission Granted**
Decision Date: 09 September 2020
Proposal: Application for the part retrospective erection of a 1.6m high brick wall with pillars to front boundary, and the proposed erection of timber pedestrian gate and timber sliding access gates to the main entrance
Address **Hillsborough 8 Hillside Road Aldershot Hampshire GU11 3NB**

Application No 20/00499/PRIORP Ward: Wellington
Applicant: Mr Erol Aydin
Decision: **Permission required & approval granted**
Decision Date: 17 September 2020
Proposal: Prior approval for the change of class use from A2 Retail (Travel Agency) to Class A3 Cafe/Restaurant
Address **32 Union Street Aldershot Hampshire GU11 1EW**

Application No 20/00501/COND Ward: West Heath
Applicant: Louise Taylor
Decision: **Split decision**
Decision Date: 10 September 2020
Proposal: Confirmation conditions have been complied with reference application number 15/00920/FULPP
Address **Garages Heathlands Close Farnborough Hampshire**

Application No 20/00502/FUL Ward: Knellwood
Applicant: Mr & Mrs Woodcock
Decision: **Permission Refused**
Decision Date: 14 September 2020
Proposal: Formation of a dormer window to the front of the garage roof to facilitate a habitable room
Address **The Chestnuts 34 Church Circle Farnborough Hampshire GU14 6QQ**

Application No 20/00505/FULPP Ward: West Heath

Applicant: Stuart Ward

Decision: **Permission Granted**

Decision Date: 08 September 2020

Proposal: Erection of a single storey rear extension

Address **21 Watts Road Farnborough Hampshire GU14 8PP**

Application No 20/00511/FULPP Ward: North Town

Applicant: HBH Salons Ltd

Decision: **Permission Refused**

Decision Date: 09 September 2020

Proposal: Minor works to facilitate change of use of building to Hair Salon (A1 use class), including formalisation of existing parking

Address **Gold Valley Lakes Government Road Aldershot Hampshire**

Application No 20/00514/TELEPP Ward: Cove And Southwood

Applicant: MBNL on behalf of Hutchinson 3G UK

Decision: **Prior Approval Required and Granted**

Decision Date: 07 September 2020

Proposal: The installation of a new 20m monopole supporting 6 no. antennas with proposed equipment cabinets, and ancillary development thereto.

Address **Telecommunication Mast EE 71768 Summit Avenue Farnborough Hampshire**

Application No 20/00524/EDCPP Ward: Cherrywood

Applicant: Fenwicks Limited

Decision: **Development is Lawful**

Decision Date: 09 September 2020

Proposal: Application seeking a Certificate of Lawfulness for Existing Development : foundation works undertaken as lawful commencement of development approved by Planning Permission 17/00075/FULPP dated 25 July 2017

Address **122 Hawley Lane Farnborough Hampshire GU14 9AY**

Application No 20/00528/NMAPP Ward: Wellington

Applicant: Castilo UK Development Ltd

Decision: **Permission Granted**

Decision Date: 24 September 2020

Proposal: NON-MATERIAL AMENDMENT: amendments to development approved with planning permission 16/00878/FULPP dated 3 March 2017 comprising: (a) reduction in number of dwelling units from 56 to 54 units as a result of creation of 2 duplex units from 4 existing approved flats; (b) substitution of approved roofing material with natural slate; (c) installation of man-safe system on roof with rail in front of guttering around entire roof facias of buildings and straight continuous roof fascia; and (d) deletion of projecting balconies from top floor of buildings to be replaced by juliet railings

Address **52 Victoria Road Aldershot Hampshire GU11 1SS**

Application No 20/00529/FUL Ward: Rowhill

Applicant: Mr And Mrs Nasir

Decision: **Permission Granted**

Decision Date: 09 September 2020

Proposal: Excavation works to existing front garden of property to provide a levelled turning area and parking, formation of ramps to provide access to front door of main house along with associated landscaping and erection of bin storage unit

Address **Hillsborough 8 Hillside Road Aldershot Hampshire GU11 3NB**

Application No 20/00530/FULPP Ward: Wellington

Applicant: Grainger (Aldershot) Limited And The Sec

Decision: **Permission Granted**

Decision Date: 08 September 2020

Proposal: Extension to the existing temporary equipped play area with associated fencing and surfacing.

