

Development Management Committee

Appendix "A"

Application No. & Date Valid: 23/00513/FUL

22nd February 2023

Proposal: Installation of storage container at **Chapel Redan Road Cemetery Redan Road Aldershot**

Applicant: Mr Graham King (RBC)

Conditions:

1. The building hereby permitted shall be removed and the land restored to its former condition on or before 3; years from the date of this permission.

Reason - Given the impact of the character and appearance of the structure, reconsideration in the light of prevailing circumstances at the end of the specified period would be appropriate in the interest of amenity.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings. Plans, and Location Plan

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

3. No building materials or vehicles shall be stored/ parked during the construction period within the rooting zone of the adjacent tree(s).

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value. The external walls of the container hereby permitted shall be painted green. The development shall be completed and retained in accordance with the details so approved.
Reason - To ensure satisfactory external appearance.

4. Track matting shall be installed under the RPA of the adjacent tree prior to the first use of the container hereby approved. Such track matting shall remain in place for the duration of the use of the development hereby approved.

Reason – To ensure that existing trees are adequately protected and to preserve their amenity value.

**Application No.
& Date Valid:**

23/00362/FULPP

10th July 2023

Proposal:

Conversion of the building from 14 unit HMO into 12 self-contained flats including partial first and second floor rear extension and loft conversion. **Hockliffe House 14 The Grove Aldershot Hampshire**

Applicant:

Mr Jan Mohammad Mandozai

Reasons:

1. The proposal, by reason of the substandard sizes of some of the flats and the lack of any natural daylighting, ventilation to or outlook from the main living areas of others, fails to provide a satisfactory living environment for their occupiers, contrary to Policies DE2 and DE3 of the Rushmoor Local Plan.
2. The proposal includes no provision for affordable housing, as is required by Policy LN2 of the Rushmoor Local Plan.
3. Notwithstanding the lack of a submitted parking layout, it has not been demonstrated that off-road parking can be provided on site at a level commensurate with the needs of 12 self-contained flats as well as maintaining adequate off-road parking for the existing dwellings fronting Cavendish Road that also rely on the site to provide parking. The proposal is thereby contrary to Policy IN2 of the Rushmoor Local Plan and the Car & Cycle Parking Standards SPD.
4. The proposal has failed to demonstrate, through adequate surveys of the application land and appropriate proposals for mitigation and management measures, that there would be no adverse impact on protected wildlife species likely to be present (bats) having regard to the requirements of adopted Rushmoor Local Plan (2014-2032) Policies NE2 and NE4.
5. The proposals fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Local Plan Policy NE8.