

Appeals Progress Report

1. New Appeal

- 1.1 An appeal against refusal of planning permission (application 21/00476/FULPP) for 'Change of use from public house (Sui Generis) to grocery shop (Use Class E), with continued use above ground floor of ancillary residential accommodation' in respect of **The Royal Staff Public House, Mount Pleasant Road Aldershot** originally lodged in October 2021, has been validated and given a start date by the Planning Inspectorate. The Council's Statement of Case is due on 10 November. The appeal will be determined by the written representation method.

2. Appeal Decisions

- 2.1 Appeal against refusal of planning permission 21/00912/FUL for "*Formation of a new driveway and vehicular access for off street parking*" at **66 Church Road Aldershot**. The Council refused planning permission under delegated powers on 3 February 2022 for the following reasons;

- 1 The proposed parking area in the front garden of the property is inadequate in both the depth and width to accommodate parking space size as required by the Highway Authority and would therefore be likely to result in conditions prejudicial to pedestrian and highway safety.
- 2 The proposed access would result in the loss of part of an on-street parking bay on the highway to the front of the property. Taking into account the inadequate off-street parking provision proposed, the proposal would result in a net loss of at least 1 parking space in Church Road, and would have a negative impact on the local highway network.

The Inspector concluded that due to the limited size of the frontage of the property, the existing wall, vehicular access over a footpath and possible vehicles parked on the road, a vehicle would not be entering the parking space in a direct forward motion and would be likely that several manoeuvres would be required to park a vehicle as proposed. This is contrary to the Highways Authority guidance for dropped kerbs.

The decision further concluded that the proposed arrangement would result in the loss of at least one but potentially more, on street parking space(s) which are accessible and unrestricted and thereby available to other occupiers of other properties and road users.

The proposed arrangements were found to contravene the Council's SPD and the Highways Authority Guidance and failed to demonstrate that the safety of all highway users, including pedestrian would be ensured. The proposal was therefore contrary to Policy IN2 of the Rushmoor Local plan.

Appeal **Dismissed**.

3. Recommendation

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

Tim Mills

Head of Economy, Planning and Strategic Housing