

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.	23/00293/FULPP
Date Valid	14th April 2023
Expiry date of consultations	14 June 2023
Proposal	Erection of a single storey side/front extension and conversion of garage to a habitable room
Address	44 Cambridge Road West Farnborough
Ward	Knellwood
Applicant	Mr Jannesari Ladani
Agent	Mr Chanto Foo
Recommendation	Grant

This application is before members for consideration because the applicant is the spouse of a serving Rushmoor Borough Councillor.

Description

The property is a 1970s detached house on the north side of Cambridge Road West near the closed junction with Alexandra Road. The property has a substantial flat roofed two-storey extension on the east side, a rear extension, and an attached garage to the west side set back near the rear corner of the building and projecting into the rear garden.

This application proposes the erection of a single-storey extension to the west side of the building to provide a further bathroom, a sitting room and garage/domestic store. This would be joined to the front of the existing garage, which is to be converted to a bedroom.

The proposed extension would provide additional ground floor living space accessible from the main house, with two internal doors into the proposed sitting room; and an external side door into the new garage in addition to an up-and-over door to the front. The proposed extension would measure 11.6 metres in length by 1.8 metres wide, and project 5.9 metres in front of the existing house towards the street, leaving a short forecourt of 0.8 metres set back from the front boundary of the property.

As a result of revised plans received on 24 May 2023, the design of the roof of the proposed extension has been changed from a mono-pitch to a shallow dual-pitch design with concealed gutters on either side in order to reduce the bulk of the proposed extension when viewed from the street. As amended the proposed extension would measure 2.6 metres at the eaves and have a ridge height of approximately 3 metres.

Three parking spaces are shown to serve the development within the existing driveway which is served by an existing dropped kerb from the road.

Relevant Planning History

29.05.2008 08/00248/FUL : Erection of a single storey side and rear extension following demolition of garage – Granted

08.08.2012 12/00470/FULPP : Erection of a single storey side extension and conversion of garage to habitable room - Granted

Consultee Responses

Arboricultural Officer No objections subject to conditions concerning tree protection and details of the proposed raft foundations to be used.

Neighbours notified

In addition to posting a site notice, 11 individual letters of notification were sent to surrounding properties in Cambridge Road West and Barton Court, including all immediately adjacent to the application site.

Neighbour Comments Received

At the time of writing this report no comments have been received from neighbours. However the neighbour notification period does not expire until 14 June 2023, an update on this matter will be made to the Committee at the meeting.

Policy and Determining Issues

The site is within the built-up area of Farnborough and is neither within a Conservation Area nor does it adjoin a Listed Building. Adopted Rushmoor Local Plan (2014-2032) Policies DE1 (Design in the Built Environment), NE3 (Trees) and IN2 (Transport) are relevant to the consideration of the current proposals; as are the Council's adopted Supplementary Planning Documents (SPDs) 'Home Improvements and Extensions (February 2020) and 'Car and Cycle Parking Standards' (2017).

Domestic extensions to provide additional ancillary and incidental accommodation, as in this case, are acceptable in principle subject to the proposals being found acceptable in all detailed respects.

In this context the main determining issues are considered to be the visual impact upon the character and appearance of the area; impacts on trees; the impact on neighbours; and highways considerations.

Commentary

1. Visual Impact -

The surrounding properties, which are situated within a short cul-de-sac, are a mix of building types and external designs. These include, to the west, a 3-storey flat development (Oxford Court, Nos.32-42 Cambridge Road West) and, to the east, a further 3-storey flat development (Barton Court). Detached 2-storey dwellings are located immediately opposite, however a further flat development (William Court) is situated opposite Barton Court. Adjacent to Barton Court to the east are 3-storey flats of an unusual hexagonal form at The Quinneys. There is a single-storey corrugated metal sheet clad commercial building at the junction of Cambridge Road West and Guildford Road East. There are established trees to the highway verge outside the property and wide grass verges form a green buffer between the pavement and the highway; all of which would remain.

