

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	Tara Hasty
Application No.	22/00410/FULPP
Date Valid	13th June 2022
Expiry date of consultations	5th July 2022
Proposal	Formation of new ground floor window to rear
Address	<b>Princes Hall Princes Way Aldershot Hampshire GU11 1NX</b>
Ward	Wellington
Applicant	Mr Graham King (Rushmoor Borough Council)
Agent	-
Recommendation	<b>Grant</b>

### **Description**

Princes Hall is located on the west side of Princes Way and occupies a corner position at the traffic-light junction with Wellington Avenue (A323). It is located adjoining Aldershot Police Station, Magistrates' Courts and Westgate.

This application is proposing to install a window in the rear elevation of Princes Hall, measuring 2 metres wide by 560mm high. The new window will provide light and ventilation for a changing room.

This application is before the committee as the Council is the applicant.

### **Consultee Responses**

RBC Regeneration Team - No comments received

### **Neighbours notified**

A site notice has been displayed to the front of the building along with neighbour letters to the adjoining properties at: 1 Westgate, Magistrates Court and Hampshire Constabulary Aldershot Division.

### **Neighbour comments**

No responses have been received as a result of neighbour notification.

### **Policy and determining issues**

The site is within Aldershot Town Centre. The relevant development plan policies are; Policies SP1 Aldershot Town Centre, SP1.3 Westgate, and DE1 Design in the Built Environment of the Rushmoor Local Plan Adopted February 2019.

The main determining issues are; Impact on the character of the area, , impact on neighbours, and highway considerations.

### **Commentary**

- Impact on the character of the area

The building is a commercial theatre. The proposed window is similar to those that exist on the rear elevation and would otherwise accord with the lines and proportions of the host building. The proposal would not harm the character of the host building or street scene.

The proposal would accord with Policy DE1 of the Local Plan in that respect.

- Impact on neighbours

The proposed window faces the Magistrates Court and the Police station. As there are existing windows similar in size and style facing in the same direction as the proposed window, it is considered that the proposed window will have no adverse impact on adjacent buildings. As a result, no harmful loss of privacy would result from the proposal.

### **Summary;**

In conclusion, subject to any comments received as a result of the publicity requirements for this application, the proposal is acceptable in terms of impact on the character of the area and surrounding buildings having regard to policies SP1 and SP1.3 of the Rushmoor Local Plan subject to the following 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

### **Informatives**

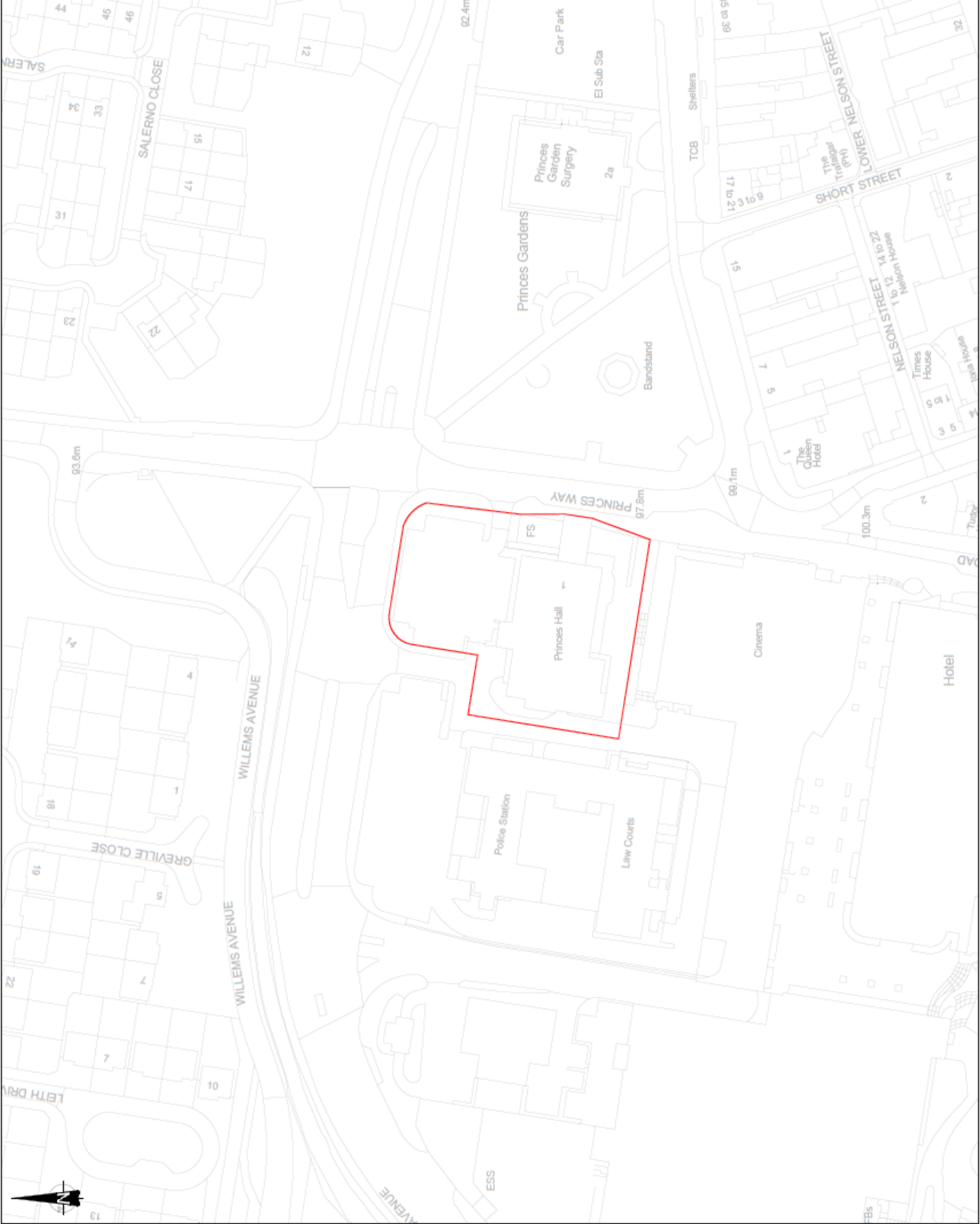
- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
  
