

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	Katie Ingram
Application No.	23/00519/FULPP
Date Valid	7th July 2023
Expiry date of consultations	12th October 2023
Proposal	Erection of four storey rear extension following demolition of single storey element of building, and erection of additional storey (4th storey) on remaining building, and various external alterations to front and side elevations comprising additional windows, to facilitate change of use of mixed-use commercial building with 8no. flats, to a residential building containing 15no. flats (9 x 1-bed and 6 x2-bed x 1 x 3 bed) with associated parking and refuse storage
Address	3 Pickford Street Aldershot Hampshire
Ward	Wellington
Applicant	Mr Jan and Amid MANDOZAI & YUSSOUF
Agent	Mr Chanto Foo
Recommendation	Grant subject to S.106 agreement

Site Description and Proposed Development

No. 3 Pickford Street is on the eastern side of Pickford Street at the junction with Sebastopol Road and has a secondary southern elevation to Sebastopol Road and the application site has an area of 340sqm. It is occupied by a part three-storey, part single-storey building in red facing brick, with office space and a warehouse on the ground floor and 8no. flats on the first, second and third floors. The warehouse is housed in a single storey part of the building against the eastern site boundary, with a dual pitched roof with the gable ends fronting Sebastopol Road and a rear end on Artillery Road, and has a loading bay reached by a dropped kerb on Sebastopol Road. The three storey part of the building fronts Pickford Street and contains the upper level flats. The buildings are built out to the site boundaries other than an area of hardstanding that accommodates 3 parking spaces and refuse storage for the flats and No. 5 Pickford Street, to the north of the warehouse building, that is reached from Artillery Road.

No. 5 Pickford Street is attached to the north side of No. 3, and is a two-storey, 3-bedroom dwelling house with the gable end fronting Pickford Street and has a small enclosed rear

yard. No. 5 Pickford Street has a northern side boundary to Artillery Road.

The site is 50m outside the Aldershot Town Centre as designated by Policy SP1 of the Local Plan. 35m south west on Pickford Street, are the rear elevations of the Aldershot Delivery Office and Former Masonic Hall at 48 Station Road, both Grade II Listed buildings.

North of the application site on Artillery Road are the rear of flats at 127 to 129 High Street. Adjoining the eastern site boundary is a light industrial building and private surface car park known as Stableford House. On the south side of Sebastopol Road is Walpole House, a five-storey residential flat building with a flat roof. Opposite the site on the western side of Pickford Street is Emarc House, a three and a half storey modern flat building with a hipped roof, and the rear car parking area of Alexander House.



Relevant Planning history –

In 2006 planning application 06/00011/FUL for demolition of 3-5 Pickford Street and erection of a new building comprising 15 flats and associated parking, was approved. This lapsed without being implemented.

In 2013, planning application 13/00965/COU for change of use of first and second floors of 3 Pickford Street from office to residential to provide 6no. 1-bedroom and 2no. 2-bedroom flats with associated refuse and cycle storage areas, was approved and implemented, with 2 parking spaces to serve the flats and 1 for the warehouse. This was implemented.

Proposed development –

The application is seeking planning permission to add a fourth storey to No. 3 Pickford Street, in the form of a mansard roof level, and to demolish the warehouse element of the building and erect a four storey rear extension, to facilitate a change of use of No. 3 Pickford Street to result in a building that would accommodate 15 residential flats, comprising 9no. 1-bed units, and 6no. 2 bed units, and associated parking and refuse storage. Parking for 10no. spaces would be at an enclosed ground level reached by a secure gate on Sebastopol Road (using the existing, but widened dropped kerb) with the 3no. existing spaces reached from Artillery Road retained to serve the development. Details are as follows:

- Demolition of warehouse building and erection of a four-storey rear extension, including a mansard roof level, against the eastern elevation of the building, with a footprint approximate to the warehouse building i.e. 7m wide x 21m deep along eastern boundary at ground floor level, but that would be stepped back from the Sebastopol Road frontage at first, second and third floors by 6m.
- Erection of a mansard roof on No. 3 Pickford Street 21m x 13m wide with an eaves height of 8.1m (as existing), and a ridge height of 11.6m, with installation of windows on Pickford Street and Sebastopol Road, and roofing materials of slate grey tiles
- Installation of additional windows and widening of existing windows on the Pickford Street and Sebastopol Road elevations

A front entrance lobby, cycle and refuse storage and one studio flat, and would also be on the ground floor, reached from Pickford Street.

The application is accompanied by a Preliminary Bat Survey, vehicle tracking diagrams, and plans showing relationship of Pickford Street elevation to Emarc House, opposite.

Consultee Responses

RBC Regeneration Team	No comments received
Ecologist Officer	No objection – bats are not a constraint to development
Contract Management	Refuse area is sufficient to accommodate required bins for both No 32 and No 5 Pickford Street
Environmental Health	No objection subject to submission of a comprehensive Construction and Demolition Management Plan to prevent adverse impacts by of noise and dust emissions onto neighbours and limit hours of construction
Farnborough Airport	No objection
HCC Highways Development Planning	No objection subject to submission of a Construction Management Plan and informative regarding works taking place on a public highway
Thames Water	No objection subject to a condition that waste water and foul water arrangements are determined with TW prior to occupation.
Parks Development Officer	Provides advice on POS projects to which a POS financial contribution is required to be secured with a S106 Planning Obligation
South East Water	No comments received; it is assumed there is no objection
Hampshire Fire & Rescue Service	Provides comments and advice concerning fire safety and standards in respect of the proposals

Neighbours notified

In addition to posting a site notice and press advertisement, individual letters of notification were sent to 114 adjoining and nearby properties.