Although the proposed extension would project significantly forward of the front elevation of the house, it is considered that it would not impinge unacceptably upon the visual character and appearance of the street due to the screening effect of existing mature trees and planting. In addition, where visible, the external materials, shallow-pitched amended roof design, windows and doors would all suitably match the existing property.

It is therefore considered that the proposed extension would have an acceptable visual impact.

2. Impact on Trees -

Whilst the proposals do not require the removal of the surrounding trees or planted areas, there are significant trees within the highway verge outside the front of the application property. To address this and to ensure that there would be no impact upon the health and stability of these street trees, it is proposed that raft foundations are used in the construction of the proposed extension to minimise disturbance of the ground and evenly spread the weight of the new building works. The proposed extension is of single-storey height and weight such that this foundation design is appropriate in principle subject to appropriate detailed design – which can be secured by imposition of a suitably-worded condition.

Whilst there is also a significant tree located close to the rear of the existing garage structure to be retained, no building works to the ground are proposed in proximity to this tree.

Accordingly, subject to appropriate conditions being imposed, it is considered that the proposals accord with the requirements of Local Plan Policy NE3.

3. Impact on Neighbours –

The existing boundary treatment (fences, trees and planting) would screen the proposals in part from neighbouring properties. Oxford Court (Nos. 32-42) to the west of the application property is considered to be the most affected neighbouring property since it has a garden area immediately adjacent to the proposed extension. However, this garden area is screened by an existing 2-metre high fence and the proposed extension would be of single-storey height only, a roof eaves height of 2.6 metres with concealed rainwater gutters, a shallow-pitched

roof, and no windows are proposed for the side elevation facing this neighbour. Accordingly, it is not considered that occupiers of this adjoining property would be subject to any material and undue loss of light, outlook or privacy as a result of the proposals. It is therefore considered that the relationship of the proposed development with this nearest neighbour is acceptable in planning terms.

Due to the degree of separation from the proposed development, no other adjoining or nearby properties would be materially and harmfully affected by the proposed development.

It is considered that the relationships with neighbours are acceptable in planning terms.

4. Highway Considerations –

The amended plans received on 24 May 2023 show that three on-site parking spaces would be provided within the remaining front garden area to serve the extended property. This provision is considered acceptable having regard to the Council's adopted Parking Standards SPD. Accordingly, it is considered that the proposal will have no material and harmful impacts on the safety and convenience of highway users.

Conclusions -

As amended, the proposed development is considered to be in keeping with the existing building in terms of design and scale, appropriate for its setting, acceptable in principle, would have no material and harmful impacts upon the visual character and appearance of the street scene, neighbours, highway issues and trees. The proposals are thereby considered acceptable having regard to Policies DE1 (Design in the Built Environment), NE3 (Trees) and IN2 of the adopted Rushmoor Local Plan (2014-2032) as well as the Council's adopted Supplementary Planning Documents 'Car and Cycle Parking Standards' (2017) and 'Home Improvements and Extensions' (February 2020).

Recommendation

It is recommended that **SUBJECT** to no substantial objections being raised by neighbours on or before the expiry of the neighbour notification period on 14 June 2023 that the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

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

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

- 2 The accommodation hereby permitted shall be used solely in connection with and ancillary to the occupation of the existing property on the site as a single dwelling and shall not at any time be occupied separately.

Reason - In order to safeguard residential amenity and by preventing the establishment of an unrelated or independent use on the site.

- 3 The external walls of the extension hereby permitted shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork

matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the side elevations of the development hereby permitted.

Reason - To protect the amenities of neighbouring residential properties.

- 5 The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-
- (a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;
 - (b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;
 - (c) no burning of materials shall take place on site; and
 - (d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences in the vicinity of the trees or hedges.