Address **Zone K - Stanhope Lines East Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 20/00536/ADV Ward: Wellington
Applicant: BT
Decision: **Permission Granted**
Decision Date: 22 September 2020
Proposal: Display of 1no. Halo illuminated BT brand logo
Address **Telephone Exchange Ordnance Road Aldershot Hampshire GU11 2AH**

Application No 20/00538/FULPP Ward: West Heath
Applicant: Mr and Mrs Oro Campos
Decision: **Permission Granted**
Decision Date: 29 September 2020
Proposal: Erection of first floor rear extension
Address **6 Trent Close Farnborough Hampshire GU14 9NE**

Application No 20/00540/FUL Ward: Empress
Applicant: Mr And Mrs M Khera
Decision: **Permission Granted**
Decision Date: 21 September 2020
Proposal: Erection of two storey side, part rear and single storey side extension
Address **4 Pierrefondes Avenue Farnborough Hampshire GU14 8NF**

Application No 20/00541/PDCPP Ward: Aldershot Park
Applicant: Mr Kaleem Ullah Anjum
Decision: **Development is Lawful**
Decision Date: 30 September 2020
Proposal: Application for Lawful Development Certificate for Proposed Development : Formation of rooms in roof space with erection of dormer roof extension in rear roof slope and installation of velux-type rooflights in front roof slope
Address **146 Tongham Road Aldershot Hampshire GU12 4AT**

Application No 20/00542/FULPP Ward: Manor Park
Applicant: Mr Christie
Decision: **Permission Granted**
Decision Date: 10 September 2020
Proposal: Proposed single storey infill extension and part conversion of existing garage to habitable room
Address **7 Highfield Avenue Aldershot Hampshire GU11 3BY**

Application No 20/00545/TPOPP Ward: Knellwood
Applicant: Mr Kieran Willey
Decision: **Permission Granted**
Decision Date: 18 September 2020
Proposal: One Lime Tree (T28 of TPO 439A) re-pollard back to previous points, a reduction in height of no more than 3 metres
Address **25 Church Road East Farnborough Hampshire GU14 6QJ**

Application No 20/00549/FULPP Ward: St John's
Applicant: Mr Tim Sanders
Decision: **Permission Granted**
Decision Date: 23 September 2020
Proposal: Recladding of front elevation, installation of 5 no. shutter doors and increase in roof height over workshop
Address **11 Minley Road Farnborough Hampshire GU14 9RR**

Application No 20/00550/CONDPP Ward: Cove And Southwood
Applicant: North East Hampshire & Farnham CCG
Decision: **Conditions details approved**
Decision Date: 23 September 2020
Proposal: Submission of details pursuant to Condition No.4 (servicing and refuse collection details) of planning permission 17/00787/COUPP dated 9 November 2017
Address **Voyager House 2 Apollo Rise Farnborough Hampshire GU14 0NP**

Application No 20/00552/FULPP Ward: Cove And Southwood
Applicant: Mr And Mrs Latham
Decision: **Permission Granted**
Decision Date: 11 September 2020
Proposal: Erection of a part single and part two storey rear extension
Address **21 Fowler Road Farnborough Hampshire GU14 0BN**

Application No 20/00553/FULPP Ward: Cove And Southwood
Applicant: Steve Tomlin
Decision: **Permission Granted**
Decision Date: 16 September 2020
Proposal: Retention of a front porch
Address **82 Southwood Road Farnborough Hampshire GU14 0JJ**

Application No 20/00554/TPOPP Ward: Knellwood
Applicant: Mr Elizabeth Stratford
Decision: **Permission Granted**
Decision Date: 07 September 2020
Proposal: One Cedar (T1 of TPO 301) remove lowest two limbs
Address **Moruen 169 Sycamore Road Farnborough Hampshire GU14 6RF**

Application No 20/00560/NMAPP Ward: St John's
Applicant: Mr B Hartford
Decision: **Permission Granted**
Decision Date: 11 September 2020
Proposal: Non-material amendment to planning application 18/00380/FUL (Erection of single storey side extension with canopy to front and single storey rear extension) dated 6th June 2018 to allow changes to rear access and fenestration
Address **16 Chiltern Avenue Farnborough Hampshire GU14 9SE**