Neighbour comments

One representation has been received as follows:

Flat 4 133 High Street

If these plans are fully correct then looks very acceptable. However I must mention this area, Pickford Street, Artillery Road, and this part of the High Street is very bad for parking. In the last couple of years parking has got to the point you never know if you going to get a space (and that's paying for it). I just wanted to mention this, as inadequate parking for this new development will put a big strain on an already overcrowded area.

Policy and determining issues

The site is located within the settlement boundary of Aldershot and is 35m from a nationally Listed Heritage Asset. Therefore, Policies SS1 (Presumption in favour of sustainable development, SS2 (Spatial Strategy), IN2 (Transport), IN3 (Telecommunications), HE1 (Heritage), DE1 (Design in the Built Environment), DE2 (Internal Residential Space Standards), DE3 (Private Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), LN1 (Housing Mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems) of the Rushmoor Local Plan (2014-2032) are relevant in the assessment of the application. Also of relevance are Rushmoor Car and Cycle Parking Standards Supplementary Planning Document (SPD) (2017), Affordable Housing SPD (2019), and Financial contributions for open space – Interim advice note. Policy in the National Planning Policy Framework (last updated on 5 September 2023) is also of relevance.

The main issues in the determination of this application are considered to be:

1. Principle of development
2. Impact on the character and appearance of the site and surrounding area, and the Heritage Asset
3. Impact on neighbouring amenity
4. Living environment for future occupants
5. Parking and highways considerations
6. Affordable Housing
7. Impact on Wildlife & Biodiversity
8. Provision of Public Open Space

Commentary

1. Principle of the proposed development

There is no policy objection to the loss of the commercial use as the site is not in any protected commercial area designated by the Local Plan.

The National Planning Policy Framework (NPPF) advises that the purpose of the planning system is to contribute to the achievement of sustainable development. In this respect, there are three dimensions to sustainable development: economic, social and environmental. These roles are defined as:-

- *"contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements including the provision of infrastructure;*
- *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."*

The NPPF also advises that these roles should not be taken in isolation because they are mutually dependent, and the planning system should play an active role in guiding development to sustainable locations. Furthermore, it also advises that housing applications should be considered in the context of the presumption in favour of sustainable development to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

The proposed development is seeking to make more efficient use of previously-developed land, which, within reason, continues to be a clear objective of both Government planning guidance and current adopted local planning policy.

The proposal is therefore considered to be acceptable in principle subject to all usual development control issues being satisfactorily resolved.

2. Impact on appearance and character of the site and surrounding area, and impact on nearby Listed Building

No 3 Pickford Street has external materials of mixed stock red facing brick in English Bond with square UPVC sash windows. There is some attractive detailing, such as an arched doorway recess with soldier coursing, which will be retained. Emarc House opposite the site is a more modern facing brick building with a slate tiled roof and front dormer windows. Walpole House to the south is a five-storey flat roofed red facing brick building with some stone banding at ground floor.

External materials of the extension would be facing brick and the mansard roof level would be slate grey roof tiles and roof materials, and white Upvc windows. The existing eaves height of 3 Pickford Street would not change with the addition of the fourth storey mansard roof, and the roof height of 11.6m would not be very different in height from the existing hipped roof nor out of keeping with the heights of nearby buildings in this part of Aldershot

Town Centre, such as Walpole House and Emarc House, and Printing House Court to the south east, which vary from three to five storeys. It is noted that there are other flat buildings with mansard roofs nearby, for example, 52 Victoria Road (planning permission 16/00878/FULPP refers) and 35 Station Road, that have an acceptable visual impact on the surrounding area. The new window openings would be appropriately aligned with existing windows, and lintel details would match existing. The rear extension is in the same footprint as the warehouse, and the step back of the rear extension from the Sebastopol Road frontage from first to fourth level of 6m would reduce overall bulk and would add visual interest to the Sebastopol Road frontage. The ground floor car park would be enclosed by facing brick walls and served by similar windows to the rest of the building to ensure positive visual impact. The plans state that the first-floor terrace on Sebastopol Road will be a 'green roof' and further details of this have been sought, and Members will be updated at the Committee.

The application site is 35m from the rear elevation of the Former Masonic Hall and Old Post Office Building at 48 Station Road. These elevations have are blank with no detailing or windows, and the impact on the setting of the items is considered to be acceptable.

Subject to use of appropriate external materials it is considered that the proposed development would have an acceptable impact on appearance and character of the site and surrounding area and the nearby Heritage assets. The application would comply with Policies DE1 and HE1 of the Rushmoor Local Plan.

3. Impact on neighbouring amenity

The separation distance of No. 3 Pickford Street to Emarc House is 10.5m, to the rear elevation of 127-129 High Street is 12.5m, and to southern elevation of Walpole House is 9.5m.

