

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	Louise Davies
Application No.	22/00390/FUL
Date Valid	7th June 2022
Expiry date of consultations	30th June 2022
Proposal	Conversion of existing 3 bedroom maisonette into 2no. 1 bedroom flats with provision of cycle and bin store
Address	9A Wellington Street Aldershot Hampshire GU11 1DX
Ward	Wellington
Applicant	Rushmoor Borough Council
Agent	Mr Simon Ross
Recommendation	Grant subject to completion of a S106 Planning Obligation

Description

This application seeks the conversion through internal alteration of an existing three bedroom maisonette in to two separate one-bedroom flats. The existing access from the rear will remain and the shared space to the rear of the property will house a bin and cycle store.

Neighbours notified

In addition to posting a site notice, the surrounding neighbours were notified. One comment was received from the ground floor occupier who was supportive of the upgrading of the flat and raised some practical concerns regarding operation of any future tenancy.

Policy and determining issues

This building is within Aldershot Town Centre and a Primary Shopping Frontage Primary Shopping Frontage and is a Building of Local Importance.

Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), Policy: SP1.1 (Primary Shopping Frontage), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards) and DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), IN2 (Transport), HE1 (Heritage) NE1 (Thames Basin Heaths Special Protection Area), of the adopted Rushmoor Local Plan (2014-2032) are

relevant to the consideration of the current application.

Also relevant is the Council's adopted Supplementary Planning Document (SPD) "Parking Standards" adopted in 2017.

This item is before the Planning Committee due to the building being owned by Rushmoor Borough Council.

Commentary

- Design and Appearance

The proposal is to convert the upper two stores of a building comprising retail to the ground floor and residential over the upper two floors currently occupied as a three-bedroom flat. The flat has a separate entrance, from the rear of the property. This property is situated on Wellington Road, Aldershot. The proposals seek to convert the upper two floors from one unit into two separate flats. The building is a Building of Local Importance. No external changes are proposed to the building front elevation and existing fenestration will remain.

To the rear elevation at ground floor level it is proposed to insert a second doorway of the same style and dimension as the existing to provide independent access for the proposed flats, allowing the commercial unit at ground floor level to use the existing access and improve the approach to the access and egress to the rear of the building and the commercial fire exit by removing the need for internal doors; reducing the potential for tripping hazards caused by the rather unusual existing step and threshold arrangements.

This will look to overcome some conflict of shared use that has occurred in the past between the residential occupants, and the operation of the commercial unit. The addition of the doorway will only be partly visible from the rear service yard directly behind the building. No change to the front of the building is proposed. To the rear is proposed an amenity area with space for bin and cycle storage to serve both flats, as existing.

The proposed Flat 1 to the first floor comprises one single bedroom with bathroom and kitchen/living area.

The proposed Flat 2 is to the second floor. The flat has one double bedroom, separate bathroom with store cupboard, and a kitchen/living space.

Policy DE1 (Design in the Built Environment) requires new development 'to make a positive contribution towards improving the quality of the built environment'. No external changes will be made to the principal elevation of this Building of Local Importance. The proposal will therefore accord with Policy HE1 (Heritage).

- Residential Standards

The Ministry of Housing, Communities and Local Government's Technical Housing Standards defines minimum floor areas and built-in storage for all new residential dwellings. These standards are reflected within Policy DE2 (Residential Space Standards) of the Local Plan. The submitted plans indicate that the proposed floorspaces for both flats meets the minimum standards. Flat 1 to the first floor, is a one bedroom one person flat measuring approx 39sqm. Flat 2 is a one bedroom two person flat measures approx. 50sqm.

Policy DE3 (Residential Amenity Space Standards) is also relevant. Policy DE3 requires all new residential development and conversions 'to provide good-quality, useable private outdoor space in the form of gardens, balconies and/or roof terraces. The minimum requirement for private outdoor space for a flat is a 5sq m balcony accessible from the main habitable room. These flats will be served by an existing outside courtyard area, which is fenced for privacy.