Reason - To preserve the amenity value of the retained tree(s) and shrubs.*

- 6 No development shall commence until full details of the foundations for the development hereby permitted to ensure no damage to tree roots of the nearby street trees have been submitted to and approved in writing by the Local Planning Authority. The details so approved shall subsequently be implemented in full and retained thereafter.

Reason – To preserve the amenity value of the retained tree(s) and shrubs.*

- 7 The permission hereby granted shall be carried out in accordance with the following approved drawings. C T Foo Associates Drawing numbers: 1825 1, 2, 3, 4 REV.A, 5 REV.A, 6 REV.A, 7 REV.A & 8 REV.A; and Design & Access Statement.

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

Informatives

- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting

information or amendments both before and after submission, in line with the National Planning Policy Framework.

2 INFORMATIVE - The Council has granted permission because:-

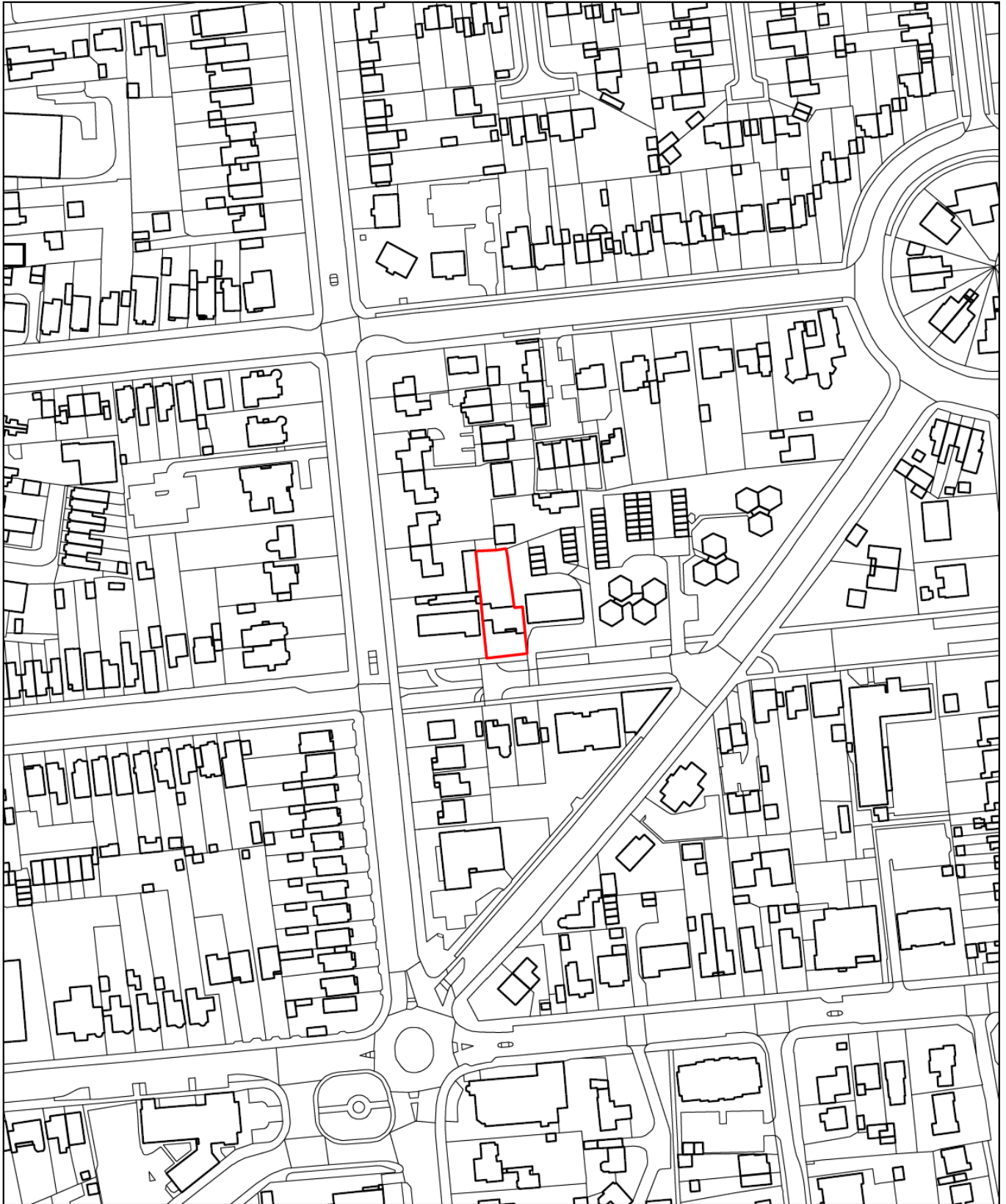
As amended, the proposed development is considered to be in keeping with the existing building in terms of design and scale, appropriate for its setting, acceptable in principle, would have no material and harmful impacts upon the visual character and appearance of the street scene, neighbours, highway issues and trees. The proposals are thereby considered acceptable having regard to Policies DE1 (Design in the Built Environment), NE3 (Trees) and IN2 of the adopted Rushmoor Local Plan (2014-2032) as well as the Council's adopted Supplementary Planning Documents 'Car and Cycle Parking Standards' (2017) and 'Home Improvements and Extensions' (February 2020).