There is already a degree of interlocking to Walpole House and Emarc House from the existing flats, and it is not considered that the additional windows to serve the flats (2 new windows, and 2 widened windows on Pickford Street elevation and 7 new windows on the Sebastopol Road elevation) would result in material harm to amenity of the occupants of the neighbouring dwellings. These separation distances between residential flat buildings in the vicinity is not uncommon, and is not considered to result in undue impact on neighbouring amenity.

The north elevation of 3 Pickford Street on Artillery Road would have windows at first, second and third floor level that would be 12.5m to 13m from the rear elevation of the flats at 127 to 129 High Street. Whilst this will result in a degree of interlooking, the impact is considered to be acceptable.

It is considered that the proposed development would have an acceptable impact on neighbouring amenity and comply with Policy DE1 of the Rushmoor Local Plan.

4. The living environment created

Floor by floor, the layout of the dwellings at No. 3 Pickford Street would be as follows:

Ground floor – 1 studio dwelling (1-bed) and parking for the development

First floor – 5 flats (3 x 1-bed and 2 x 2-bed)

Second floor – 5 flats (3 x 1-bed and 2 x 2-bed)

Third floor – 4 flats (2 x 1-bed and 2 x 2-bed)

The new flats all meet the minimum floor space standards, including bedroom sizes and storage space requirements, required by Policy DE2 (Internal Residential Space Standards) of the Rushmoor Local Plan. The habitable rooms of all the flats are considered to get an acceptable level of natural daylight. It is noted that the proposed development replaces dwellings that do not currently comply with the required minimum internal floor standards, given they were approved before the introduction of the Nationally Described Space Standards.

None of the flats provide outdoor private amenity space in the form of balconies, due to issues of privacy, and all the flats are provided with an internal additional floor area of 5sqm above the base line amount required from Policy DE2. As such the proposal complies with Policy DE3 (Residential Amenity Space Standards) of the Rushmoor Local Plan.

It is acknowledged that the studio unit on the ground floor for a single person has an immediate relationship with the street, however, it has an aspect on Pickford Street and Sebastopol Road, and there is a similarly configured flat at Walpole House so on balance, the living environment created for Unit 1 is considered to be acceptable. The kitchen windows of Flats 2 and 7 on the eastern elevation will be obscure glazed and fixed shut to prevent interlocking into the bedroom windows of Flats 4 and 9 as these windows have very immediate relationships to each other.

Refuse storage for the flats is at ground level of No. 3 Pickford Street and No. 5 Pickford Street. The Contracts Management Team has reviewed the layout and confirmed that the refuse storage rooms are sufficient to accommodate the number of bins required for the proposed flats, and No. 5 Pickford Street.

It is considered that the application would provide an acceptable living environment for future occupants of the proposed development.

5. Parking and highways considerations

The Rushmoor Car and Cycle Parking Standards require 1 space for a 1-bedroom property and 2-spaces for a 2/3-bedroom property, in this location. The Parking Standards SPD states that where development proposes an increase in floor area, parking spaces need only be provided to serve the extra demand, and not to make up for any deficiencies in existing provision (Principle 2).

Planning application 13/00965/COU approved 6no. 1-bedroom and 2no. 2-bedroom flats with 2no. off road parking spaces allocated to the flats, and 1no. space to the warehouse, because there was an existing under provision of parking spaces for the offices.

As the current application proposes 9no. 1-bed flats and 6no. 2-bed flats, it is considered parking should be provided for an additional 3no. 1-bed units, and 4no. 2-bed units. This amounts to a requirement of a further 11no. spaces on the site. A further 10 spaces are provided in a secure ground level parking area and 1no. space used for the existing warehouse is reallocated to the residential use. As such it is considered the application complies with the residential parking standards of the adopted SPD.

The Rushmoor Car and Cycle Parking Standards requires visitor parking spaces for residential development that for this development amounts to 2no. visitor spaces. Given the

site's location close to Aldershot train station and town centre, in this instance, it is considered that the impact on highway safety arising from the non-provision of visitor spaces would be acceptable.

Tracking diagrams are provided for the parking area, and the parking plans and tracking diagrams also show the network of structural beams and columns on ground level that are required to support the flats above. These demonstrate that the parking spaces can be reached and the parking area can be exited in a forward gear. An appropriately worded condition will ensure that the columns are implemented in terms of their dimensions and positions as shown on the plans so they will not be able to obstruct any manoeuvring area of spaces.

The County Highway Authority has reviewed the application and raises no objection, subject to submission of a Construction Transport Management Plan prior to commencement of development and an informative.

Cycle parking for 21 bikes is provided in a ground floor secure room with double height racks that complies with the Parking Standards SPD of 1 bike for a 1-bedroom dwelling and 2no. cycle spaces for a 2-bedroom dwelling..

It is considered that the proposal is acceptable in highway terms, and complies with Policy LN2 of the Rushmoor Local Plan and the Rushmoor Car and Cycle Parking Standards SPD and will have an acceptable impact on highway safety.

6. Affordable Housing

Policy LN2 requires a minimum of 30% of homes to be provided as affordable homes on sites of 11 or more dwellings, subject to site viability. Although there are 8 flats existing, given the wholesale reconfiguration of the building required to accommodate the new flats, it is agreed that Policy LN2 applies to this scheme.

