

## Appeals Progress Report

### 1. New Appeals

- 1.1 A new appeal has started, relating to 70 Guildford Road East, Farnborough. The application 25/00097/FULPP for 'Demolition of the existing workshop and erection of 3no 3-bed dwellings' was refused on 23 May 2025 for the following reasons:
1. The proposed dwellings, due to their siting, design, and size, would appear alien, cramped and contrived within the street scene, adversely harming its character. The proposal would be therefore contrary to Policy DE1 of the Local Plan.
  2. The proposed dwellings, by reason of their proximity of windows and balconies to windows serving flats in William Court, namely Flats 1, 3, 5, 7, 9, 11 and would have a harmful overlooking impact on these spaces adversely harming neighbouring amenity and privacy, and would therefore be contrary to Policy DE1 of the Rushmoor Local Plan.
  3. The proposal does not provide the required number of off-road residential parking spaces under the adopted Rushmoor Borough Council Car and Cycle Parking Standards SPD (2024) to meet the operational needs of the development, which is likely to result in on-street parking to the detriment of highway safety. It cannot be ascertained that the proposal would not result in increased parking stress through the inability to park additional vehicles off road. This is likely to increase existing friction between neighbours and unauthorised and/or obstructive parking, to the detriment of highway safety and the amenity and convenience of the neighbours and the occupants of the existing and proposed dwellings, contrary to Policy IN2 of the Rushmoor Local Plan.
  4. The proximity of a significant amenity tree to the proposed development would likely lead to pressure from occupiers of the proposed dwellings, which may prove difficult to resist, to remove further limbs or to fell the tree in due course, because of overshadowing, obscuring natural light to the windows serving this aspect or a perceived threat to their property from this tree, contrary to Policy DE1 of the Rushmoor 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 (2024), and is therefore contrary to Policy NE1 of the Rushmoor Local Plan and retained Policy NRM6 of the South East Plan.

6. The proposal fails to make adequate provision for the open space needs of the future occupiers contrary to the requirements of Rushmoor Policy DE6 of the Rushmoor Local Plan.

The Inspector has started the appeal and agreed with the 'Written Representations' procedure and the Council's Statement of Case has been submitted. Council's planning reference is 25/0006/REFUSE. Inspectorate reference is 6001882. The Inspector's decision is awaited.

## **2. Decided Appeals**

2.1 Appeal against refusal of Advertisement Consent for "Display of one display board to the side elevation at first floor level" at **14 Victoria Road Farnborough** 25/00520/ADVPP.

2.2 Advertisement Consent was refused under delegated powers in September 2025 for the following reasons:-

The proposed advertisement board, by reason of its siting, excessive scale, design, and prominent siting would result in a visually obtrusive and overly dominant feature, unrelated to the surrounding uses and harmful to the visual amenities of the area and quality of the public realm. The proposal is therefore contrary to the objectives of the National Planning Policy Framework (2024) and Policy SP1 DE1 and DE9 of the adopted Local Plan (February 2019).

2.3 The Inspector considered that the main issue was the impact on amenity.

2.4 In considering the impact on amenity, the Inspector disagreed with the Council's conclusion, and found in favour of the proposal stating that this proposal would not be detrimental to the locality nor amenity.

2.5 The Inspector ALLOWED the appeal.

## **4. Recommendation**

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

**Tim Mills**  
**Executive Head of Property & Growth**