Application No 20/00562/REV Ward: Cove And Southwood
Applicant: Mr And Mrs R Phillips
Decision: **Permission Granted**
Decision Date: 23 September 2020
Proposal: Retention of partial conversion of the garage to habitable room
Retention of partial conversion of the garage to habitable room
Address **22 The Copse Farnborough Hampshire GU14 0QD**

Application No 20/00565/TPOPP Ward: Empress
Applicant: Mr Geoff Baier
Decision: **Split decision**
Decision Date: 11 September 2020
Proposal: Remove two Oaks (group G4 of TPO 442)
Address **17 St Michaels Road Farnborough Hampshire GU14 8ND**

Application No 20/00566/TPOPP Ward: Fernhill
Applicant: Mr And Mrs P Kennedy
Decision: **Permission Granted**
Decision Date: 15 September 2020
Proposal: Four Oaks (part of group G1 of TPO 236) as per submitted plan, reduce crown all over by no more than 3 metres
Address **Land Affected By TPO 236 Randell Close Blackwater Camberley Hampshire**

Application No 20/00572/FUL Ward: Empress
Applicant: Mr And Mrs P Hurlow
Decision: **Permission Granted**
Decision Date: 08 September 2020
Proposal: Erection of a two storey front extension
Address **70 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 20/00580/TPOPP Ward: Empress
Applicant: Mr Kevin Drake
Decision: **Permission Granted**
Decision Date: 14 September 2020
Proposal: Two Beech trees (T4 of TPO 356) crown reduce by no more than 2.5 metres. (T5 of TPO 356) crown reduce by no more than 2 metres and crown lift by no more than 6 metres from ground level
Address **Beeches 141 Prospect Road Farnborough Hampshire GU14 8JY**

Application No 20/00581/CONDPP Ward: Cove And Southwood
Applicant: CALA Homes
Decision: **Conditions details approved**
Decision Date: 24 September 2020
Proposal: Submission of details pursuant to Condition No.11 (Communal aerial/satellite dish installations for flatted blocks) of planning permission 16/00837/FULPP dated 19 March 2019
Address **The Crescent Southwood Business Park Summit Avenue Farnborough Hampshire**

Application No 20/00583/REXPD Ward: West Heath
Applicant: Mr John Stevens
Decision: **Prior approval is NOT required**
Decision Date: 11 September 2020
Proposal: Erection of a single storey rear extension measuring 4m from the original rear wall, 2.3m to the eaves and 3.5m in overall height
Address **33 Anglesey Avenue Farnborough Hampshire GU14 8SF**

Application No 20/00585/TPOPP Ward: Cove And Southwood
Applicant: Mr Akmal Hussain Gani
Decision: **Permission Granted**
Decision Date: 18 September 2020
Proposal: Two Oaks (T9 and T10 of TPO 416A) to the rear of 33 and 35 Randolph Drive, crown reduce by no more than 2 metres
Address **Land Affected By TPO 416A - Within Links Way, Fox Heath And Randolph Drive Farnborough Hampshire**

Application No 20/00586/TPO Ward: North Town
Applicant: Mr James Jepp
Decision: **Permission Granted**
Decision Date: 18 September 2020
Proposal: T1 Holm Oak - Crown lift by no more than 6 meters from ground level and reduce back banches to give a clearance of 3 meters from the property (TPO66)
Address **57 Newport Road Aldershot Hampshire GU12 4PW**

Application No 20/00587/TPO Ward: North Town
Applicant: Mrs Kathleen Smith
Decision: **Permission Granted**
Decision Date: 21 September 2020
Proposal: Oak Tree - Crown reduce and crown lift to no more than 2.5metres from ground level (T6 of TPO391)
Address **2 Field Way Aldershot Hampshire GU12 4UG**

Application No 20/00588/TPOPP Ward: St John's
Applicant: Ms Lynette Heynes
Decision: **Permission Granted**
Decision Date: 18 September 2020
Proposal: One Oak and one Ash (part of group G4 of TPO 352A) as per submitted plan, crown reduce by no more than 3 metres
Address **12 Marlborough View Farnborough Hampshire GU14 9YA**