- Parking

The Council's 'Car and Cycle Parking Standards' supplementary planning document (SPD) (adopted in November 2017) sets out the Council's car and cycle parking standards. In terms of car parking, there is 'a presumption that the parking standard (including the visitor parking requirement) should be provided in full' (p. 10). From the SPD, 1 bedroom properties should be provided with a minimum of 1 car parking space, and three bedroom properties with 2 spaces per unit. Taking the existing required provision to serve the existing use, a three bedroom property is served by two car parking spaces. This proposal would require two spaces (one for each flat), therefore there is no step change between the required parking for one three-bedroom flat and two one-bedroom flats, and it is considered that the proposal will not increase demand for parking over and above the existing use.

Thames Basin Heath Special Protection Area

As the proposals seek to provide general needs residential accommodation (Use Class C3) and the site is located within the 5km zones of influence of elements of the Thames Basin Heaths Special Protection Area (SPA), it will be necessary for the impact of the proposed development upon the nature conservation interests and objectives of the SPA to be addressed.

The project the subject of the current planning application being assessed would result in a net increase of 1 dwelling within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2019), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in 2021. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy NE1 and the AMS applicants must:-

- (a) secure an allocation of SPA mitigation capacity from either the Council's SANGS

schemes, or from another source acceptable to Natural England and to the Council; and
(b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this case the applicants have requested an allocation within a SANGS scheme sufficient for the new dwelling unit proposed. Further to the Rushmoor Cabinet resolutions of 17th June 2014, having considered the scheme in relation to the criteria therein, an allocation of capacity within the Rowhill SANG project has been made in relation to this proposal. Furthermore, the applicants are also seeking to secure a financial contribution towards Open Space by way of a s106 planning obligation requiring payment of this additional SPA financial contribution upon the implementation of the proposed development.

On this basis, the Council are satisfied that, subject to the receipt of a satisfactory completed s106 Planning Obligation, the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of Rushmoor Local Plan Policy NE1 and the AMS. Accordingly, it is considered that planning permission could then be granted for the proposed development on SPA grounds.

Conclusions

The proposals would have no material and harmful impact upon the visual character and appearance of the area or on designated heritage assets. The proposals would have no material and adverse impact on neighbouring amenity, would provide an acceptable living environment for future occupiers and would not result in conditions prejudicial to highway safety. Subject to financial contributions being secured in respect of Special Protection Area Mitigation & Avoidance and Public Open Space with a s106 Planning Obligation; the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and would appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), Policy: SP1.1 (Primary Shopping Frontage), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards) and DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), IN2 (Transport), HE1 (Heritage) NE1 (Thames Basin Heaths Special Protection Area), of the adopted Rushmoor Local Plan (2014-2032)

It is recommended that:

- (a) **subject** to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 2 August 2022 or unless otherwise agreed by an Extension of Time to secure the SAMMs SPA and Public Open Space contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to GRANT planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 2 August 2022,

and no Extension of Time has been agreed, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; and does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6.

- 1 The development hereby permitted shall be begun before the expiration of one year 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, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended 2021 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and details –

Existing Rear Elevations Drawing No. 2022-P-106/SR dated 22 March 22;
Proposed Rear Elevation, Drawing No. 2022-P-106/SR Rev A dated 22 March 2022;
Existing and Proposed Alteration to Access - Section Through Rear Elevation, Drawing No. 2022-P-107/SR Dated 6 July 2022;
Proposed Ground Floor Plan and Bin Store, Drawing No. 2022-P-104/SR Rev F dated 19 Jan 2022;
Site Location Plan and Block Plan 01;
Proposed Second Floor Plan, Drawing No. 2022-P-103/SR Rev D dated 19 Jan 2022;
Proposed First Floor Plan, Drawing No. 2022-P-102/SR Rev E dated 19 Jan 2022;
Existing and Proposed Front Elevations Plan, Drawing No. 2022-P-105/SR dated 22 March 2022; and
Existing First and Second Floor Plans, Drawing No. 2022-P-101/SR Rev B dated 19 Jan 2022.