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.


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

4 INFORMATIVE - In order to avoid risk arising from overbuilding of the gas network, the applicant is advised to check their proposals against the information at <https://www.linesearchbeforeudig.co.uk> and contact the Plant Protection Team at Scotland Gas Networks Plc plantlocation@sgn.co.uk Tel: 0800 912 1722.

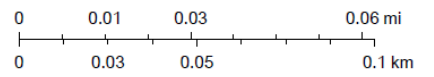
5 INFORMATIVE - All species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended. They are afforded additional protection under the Wildlife and Countryside Act 1981, as amended, making it an offence to kill, injure or disturb an individual; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works could constitute an offence. If bats or signs of bats are encountered at any point during development, then all works must stop immediately and you should contact Natural England in order to avoid breach of the above referenced legislation.

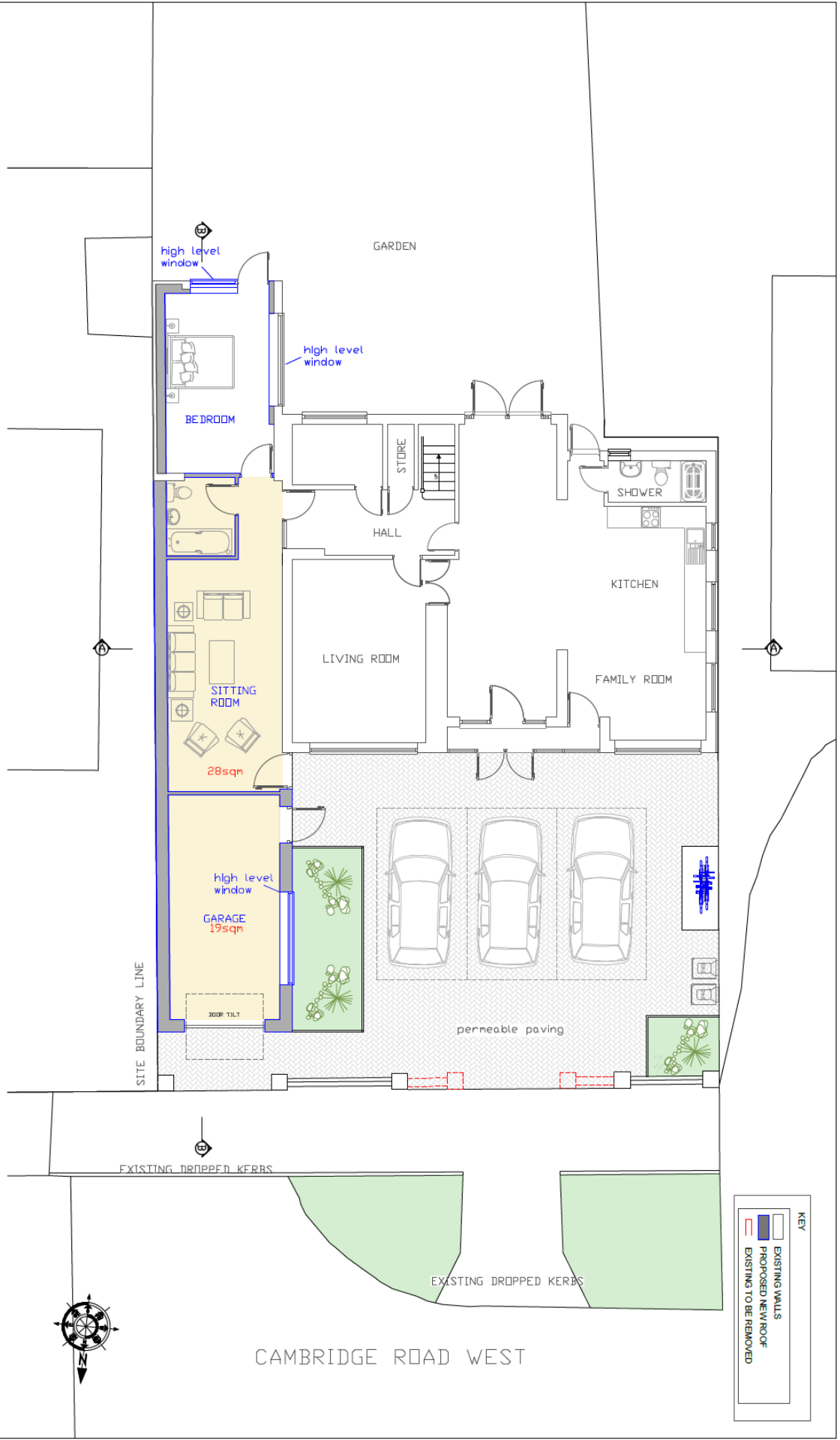


May 25, 2023

 Planning Application

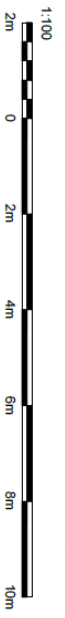
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KEY