Application No 20/00589/FULPP Ward: Empress
Applicant: Mrs R Waugh
Decision: **Permission Granted**
Decision Date: 11 September 2020
Proposal: Raising of main ridge height and changes to roof from hip to gable to allow loft conversion and erection of a third floor rear extension and a single storey rear extension
Address **11 High View Road Farnborough Hampshire GU14 7PU**

Application No 20/00590/TPO Ward: Manor Park
Applicant: Mr Adrian Willmott
Decision: **Permission Granted**
Decision Date: 18 September 2020
Proposal: One Hornbeam (T1 of TPO 349) crown lift to no more than 3 metres from ground level and crown thin by no more than 15%
Address **5 Churchlands Aldershot Hampshire GU11 3SR**

Application No 20/00592/FULPP Ward: Knellwood
Applicant: Mr And Mrs Jason Grenham
Decision: **Permission Granted**
Decision Date: 30 September 2020
Proposal: Replace existing parapet walled flat roof on garage with a tiled mono pitched roof and conversion of garage to a habitable room
Address **22 Saltram Road Farnborough Hampshire GU14 7DX**

Application No 20/00594/REVPP Ward: Cove And Southwood
Applicant: Mr And Mrs Finch
Decision: **Permission Granted**
Decision Date: 01 October 2020
Proposal: Relief of Condition 15 attached to planning permission 93/00008/FUL to allow the conversion of garage into a habitable room
Address **25 The Lawns Farnborough Hampshire GU14 0RF**

Application No 20/00597/TPOPP Ward: Cove And Southwood

Applicant: Mr Michael Paterson

Decision: **Permission Granted**

Decision Date: 18 September 2020

Proposal: One Oak Tree (T11 of TPO 416A) crown lift to give clearance of no more than 7 metres from ground level and a crown reduction of no more than 2 metres

Address **35 Randolph Drive Farnborough Hampshire GU14 0QQ**

Application No 20/00598/TPOPP Ward: St John's

Applicant: Craig McDonald

Decision: **Permission Granted**

Decision Date: 21 September 2020

Proposal: Beech tree - remove 3 main branches (shown on photo 1) and remove minor branches under a height of 8 meters from ground level (G24/TPO 358A) Reason - branches of beech tree (G20) are majorly over hanging boundary into to rear garden of 118 Fleet road, restricting natural light and rain water access. This maintenance is requested to improve light, rain water access and general enjoyment of rear garden and prevent further ingress and growth from this beech tree's branches identified in the application.

Address **10 The Birches Farnborough Hampshire GU14 9RP**

Application No 20/00602/TPO Ward: Knellwood

Applicant: Mr Karl Salesse

Decision: **Permission Granted**

Decision Date: 21 September 2020

Proposal: One Oak (part of group G7 of TPO 432A) as per submitted plan, crown reduce by no more than 3 metres

Address **16 Waverley Road Farnborough Hampshire GU14 7EY**

Application No 20/00603/REXPD Ward: St Mark's

Applicant: Mr Adrian Lestrangle

Decision: **Prior approval is NOT required**

Decision Date: 15 September 2020

Proposal: Erection of a single storey rear extension measuring 3.4 metres from the original rear wall, 3.1 metres to the eaves and 3.1 metres in overall height

Address **17 Farnborough Road Farnborough Hampshire GU14 6BD**

Application No 20/00604/TPO Ward: Cove And Southwood

Applicant: Mrs Stephanie Marshall

Decision: **Permission Granted**

Decision Date: 21 September 2020

Proposal: Two Oak trees (part of group G1 of TPO 98) as per submitted photo, remove epicormic growth from trunks and crown thin by no more than 20%

Address **65 Southwood Road Farnborough Hampshire GU14 0JH**

Application No 20/00605/FULPP Ward: St Mark's

Applicant: Mrs Kate Dinnin

Decision: **Permission Granted**

Decision Date: 23 September 2020

Proposal: Replace UPVC top-hung windows with UPVC wood effect sash windows throughout the property, replace rear dormer with wood effect UPVC and retrospective planning permission for bi fold door to rear

Address **86A Alexandra Road Farnborough Hampshire GU14 6DD**

Application No 20/00608/TPOPP Ward: Fernhill

Applicant: Mr Stoute

Decision: **Permission Granted**

Decision Date: 30 September 2020

Proposal: One Oak (T15 of TPO 473) remove branch as per submitted photo

Address **Land Affected By TPO 473 To The Rear Of 21 To 55 Cotswold Close Farnborough Hampshire**