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

- 3 Prior to the occupation of any part of the development hereby approved the cycle parking shall be provided in accordance with the approved plans and retained for this purpose thereafter.

Reason - In the interests of visual amenity and highway safety.

Informatives

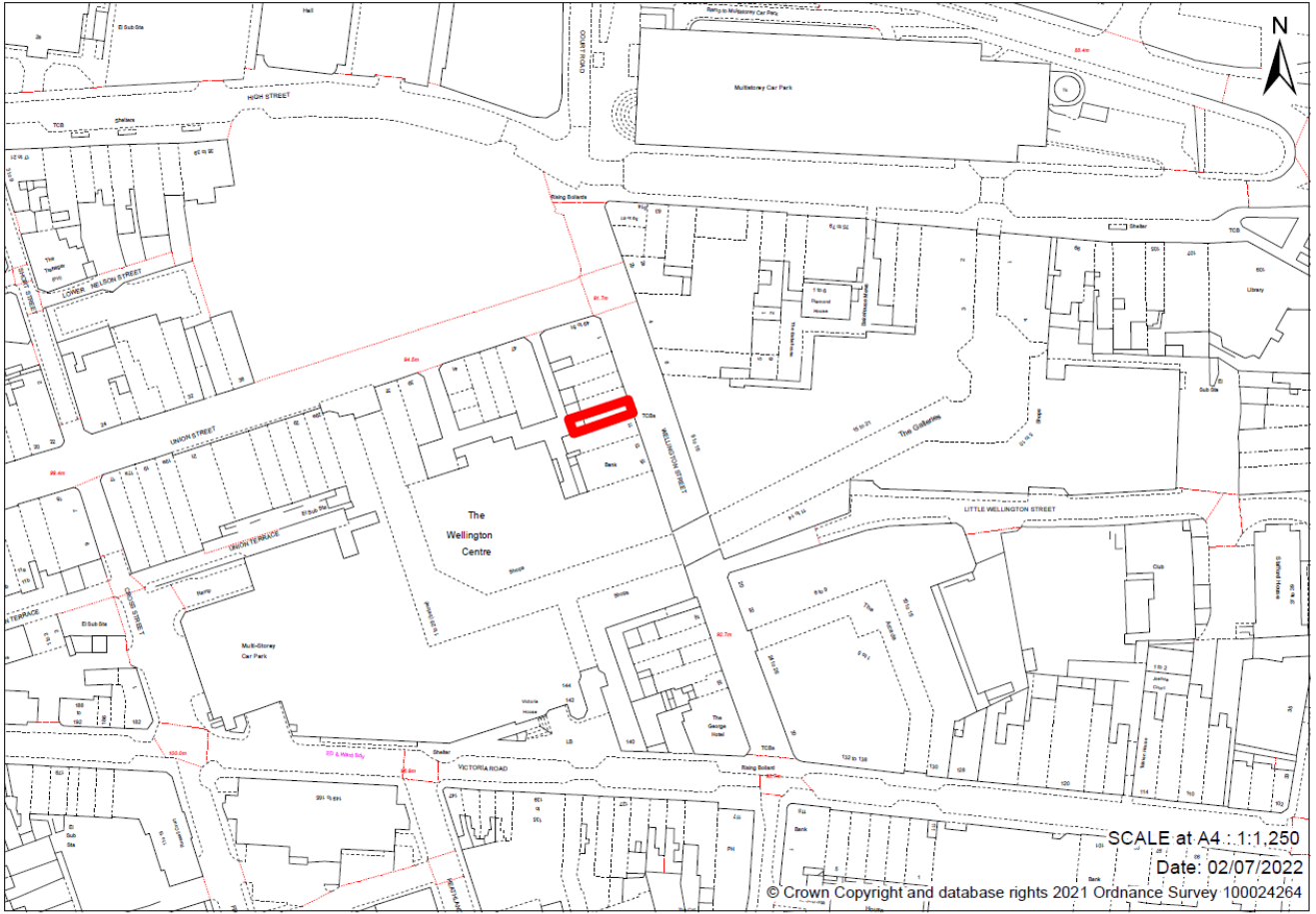
- 1 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 2 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application 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.

