

Appeals Progress Report

1. Determined appeals

10 Mole Close, Farnborough

- 1.1 The appeal against refusal of planning application 22/00789/FULPP for 'Erection of a 2 storey, 3 bedroom detached house, following demolition of existing detached garage at 10 Mole Close Farnborough Hampshire GU14 9NY has been **Dismissed**.
- 1.2 Planning permission was refused under delegated powers for the following reasons:
1. The proposal, due to its form and size, would result in a contrived addition which would adversely harm the character of the street scene, contrary to Policy DE1 of the Local Plan.
 2. The proposal would not meet internal minimum space standards and therefore would result in a substandard form of accommodation, contrary to Policy DE2 of the Local Plan and Nationally prescribed Space Standards.
 3. The proposal would result in the provision of garden amenity land of substandard size and quality, resulting in an inadequate residential environment for prospective occupiers. This is contrary to Policy DE3 of the Local Plan.
 4. In the absence of a completed S106 agreement the proposal fails to adequately make provision for Open Space. The development is therefore contrary to Policy DE6 of the Local Plan
 5. The proposal fails to address the likely significant impact of the development on the Thames Basin Heaths Special Protection Area as required by the Habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy by failing to secure necessary SAMM contributions, and is therefore contrary to Rushmoor Local Plan Policy NE1 and retained Policy NRM6 of the South East Plan.
- 1.3 The Inspector found that the space proposed for the dwelling would be too small to accommodate the proposal and the new house would appear cramped and 'squeezed in' and this would be harmful to the street scene. The Inspector also noted that there was inadequate space for the host property and new house to function properly with off-road parking facilities. The Inspector also agreed that the house proposed would not provide sleeping accommodation of adequate standard nor sufficient useable outdoor garden space to ensure reasonable living conditions for the new occupiers.
- 1.4 The Inspector agreed with the reason for refusals in relation to the absence of a completed S106 to secure Open Space contributions and SPA mitigation.

- 1.5 The Inspector agreed with all of the reasons for refusal presented by the Council and Dismissed the appeal.

32 Alexandra Road, Farnborough

- 1.6 The appeal against refusal of planning permission 22/00591/FULPP for 'Extensions comprising first floor side extension, first floor rear extension, two storey side extension, and roof extension to facilitate a change of use of first floor ancillary staff accommodation to 8no. 1-bedroom short stay serviced apartments at first and second level and retention of restaurant use at ground level' has been **dismissed**.
- 1.7. Planning permission was refused under delegated powers for the following reasons:
- 1) Notwithstanding the inconsistencies in the submitted plans, the proposed development would remove potential bat roosting habitats and the application is not accompanied by a species survey to establish that there would be no harm to protected species and/or their habitats. The application therefore fails to comply with National Planning Policy & Guidance, the requirements of Policy NE4 of the adopted Rushmoor Local Plan (2014-2032) and the Conservation of Habitats and Species Regulations 2017.
 - 2) Notwithstanding the inconsistencies in the submitted plans, the proposed development would result in a substantial intensification in the development and use of the application site, yet fails to provide sufficient off road parking spaces required to meet the functional parking needs of the proposed development. As a result it is considered that the proposed development would have a serious detrimental impact on highway safety and occupant amenity contrary to the Rushmoor Car and Cycle Parking Standards (2017) and Policy IN2 of the adopted Rushmoor Local Plan (2014-2032).
- 1.8 The Inspector agreed that, in accordance with the recommendation of the submitted Preliminary Ecological Habitat Survey, and Circular 6 2005 issued by the DLUHC in March 2005 (then the ODPM), the application should be accompanied by a bat emergence survey prior to determination, otherwise there is no clear assessment that the proposal would not disturb a bat habitat, should an appeal be allowed. These must be carried out outside of hibernation season.
- 1.9 The Inspector did not disagree with the Council's calculation that the additional floor space required to provide the total number of aparthotels would generate a need of 5-6 parking spaces using the adopted Parking Standards. The existing restaurant has been operating for several years with only 1 off-road parking space.
- 1.10 The Inspector found that the nearby street parking on Alexandra Road restricted to '1 hour parking' during the day only, and low-cost night parking in Napier

Gardens, could accommodate these parking needs, without resulting in parking stress or adverse impact on highway safety. The Inspector agreed with the Highway Authority that the site is in sustainable location close to a major bus route that may reduce the need for car-borne patrons. The Inspector did not uphold the second reason for refusal.

1.11 The appeal was dismissed.

2. Recommendation

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

Tim Mills
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