Application No 20/00610/TPOPP Ward: St John's
Applicant: Ms Sarah Tucker
Decision: **Permission Granted**
Decision Date: 21 September 2020
Proposal: Oak Tree - Prune back to give 2 meters clearance from house, crown lift by no more than 5.5 meters, crown thin by 15% and remove dead wood (G21 of TPO358A)
Address **2 The Birches Farnborough Hampshire GU14 9RP**

Application No 20/00620/TPOPP Ward: Empress
Applicant: Mrs Milner
Decision: **Permission Granted**
Decision Date: 30 September 2020
Proposal: One Sweet Chestnut (T49 of TPO 444A) and T1 on submitted plan, reduce lateral growth over roof line (West) by no more than 2.5 metres to secondary growth points. Lift over roof to give a no more than 3 metre clearance and remove epicormic growth on stems to 6 metres. One Sweet Chestnut (T50) T2 on submitted plan, reduce lateral growth over roof line (Northwest) by no more than 2 metres to secondary growth points and remove epicormic growth on stems to 6 metres. One Sweet Chestnut (T51) T3 on submitted plan, reduce lateral growth over neighbouring roof line (Southeast) by no more than 2 metres to secondary growth points and remove epicormic growth on stems to 6 metres. One Sweet Chestnut (T55) T4 on submitted plan, lift trailing branches over neighbouring garden (East) by no more than 2 metres to establish a clearance over the garden of no more than 7 metres
Address **3 Leopold Avenue Farnborough Hampshire GU14 8NL**

Application No 20/00623/FULPP Ward: Empress
Applicant: MR GD MILNE
Decision: **Permission Granted**
Decision Date: 24 September 2020
Proposal: Erection of a first floor rear extension
Address **18 Empress Avenue Farnborough Hampshire GU14 8LX**

Application No 20/00626/REXPD Ward: North Town
Applicant: Mr Mrs Brooks
Decision: **Prior approval is NOT required**
Decision Date: 21 September 2020
Proposal: Erection of a single storey rear extension measuring 3.5m in length from the original rear wall, 2.85m to the eaves and 3.45m in overall height
Address **38 Field Way Aldershot Hampshire GU12 4UG**

Application No 20/00630/TPOPP Ward: West Heath
Applicant: Alison Rowley
Decision: **Permission Granted**
Decision Date: 30 September 2020
Proposal: One Oak (T24 of TPO 219) reduction of extended limbs to house/neighbours houses aspect by no more than 5 meters and dress into remaining crown shape
Address **46 Beta Road Farnborough Hampshire GU14 8PQ**

Application No 20/00632/TPOPP Ward: Rowhill
Applicant: Chris Pedoe
Decision: **Permission Granted**
Decision Date: 30 September 2020
Proposal: One Oak (part of group G1 of TPO 260A) as per submitted plan, crown reduction of no more than 3 metres to clear the coverage of the patio. One Oak (T1 of TPO 260A) reduction of crown to clear coverage of driveway as per submitted photo 1 and cut back branch as shown in photo 2
Address **20 Pavilion Road Aldershot Hampshire GU11 3PB**

Application No 20/00652/DEMOPP Ward: St Mark's
Applicant: Secretary of State for Defence
Decision: **Prior approval is NOT required**
Decision Date: 29 September 2020
Proposal: Prior Approval for Demolition of two storey building (LLA013)
Address **Lille Barracks Redvers Buller Road Aldershot Hampshire GU11 2NQ**

Application No 20/00655/FUL Ward: St Mark's
Applicant: Adam Matthews
Decision: **Permission Granted**
Decision Date: 25 September 2020
Proposal: Erection of a single storey side extension
Address **10 Somerset Road Farnborough Hampshire GU14 6DP**

Application No 20/00695/COND Ward: Empress
Applicant: Mr Oliver Porter
Decision: **Conditions details approved**
Decision Date: 25 September 2020
Proposal: Submission of details pursuant to Condition 2 of Planning Application
20/00364/FULPP
Address **1 Kiln Place Farnborough Hampshire GU14 0FD**