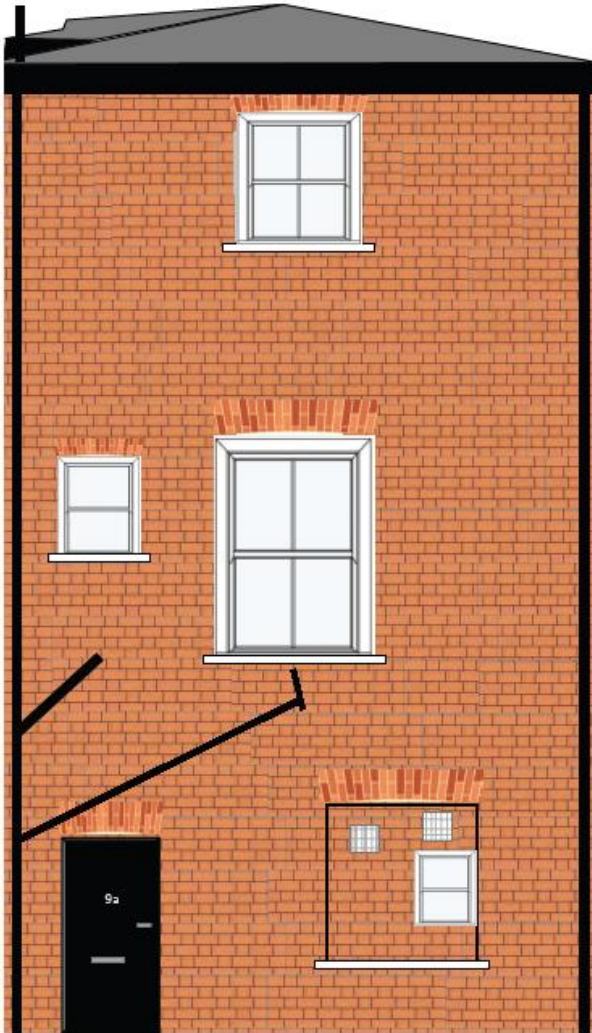
- 3 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 4 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling.
- 5 INFORMATIVE - **REASONS FOR APPROVAL**- The Council has granted permission because The proposals would have no material and harmful impact upon the visual character and appearance of the area or on designated heritage assets. The proposals would have no material and adverse impact on neighbouring amenity, would provide an acceptable living environment for future occupiers and would not result in conditions prejudicial to highway safety. Subject to financial contributions being secured in respect of Special Protection Area Mitigation & Avoidance and Public Open Space with a s106 Planning Obligation; the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and would appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), Policy: SP1.1 (Primary Shopping Frontage), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards) and DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), IN2 (Transport), HE1 (Heritage) NE1 (Thames Basin Heaths Special Protection Area), of the adopted Rushmoor Local Plan (2014-2032)

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.