The Local Plan states that proposals which do not meet the affordable housing policy requirements "*will only be acceptable where the viability case is supported by the independent review and accepted by the Council*" (para. 20.21). The Council's 'Affordable Housing' SPD (adopted September 2019) supports Policy LN2 and provides further detail in this regard.

The applicants submitted a Financial Viability Report dated November 2022 to the Council that concluded that the development would not be commercially viable and therefore unable to provide any elements of affordable housing. This report was assessed independently on behalf of the Council by BPS Chartered Surveyors of Dorking in December 2022, who concluded as follows:-

"the Financial Viability Assessment prepared on behalf of the Applicant concludes that the proposed scheme generates a residual land value of £226,783 which is approximately £1.45m below their benchmark land value of £1.675m. On this basis the scheme cannot provide any affordable housing contribution...we have undertaken sensitivity analysis to test the impact of changes to costs and values. We include our sensitivity analysis in Appendix Two. We conclude that even with a reduction in construction costs of 10% and a simultaneous rise in GDV of 10%, the deficit would not be eroded. We recommend that the scheme should be subject to a late-stage review of viability in order that the viability can be assessed over the lifetime of the development".

It is considered the analysis is still current. The S106 Obligation is being worded to include late-stage viability clauses for the developer to carry out as recommended. The application therefore does not conflict with Policy LN2.

7. Impact on Wildlife and Biodiversity

Protect Species

A preliminary bat ecological survey has been carried out for the site. The survey did not find any evidence for the presence of active bat roosts in the building, and bats are therefore not a constraint to development.

Biodiversity Net Gain

The National Planning Policy Framework (NPPF) makes it clear at paragraph 174 that “Planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

Paragraph 175 of the National Planning Policy Framework requires that ‘*opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity*’. The Council’s Ecology Officer has stated that the applicant should be encouraged to incorporate bat roosting opportunities as integral design features within the built development and a condition is added to this effect.

Thames Basin Heaths Special Protection Area

The European Court of Justice judgement in ‘People Over Wind, Peter Sweetman v Coillte Teoranta C-323/12’ in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council’s Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the ‘Competent Authority’ for the purposes of the Habitats Regulations. The following paragraphs comprise the Council’s HRA in this case:-

HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations :

The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no incombination impacts on the habitats as a result of development in the Local Plan, including

an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 7 net new residential units within the Aldershot urban area. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

Appropriate Assessment under Regulation 63(1) of the Habitats Regulations: If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long-term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of dwellings 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 2023. 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 acquired SANGS capacity from the Hart District Council Bramshot Farm SANGS scheme sufficient for the 8 net new dwelling units proposed, costing the applicants £54,236.96 paid to Hart DC. Furthermore, the applicants are seeking to complete a s106 Planning Obligation with Rushmoor BC to secure a financial contribution of £4,486.31 towards the SAMM element of the SPA mitigation to be paid upon the implementation of the proposed development.

Conclusions of Appropriate Assessment : Subject to satisfactory completion of a s106 Planning Obligation with Rushmoor, the Council would be satisfied that the applicants have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly, it is considered that planning permission can be granted for the proposed development on SPA grounds.

8. Public Open Space

The Rushmoor Local Plan seeks to ensure that adequate public open space (POS) provision is made to cater for future residents in connection with new residential developments. Policy DE6 allows provision to be made on the site or a contribution to be made towards upgrading POS facilities nearby.

In this instance the Parks Development Officer has identified a POS project at Municipal Gardens or Manor Park requiring £17,205.75 towards landscaping and general infrastructure improvements including sports facilities and playground improvements, to be secured by way of a S106 Planning Obligation, which the applicant is in the process of completing. Subject to the completion of this Obligation the proposal is considered to be acceptable within the terms of Local Plan Policy DE6.

Conclusions –

It is considered that the proposals are considered acceptable in principle and in highways terms; would have no material and harmful visual impact on the character and appearance of the area or nearby heritage asset; would have an acceptable impact on neighbours; would provide an acceptable living environment; subject to conditions would provide satisfactory surface water drainage and address ecology & biodiversity issues and requirements; and, subject to s106 Planning Obligations, would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposal are therefore considered to be acceptable having regard to Policies SS1, SS2, DE1, DE2, DE3, DE6, DE11, IN1, IN2, NE1, NE2, NE4, and NE8 of the Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that **SUBJECT** to completion of a satisfactory S.106 Planning Obligation by 1 November 2023, or any further date the subject of an Extension of Time for the determination of the application as may be agreed, to secure the SPA (SAMMs) and Public Open Space financial contributions as set out in the report:

The Executive Head of Property and Growth, in consultation with the Chairman be authorised to **GRANT** Planning Permission subject to the imposition of the following conditions and informatives: -

However, if by 1 November 2023, (or such other timescale as may be agreed) a satisfactory s106 Agreement has not been received, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposals do not provide the means and/or 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.