- 2 The Council has granted permission because the proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to Policies SP1 (Aldershot Town Centre) and SP1.3 (Westgate)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.

**KEY**

Site outline

**NOTES**

- 1) Do not scale from this drawing.
- 2) All dimensions are shown in metres unless shown otherwise.



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Princes Hall  
Planning Drawings

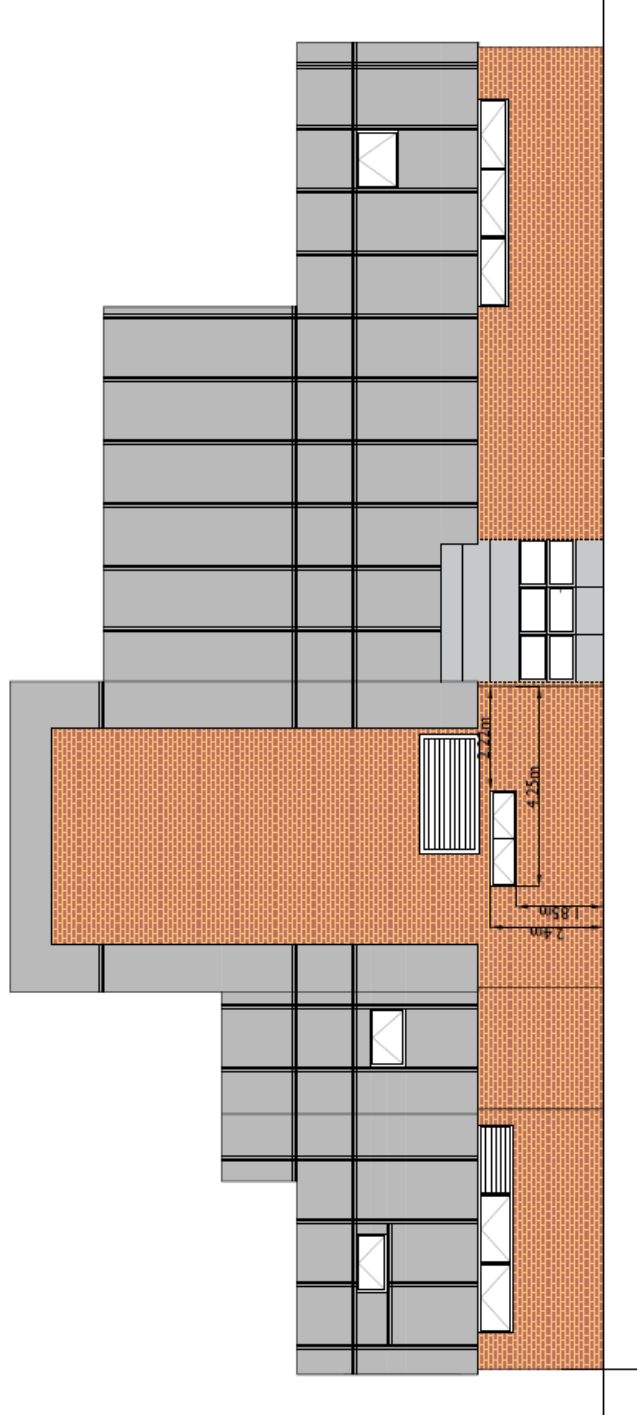
Site Plan

DATE	BY	CHKD	SCALE
12.02.2021	TM	SK	A3
DRAWING NUMBER			20.6.56_102

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10  
A - REFERENCE ELEVATION  
THU 04. 05.2022  
REV | DESCRIPTION | BY | DATE

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Princes Hall  
Planning Drawings

Proposed Rear Elevation

13.2021  
THU 04. 05.2022  
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A