Site Location Plan

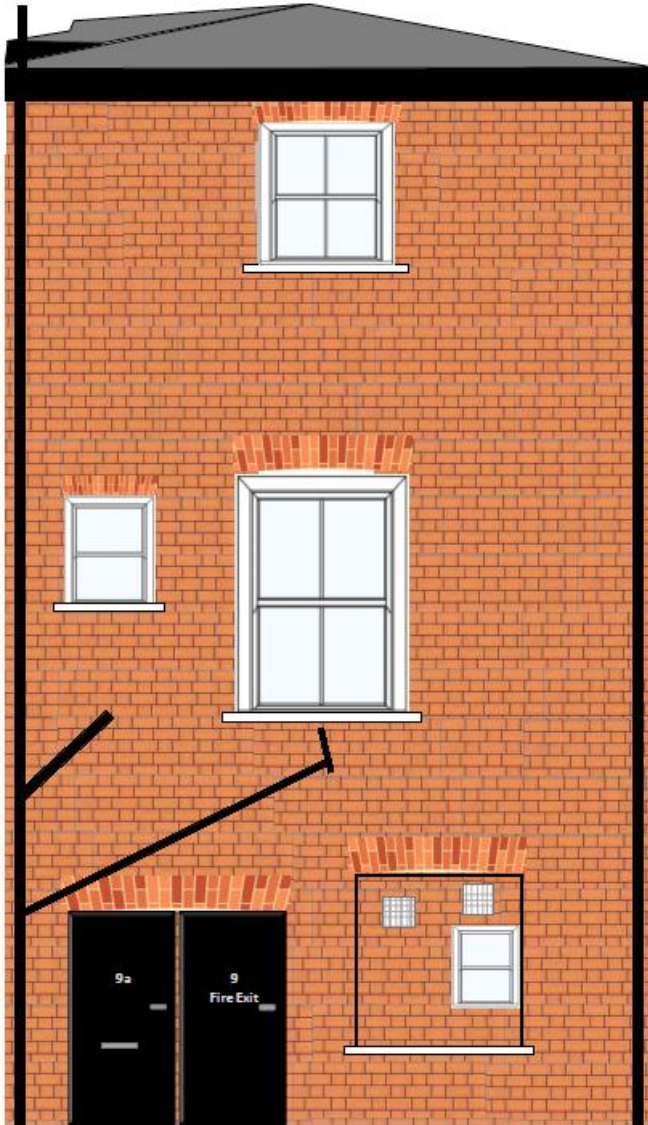


Existing Rear Elevation



Client: Rushmoor Borough Council Farnborough Road Farnborough, Hants
Project: 9a Wellington Street Aldershot Hants
Drawing Title: Planning. Existing & Proposed Rear Elevation Elevation Remains Unchanged
Date: 22nd March 2022
Drawing No: 2022 - P - 106/SR Rev.