Conditions & Informatives

- 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 August 2019 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. Drawing numbers: 1-11 Location and Site Plan (scale 1:1250 and 1:500), 2-11 Existing and proposed west elevations (to Pickford Street), 3-11 Existing and proposed north elevations (to Artillery Road), 4-11 Existing and Proposed south elevations (to Sebastopol Road), 5-11 Existing ground floor plan, 6-11 Existing first floor plan, 7-11 Existing second floor plan, 8-11 Proposed ground floor plan and parking layout, 9-11 Proposed first floor plan, 10-11 Proposed second floor plan, 11-11 Proposed third floor plan, 14-11 Proposed roof plan, 17-11 Rev A Tracking diagrams, 13-11 A Tracking diagrams, 12-11 Rev A Tracking diagrams

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

- 3 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be in keeping with the existing building and carried out using the materials so approved and thereafter retained. In the case of brickwork, external materials shall match the existing bond and pointing:

External walls
Roofing materials
Window frames.
Rainwater Goods
Ground surfacing materials

Reason - To ensure satisfactory external appearance.*

- 4 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 5 Prior to the commencement of development, a Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
 - (b) the arrangements to be made for the delivery of all building and other materials to the site;
 - (c) the provision to be made for any storage of building and other materials on site;
 - (d) measures to prevent mud from being deposited on the highway;
 - (e) the programme for construction; and
 - (f) the protective hoarding/enclosure of the site.
- Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason – In the interests and highway safety and neighbouring amenity

- 6 Prior to the commencement of development hereby approved, a plan indicating how and where biodiversity enhancement measures are to be incorporated into the new development shall be submitted to and approved in writing by the Local Planning Authority. Possible measures could include integral swift/bird bricks and bat tiles.

Reason - To assist in biodiversity net gain in accordance with the National Planning Policy Framework and Policy NE4 of the Rushmoor Local Plan (2014-2032).

- 7 The development hereby permitted shall not be occupied until the parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development and allocated as shown on a plan to be submitted to and agreed by the Local Planning Authority. Thereafter these parking facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - To ensure the provision and availability of adequate off-street parking.*

- 8 The supporting columns on the parking level hereby approved shall be provided on the site in the dimensions and in the positions as shown on the proposed ground floor plan 1594 8/11 hereby approved and thereafter retained.

Reason - To ensure the provision and availability of adequate off-street parking.

- 10 Notwithstanding the details shown on the submitted plans, the kitchen window on the eastern elevation serving flats 2 and 7 of development hereby approved shall be fitted with obscure glass and fixed closed with the exception of:
- High level windows with a cill height not less than 1.7m above the internal floor level of the room.
 - Opening top light windows forming the upper part of a larger window where the horizontal division is no less than 1.7m above the internal floor level of the room, and where the section below the division is obscurely glazed and fixed closed.

Reason - To prevent overlooking and loss of privacy to neighbouring residential properties.

- 11 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or use in the development of the application site.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 12 Prior to first occupation of the flats hereby permitted, details for a broadband telecommunications provision to the flats shall be submitted to and approved in writing by the Local Planning Authority. The new flats hereby permitted shall not be occupied until the approved scheme has been installed and made operational.

Reason - In the interest of visual amenity of the area*

- 13 No development shall be occupied until details have been submitted to and approved in writing by the Local Planning Authority that demonstrates that either:-
- a) Foul water Capacity exists off site to serve the development, or
 - b) A development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
 - c) All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.*

- 14 No development shall be occupied until details have been submitted to and approved in writing by the Local Planning Authority that demonstrate that either:-
- a) Surface water drainage capacity exists off site to serve the development or
 - b) A development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
 - c) All surface water network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning*.

- 15 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved

development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

- 16 Prior to occupation of any part of the development hereby approved, the refuse and recycling bins storage area as shown on the plans hereby approved shall be provided and retained thereafter at all times.

Reason - In the interests of visual amenity and highway safety

- 17 Prior to the occupation of any part of the development hereby approved, on-plot cycle storage as shown on the plans hereby approved shall be provided and retained thereafter.

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

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in any of the elevation of the development hereby permitted without the prior permission of the Local Planning Authority

Reason - To protect the amenities of neighbouring residential properties.

- 19 All residential units hereby permitted shall be designed to meet the water efficiency standard of 110 litres/person/day to be confirmed by the submission to the Local Planning Authority of a post-construction BREEAM certificate.

Reason - To manage water consumption efficiently consistent with the requirements of Policy DE4 of the adopted Rushmoor Local Plan (2014-2032) and the advice in NPPF Paragraph 154

20. No development shall begin until a detailed surface water drainage scheme for the site has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-
- a) Detailed drainage plans to include type, layout, and dimensions of drainage features including references to link to the drainage calculations;
 - b) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
 - c) Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

Reason - To comply with the requirements of Local Plan Policy NE8.

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.

Before undertaking any work which affects a public highway you must obtain specific written approval from the Director of Universal Services at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping and alteration of existing access(es) or other works on or to the public highway. For further information, please contact roads@hants.gov.uk

- 2 The Council has granted permission because it is considered that the proposals are considered acceptable in principle and in highways terms; would have no material and harmful visual impact on the character and appearance of the area or nearby heritage asset; would have an acceptable impact on neighbours; would provide an acceptable living environment; subject to conditions would provide satisfactory surface water drainage and address ecology & biodiversity issues and requirements; and, subject to s106 Planning Obligations, would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area and appropriately address the Council’s adopted Local Plan Policy DE6 concerning Public Open Space. The proposal are therefore considered to be acceptable having regard to Policies SS1, SS2, DE1, DE2, DE3, DE6, DE11, IN1, IN2, NE1, NE2, NE4, and NE8 of the 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.