	EXISTING WALLS
	PROPOSED NEW ROOF
	EXISTING TO BE REMOVED

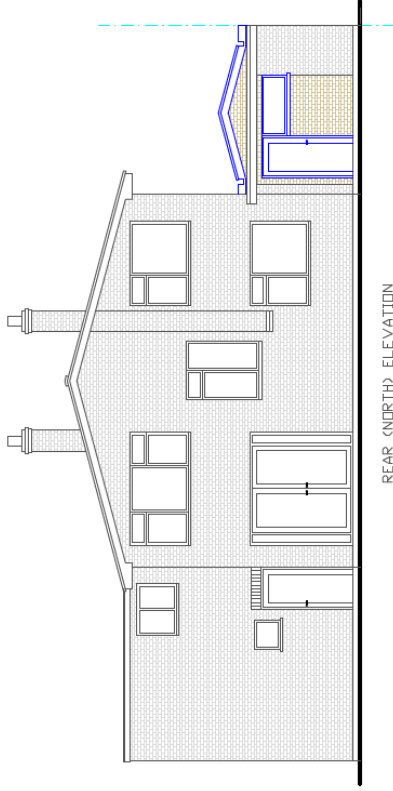


PROPOSED GROUND FLOOR PLAN

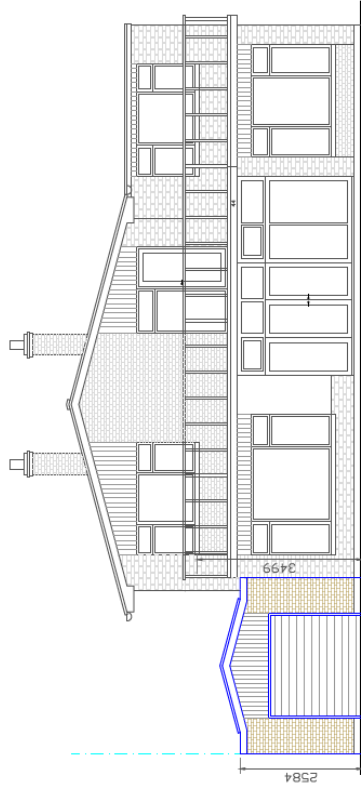
Ref.	Revision	Date	By
A	add foundation detail; amend parking layout; amend proposed roof	24-05-2023	S.Y

CTFao Associates Chartered Architects Design Architects		Project: 44 Cambridge Road West, Farnborough, Hampshire GU14 6QA	
<small> Suite 5, Osprey 100, Osprey Way Farnborough, Hampshire GU14 6QA Tel: 01252 315 170 Fax: 01252 315 170 Email: info@ctfao.co.uk www.ctfao.co.uk </small>		Scale: A3 @ 1:100	Date: 27-02-2023
<small> ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS </small>		Job number: 1825	Drawing number: 4
Client: Mr and Mrs Koohestani			Drawn by: MVA
			Revision: A