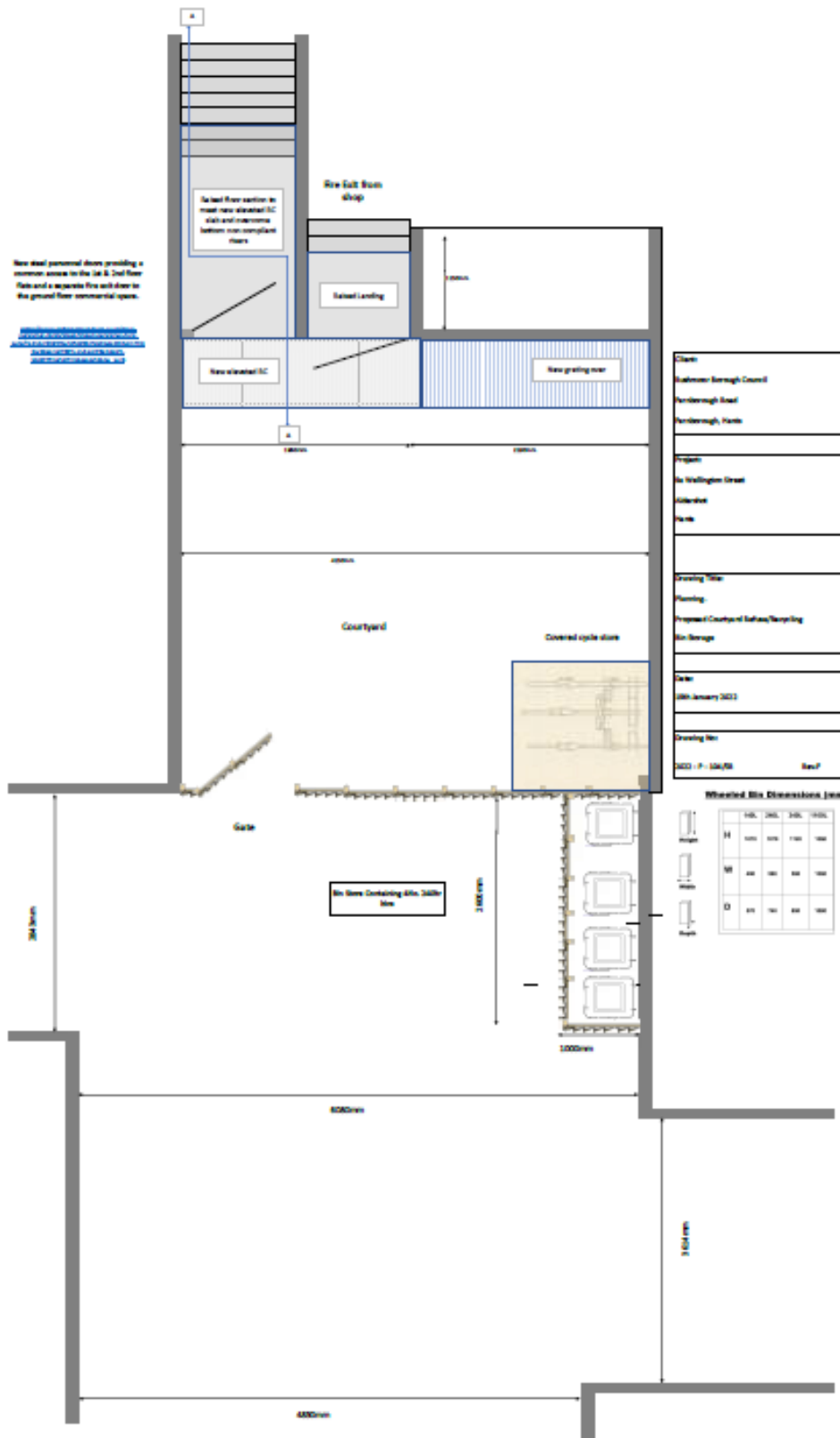
Proposed Rear Elevation



Client: Rushmoor Borough Council Farnborough Road Farnborough, Hants
Project: 9a Wellington Street Aldershot Hants
Drawing Title: Planning. Existing & Proposed Rear Elevation Elevation Remains Unchanged
Date: 22nd March 2022
Drawing No: 2022 - P - 106/SR Rev.A