- 3 This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority **BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT** or, require works to be carried

out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.


- 5 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.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
- 7 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.
- 8 INFORMATIVE - The Applicant is advised that the Council holds National Skills Academy for Construction status and works in partnership with the construction industry to maximise employment and skills opportunities from developments locally. Our Economic Development team offers support in preparing and implementing Employment and Skills Plans, along with others, including Job Centre Plus, and in facilitating links with local job seekers, schools, colleges and job centres. For more information, please contact the Council's Skills & Employment Officer, Nicky Phillips on 07748689434 or nicky.phillips@rushmoor.gov.uk
- 9 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.
- 10 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Operational Services.
- 11 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry

waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.

- 12 INFORMATIVE - It is an offence to kill, injure or disturb an individual bat; 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 the legislation below 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 legislation 'The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended)'.
- 13 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
- 14 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 15 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) If your legal obligations include payment of financial contributions, you must contact the Council (at plan@rushmoor.gov.uk) at least 20 days prior to implementing the planning permission, stating your intended date of commencement of development and requesting an invoice for the payment such funds to which you have committed. The payment of all contributions as required by the S106 obligation must be received prior to the commencement of development.



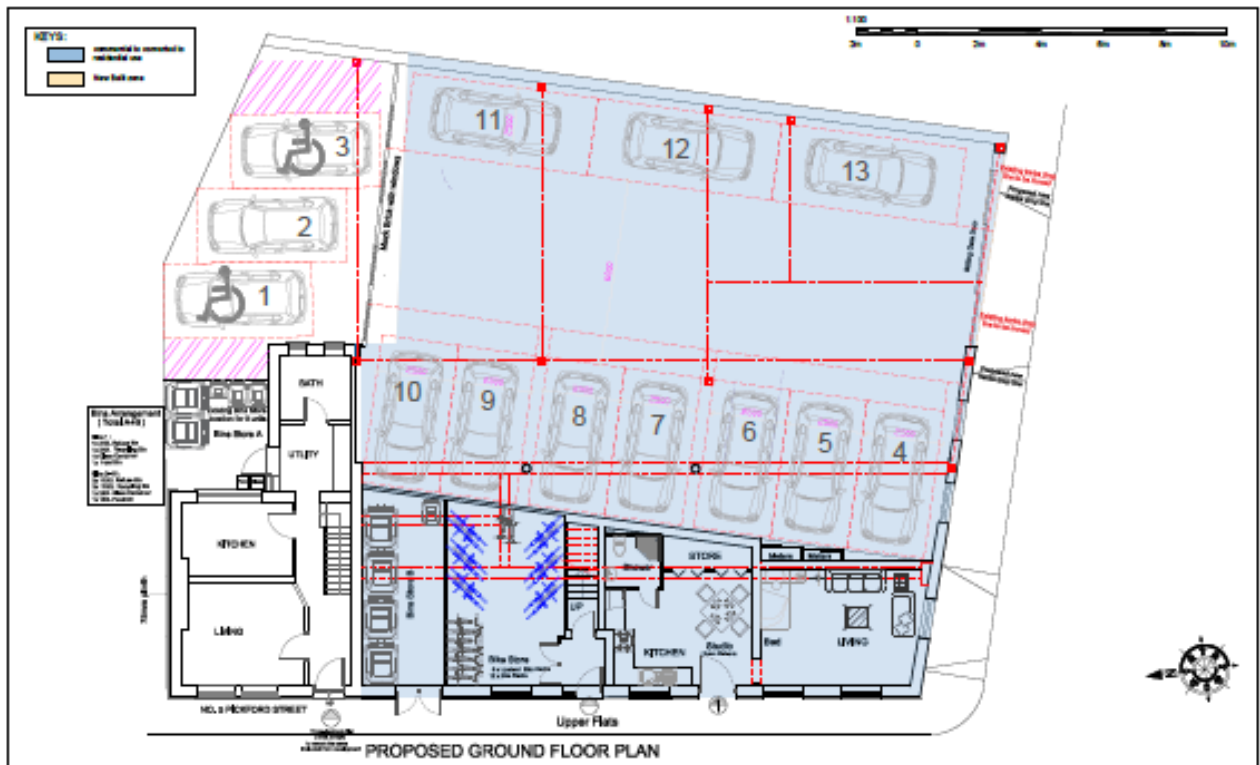
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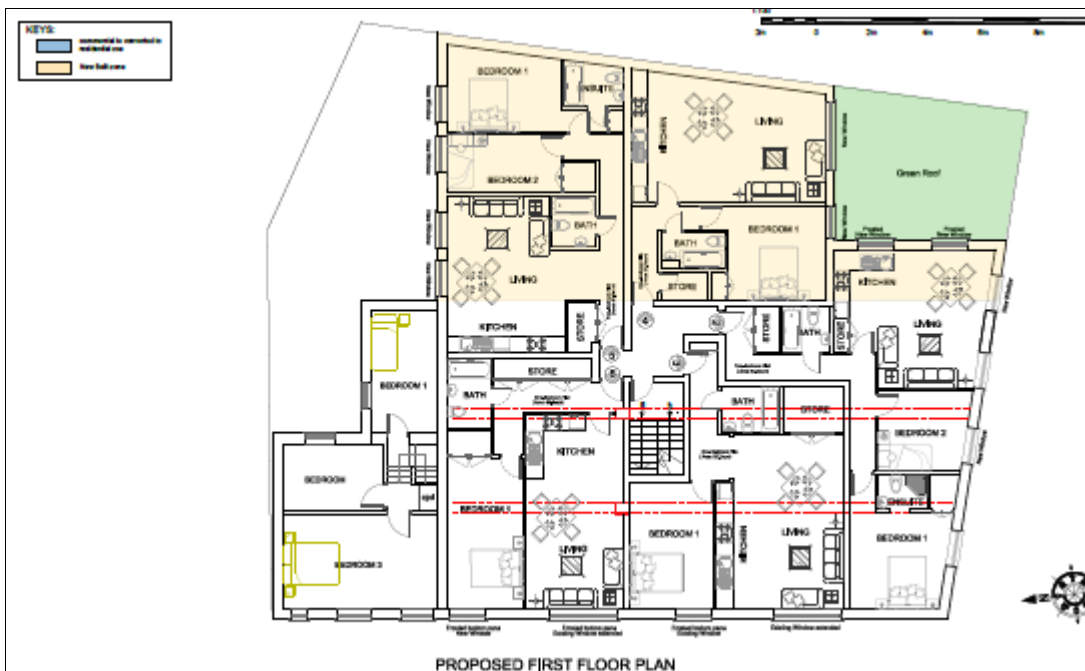
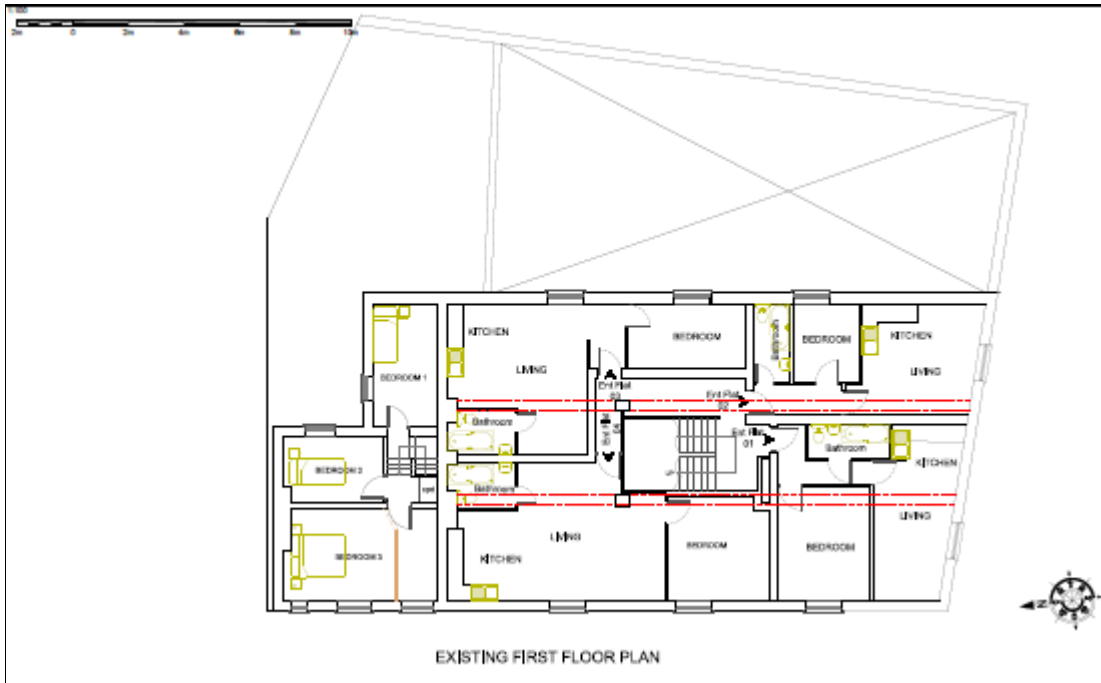
 Planning Application

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				Project: DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF FOUR STREET RESIDENTIAL BUILDING AND CONVERSION OF EXISTING BUILDING AT 33 HENFORD STREET, ALDERSHOT, HAMPSHIRE, GU11 1TY.	
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS		Scale: A2 @ 1:100		Date: 24/05/2023	
Client: Mr.		Job number: 1394		Drawing number: S-11	
				Drawn by: SN	
				Revision:	