KEY	
	PROPOSED ROOF
	PROPOSED NEW WALLS



REAR (NORTH) ELEVATION



FRONT (SOUTH) ELEVATION

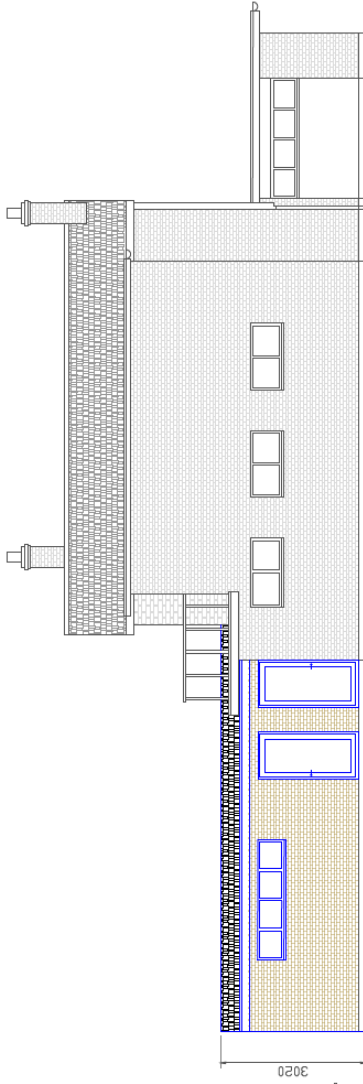


PROPOSED ELEVATIONS

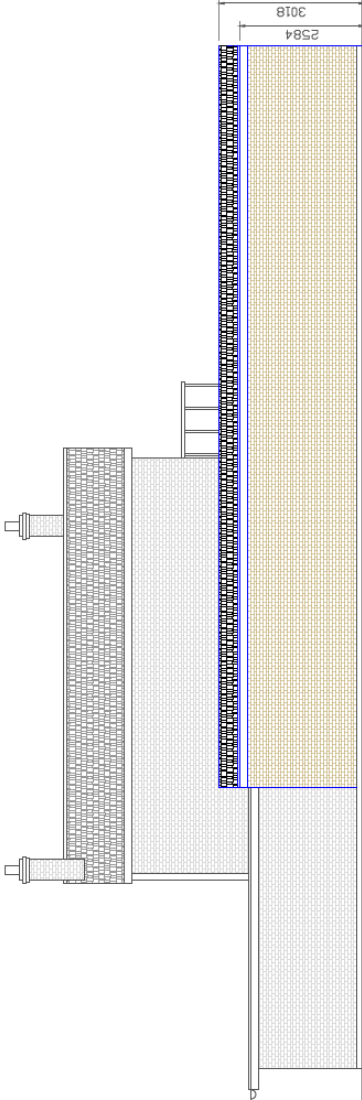
Ref.	Revision	Date	By
	A	add foundation detail, amend parking layout, amend proposed roof	24-05-2023 S.Y
<p>CTF Associates Chartered Architects Design Consultants</p> <p>ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS</p>			
Client :		Mr and Mrs Koohestani	
Job number:		1825	
Scale:		A3 @ 1:100	
Date:		27-02-2023	
Drawing number:		6	
Revision:		A	
<p>Project: 44 Cambridge Road West, Farnborough, Hampshire GU14 6QA</p> <p>Site 6 Plot 6 Plot 7 Plot 8 Plot 9 Plot 10 Plot 11 Plot 12 Plot 13 Plot 14 Plot 15 Plot 16 Plot 17 Plot 18 Plot 19 Plot 20 Plot 21 Plot 22 Plot 23 Plot 24 Plot 25 Plot 26 Plot 27 Plot 28 Plot 29 Plot 30 Plot 31 Plot 32 Plot 33 Plot 34 Plot 35 Plot 36 Plot 37 Plot 38 Plot 39 Plot 40 Plot 41 Plot 42 Plot 43 Plot 44 Plot 45 Plot 46 Plot 47 Plot 48 Plot 49 Plot 50 Plot 51 Plot 52 Plot 53 Plot 54 Plot 55 Plot 56 Plot 57 Plot 58 Plot 59 Plot 60 Plot 61 Plot 62 Plot 63 Plot 64 Plot 65 Plot 66 Plot 67 Plot 68 Plot 69 Plot 70 Plot 71 Plot 72 Plot 73 Plot 74 Plot 75 Plot 76 Plot 77 Plot 78 Plot 79 Plot 80 Plot 81 Plot 82 Plot 83 Plot 84 Plot 85 Plot 86 Plot 87 Plot 88 Plot 89 Plot 90 Plot 91 Plot 92 Plot 93 Plot 94 Plot 95 Plot 96 Plot 97 Plot 98 Plot 99 Plot 100</p>			