Proposed Ground Floor Plan

16 Wellington Street
 Proposed ground floor plan & bin store
 7th Oct 21

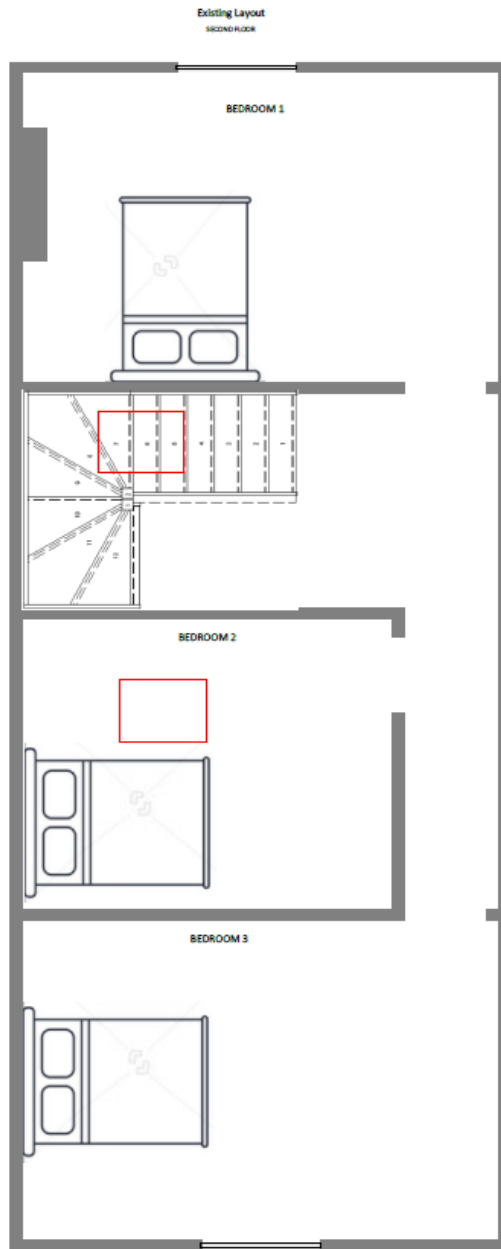


Client	Eastover Borough Council
Project	16 Wellington Street 16 Wellington Street Purdington, Herts
Project Name	16 Wellington Street Alterations Plans
Drawing Title	Proposed Ground Floor/Recycling Bin Storage
Date	28th January 2021
Drawing No	2021 - P - 04/05 Rev P

Wheeled Bin Dimensions List

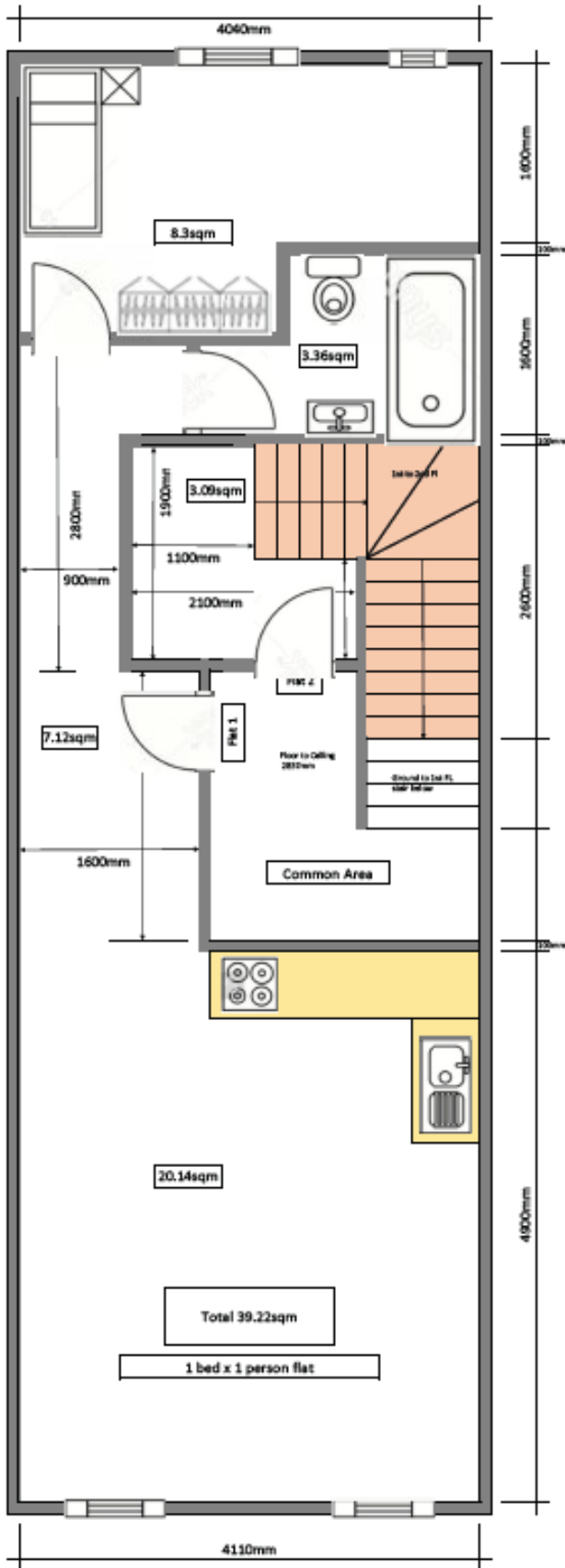
	1400	1600	1800	1900
Height	1000	1000	1000	1000
Width	400	400	400	400
Depth	1000	1000	1000	1000