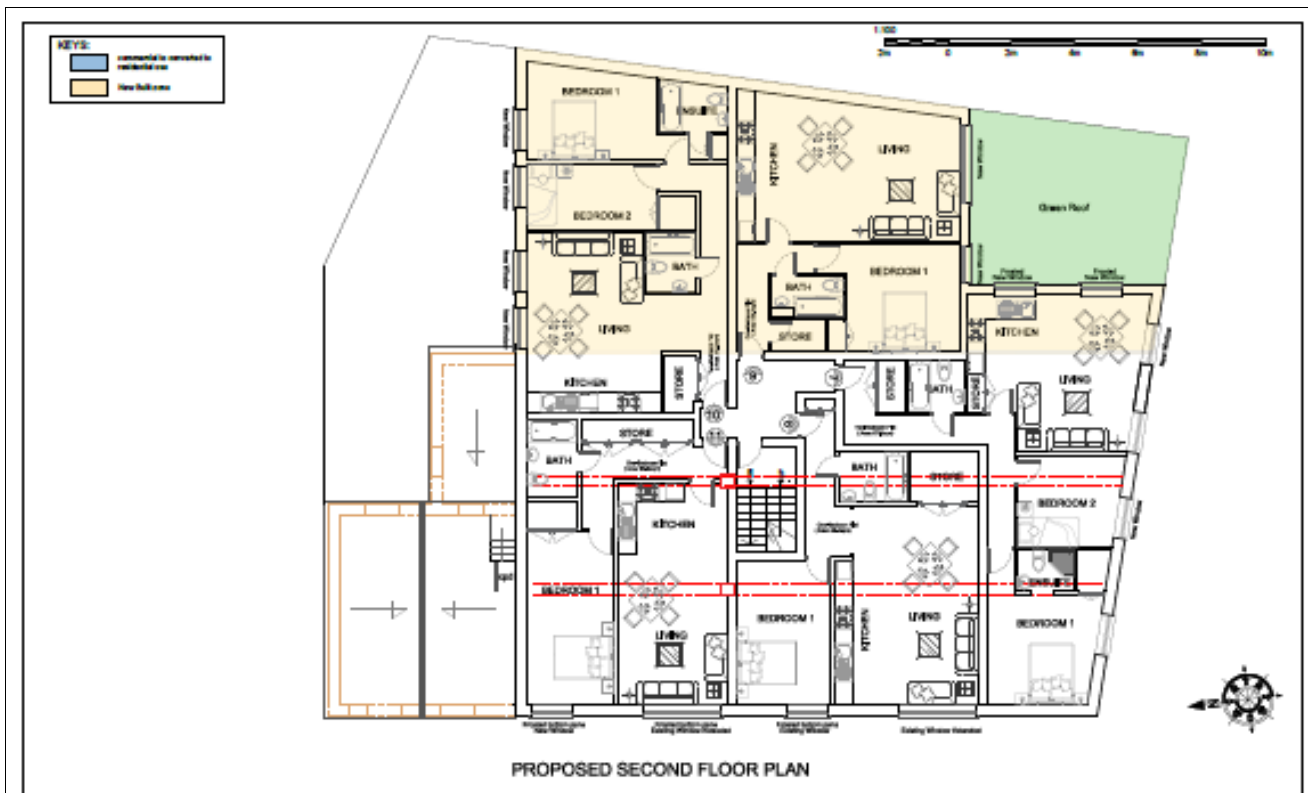




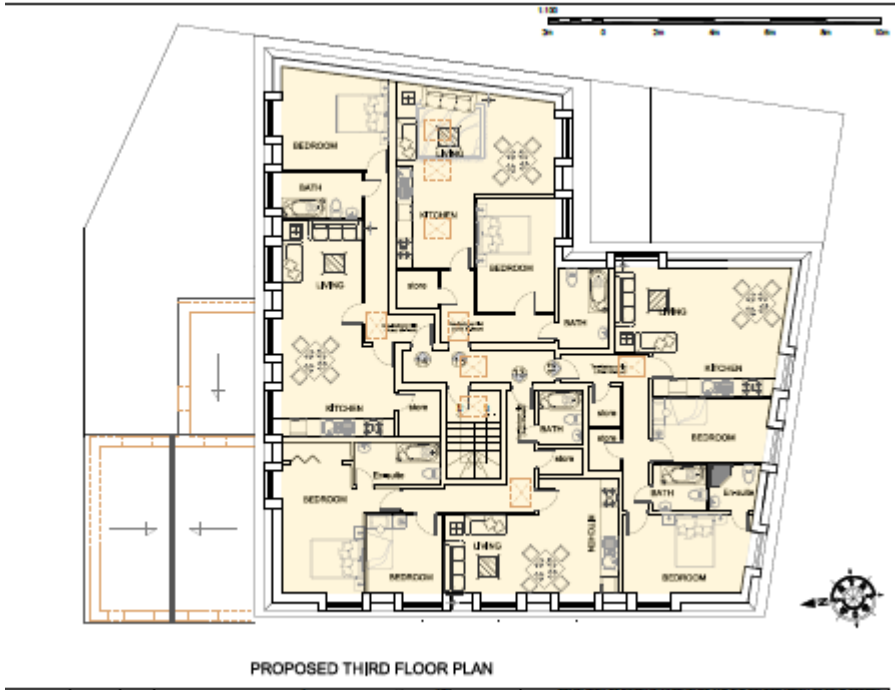
KEY:
 [Blue box] structural to remain in existing plan
 [Yellow box] new additions



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



Pickford Street Elevation