Application No 20/00708/NMA Ward: St Mark's
Applicant: Mr Kevin Neill
Decision: **Permission Granted**
Decision Date: 22 September 2020
Proposal: Non-material Amendment to planning permission 20/00038/REVPP
dated 20th February 2020 to allow the change in material from cladding
to brick to the outbuilding
Address **65 Netley Street Farnborough Hampshire GU14 6AT**

This page is intentionally left blank

Development Management Committee Planning Report No. EPSH2031
14th October 2020

Appeals Progress Report

1. New Appeals

- 1.1 One new appeal has been received and ‘started’ by the Planning Inspectorate since the last Committee meeting.
- 1.2 **162 Fleet Road, Farnborough Hants:** Against an enforcement notice requiring removal of a 2 metre high timber fence with access front gate to front of property and covered carport. This will be considered together with the planning appeal against refusal of permission to retain the unauthorised development which was reported in July 2020 by way of the written method.

2. Appeal decision

2.1 91 Cranmore Lane, Aldershot

Appeal against refusal of planning permission for “Erection of single storey side extension and alterations to detached garage to form store” in July 2019 with planning application 19/00368/FULPP. Planning permission was refused under delegated powers for the following reasons:-

“Taking into consideration the existing design and architectural features of the building and that the building is a Building of Local Importance (BOLI) (a non-Statutory heritage asset) designated for its high evidential, historic and aesthetic values, the proposed extension is considered to be out of keeping and unsympathetic to the character and appearance of the existing building in terms of its scale, proportion, horizontal form, fenestration, flat roof, lack of detailing and position on the existing building. The proposals would also result in the loss of existing architectural features and character of the original building. It is therefore considered that the proposed extension would have an unacceptable detrimental impact upon the property contrary to Policies HE1 and DE1 of the adopted Rushmoor Local Plan (2014-2032) and the Council’s adopted ‘Buildings of Local Importance’ SPD (2012).”

- 2.2 The appeal was considered under the Written Representations procedure. In determining the appeal, the Inspector considered that there was no objection to the proposed garage alterations (indeed the Council’s reasons for refusal related entirely to the proposed side extension), if the garage conversion proposals needed planning permission they were acceptable and were severable from the consideration of the proposed extension. The sole determining issue was therefore considered to be the effect of the proposed side extension on the character and appearance of the area, having regard to the non-designated heritage asset status of the house.

- 2.3 The Inspector described and noted the heritage significance of the appeal property as a locally listed building and that it is semi-detached to a house of similar design, form and use of materials that is also subject to the same BOLI status. As a pair they are aesthetically attractive due to their design and both have historical, architectural and evidential qualities. The appeal dwelling was noted to have a prominent gable roof and bay window to the side. However, the proposal would result in the removal of this side bay window and erection of a single-storey extension spanning most of the depth of the building. The Inspector considered that such an expanse of new building would dominate the side of the building. The modern design of the roof of the proposed extension incorporating mono-pitch sections and a flat portion would sit also awkwardly with the distinctive Victorian architecture of the building. The proposed extension would also have modern doors, poorly-proportioned windows and lack the detailing of the existing building. The appellants' offer to amend some elements of the design was considered inadequate. Although partially screened by an existing high boundary wall along the property frontage, the upper parts of the proposed extension would still be visible. The Inspector considered that the harm arising from the proposed extension would be significant and permanent, and would adversely affect the heritage interest of the BOLI for present and future generations.
- 2.4 The Inspector concluded that the proposed extension would fail to make a positive contribution to the quality of the built environment and would not be a high quality design that respected the character and appearance of the local area, contrary to adopted planning policies. The Inspector therefore agreed with the Council that planning permission should be withheld for this element of the proposals. Since the proposed garage alterations were acceptable and unobjectionable the Inspector considered that this element should be approved and that a split decision was warranted. Overall, the Inspector agreed with the Council's assessment and consideration of the application.

DECISION : SPLIT - APPEAL DISMISSED FOR SIDE EXTENSION & APPEAL ALLOWED FOR GARAGE ALTERATIONS.

3. Recommendation

- 3.1 It is recommended that the report be **NOTED**.

Tim Mills
Head of Economy, Planning and Strategic Housing