Existing First and Second Floor Plans



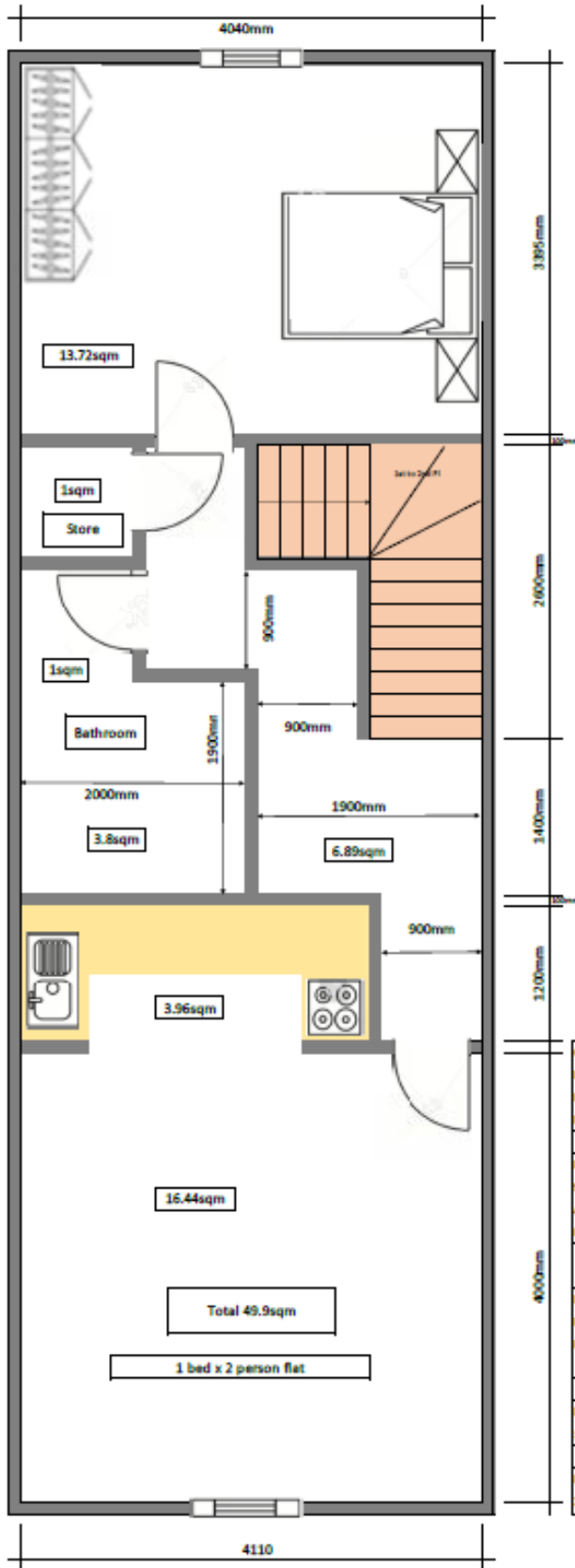
Client: Rushmoor Borough Council Fernborough Road Fernborough, Hants
Project: 24 Wellington Street Aldershot Hants
Drawing Title: Planning: Existing 1st & 2nd Floor Plans
Date: 19th January 2022
Drawing No: 2022 - P - 102/SR Rev.B

Proposed First Floor Plan



Client:	Rushmoor Borough Council Farnborough Road Farnborough, Hants
Project:	St Wellington Street Aldershot Hants
Drawing Title:	Planning Proposed 1st Floor Plan
Date:	19th January 2022
Drawing No:	2022 - P - 102/SR Rev.E

Proposed Second Floor Plan



Client:	Rushmoor Borough Council Farnborough Road Farnborough, Hants
Project:	Ra Wellington Street Aldershot Hants
Drawing Title:	Planning Proposed 2nd Floor Plan
Date:	19th January 2022
Drawing No:	2022 - P - 001/08 Rev.D