KEY

PROPOSED ROOF
PROPOSED NEW WALLS



SIDE (EAST) ELEVATION

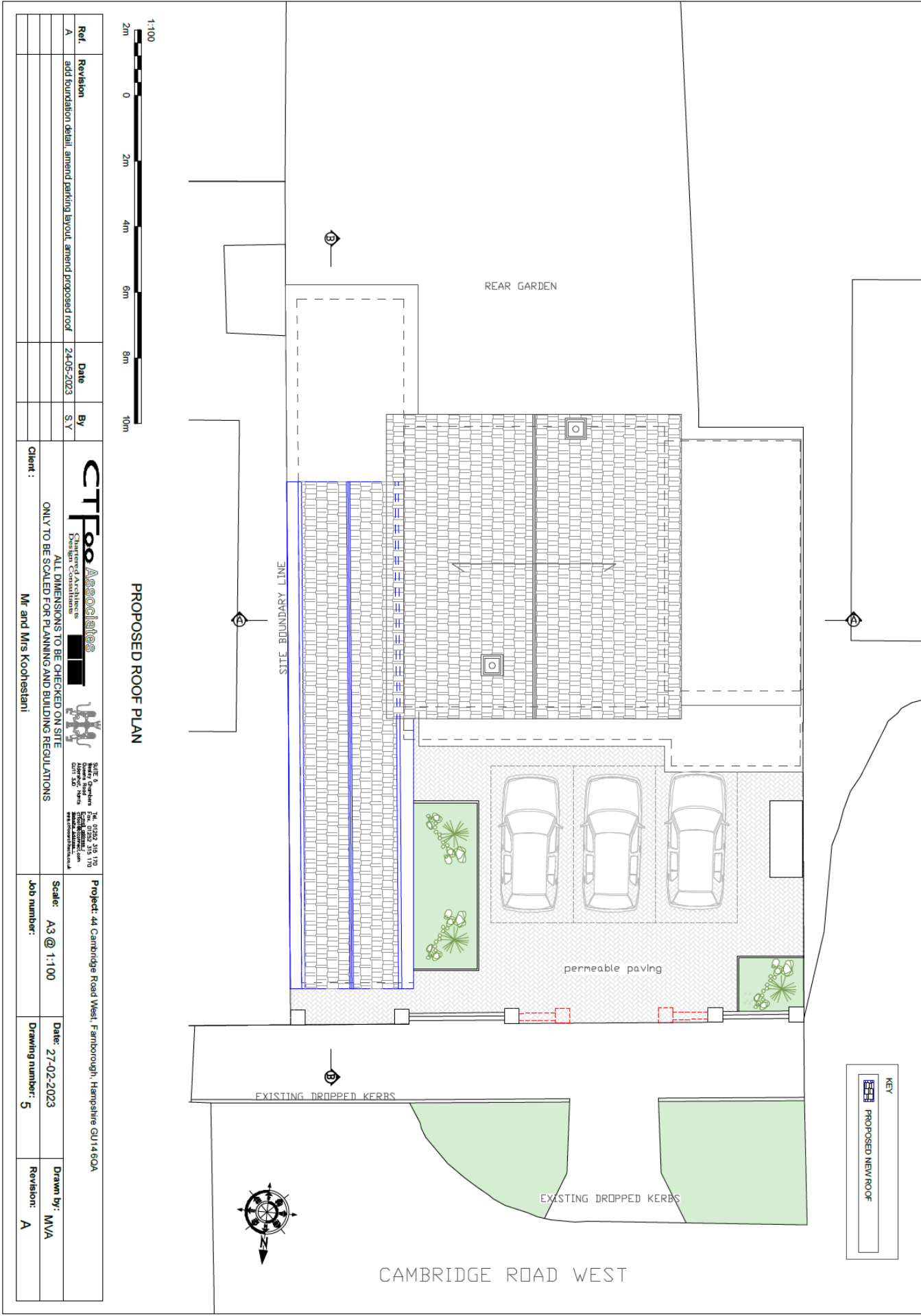



SIDE (WEST) ELEVATION



PROPOSED ELEVATION

Ref.	Revision	Date	By
A	add foundation detail, amend parking layout, amend proposed roof	24-05-2023	S.Y
<p>CTFox Associates Chartered Surveyors 44 Cambridge Road West, Farnborough, Hampshire GU14 6QA Tel: 01252 315 170 Email: info@ctfox.co.uk www.ctfox.co.uk</p>			
<p>Project: 44 Cambridge Road West, Farnborough, Hampshire GU14 6QA</p>			
Client : Mr and Mrs Koohestani		Scale: A3 @ 1:100	Drawn by: MVA
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS		Date: 27-02-2023	Revision: A
Job number: 1825		Drawing number: 7	



KEY
 PROPOSED NEW ROOF



Ref.	Revision	Date	By
A	add foundation detail, amend parking layout, amend proposed roof	24-05-2023	S.Y
<p>CT Foo Associates <small>Chartered Architects Design Consultants</small></p> <p>Project: 41 Cambridge Road West, Farnborough, Hampshire GU14 6DA</p> <p>Scale: A3 @ 1:100</p> <p>Date: 27-02-2023</p> <p>Job number:</p> <p>Drawing number: 5</p> <p>Revision: A</p> <p>Client: Mr and Mrs Koohestani</p> <p>Drawn by: MVA</p>			

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