

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	Mark Andrews
Application No.	17/00554/FULPP
Date Valid	30th June 2017
Expiry date of consultations	25th July 2017
Proposal	Erection of a detached 2-bedroom house with associated parking, refuse and cycle storage areas
Address	<b>6 Woodlands Road Farnborough Hampshire GU14 9QJ</b>
Ward	St John's
Applicant	Mr Barry Foster
Agent	Mr Julian Craske
Recommendation	<b>GRANT subject to completion of S.106 Planning Obligation</b>

### **Description**

The application site is on the east side of Woodlands Road. It comprises part of the rear garden of 6 Woodlands Road. The site is generally square in shape, set at a slight angle to Woodlands Road, with a width of about 9 metres. It has a depth which varies between 17.5 metres next to the boundary with 10A Woodlands Road and 14.3m metres along the southern boundary with the applicant property. The site is level and is enclosed along its western and northern boundary by a 2-3m high hedge. There is an existing vehicular crossover and dropped kerb onto Woodlands Road from the site. The site is within a predominantly residential area to the north of no.6 and south of 10A Woodlands Road. Land to the east forms the rear garden of 8 Woodlands Road.

The proposal is for the erection of a detached, 2-bedroom house with two off road parking spaces and associated amenity space and a free standing cycle store to the rear. The application proposes enlarging the existing dropped kerb, removing the existing front hedge along Woodlands Road and replacing it with a 1.1m high post and rail fence and beech hedging.

## Consultee Responses

Transportation Strategy Officer	Comments awaited
Environmental Health	No objection, subject to condition
Refuse & Recycling	No objection
Planning Policy	No objection
Natural England	No objection
South East Water	No comments received
Ecologist Officer	No objection

## Neighbours notified

In addition to posting a site notice, 15 individual letters of notification were sent to the occupiers of neighbouring properties in Collier Close, Minley Road and Woodlands Road.

## Neighbour comments

Letters of objection have been received from occupiers of 2, 7, 9, 15, 16, 18, 25, 26 and 28 Collier Close; 72 Minley Road; and 3, 8, 10b, 19, 22, 24, 25, 29, 30b, 40, 46 and 50 Woodlands Road raising the following matters:

- The footpath and highway width along Woodlands Road is too narrow and often pedestrians have to walk in the road due to parked cars blocking the footpath. This development will exacerbate such issues and make an already dangerous situation worse;
- The proposal will result in additional cars being parked on the narrow highway/footpath along Woodlands Road, which may restrict (as has previously occurred) emergency vehicle access;
- Two parking spaces and no visitor parking is insufficient;
- There has been a number of developments within the area already, which has increased the density of buildings;
- The proposal will destroy the last remaining green space around No.8 Woodlands Rd;
- The proposal would give rise to a sense of enclosure to our property at No.8 Woodlands Road;
- The block plan fails to identify No.8 Woodland Road which gives a false impression of which neighbours would be directly affected by this proposal [Officer Note: the block plan is based on Ordnance Survey maps and does not identify nor is required to identify all neighbouring properties by number];
- The site survey submitted in support of this application shows a mixed hedge along eastern site boundary. This hedge was removed several month ago and replaced by a 6ft high close board fence;
- The proposal will exacerbate parking issues along Woodlands Road and Collier Close;
- A large number of children walk along Woodlands Road and highway safety is a concern [Officer Note: alleged existing parking congestion and problems in the general vicinity are not matters that an applicant is obliged to address with their development proposals];
- There is no room for this development;

- This end of Woodlands Road is already overdeveloped;
- The occupier of 24 Woodlands Road raises objection to the development on the grounds that the proposed house will overlook a property, the property in question is not identified by the respondent;
- Properties fronting Minley Road, which have garage and garden access on Woodlands Road, might have difficulty accessing their properties with the proposed development opposite;
- There will be congestion in Woodlands Road due to the proposed tandem parking and the inevitable need to swap vehicles around;
- Noise associated with the development will be unbearable [Officer Note: This is not a material planning consideration];
- There is insufficient access for builder's vehicles along Woodlands Road, which may cause a highway safety issue;
- The development has no visitor parking;
- Reversing out of the site could cause untold problems;
- Woodlands Road is too narrow for additional traffic and has reached capacity;
- Putting another house at the narrowest part of Woodland Road is unsafe; and
- The proposed development will overlook and block light to 26 Collier Close and would be overbearing.

Letters of support have been received from the occupiers of 80 & 82 Cripsey Road; and 6 & 26 Woodlands stating:

- This unused, unsightly piece of land seems ideal for the proposed sympathetic development;
- With two off road parking spaces, it is unlikely to cause any more parking or access issues;
- The site is currently scruffy and unkempt and the proposal is sympathetic to the area with adequate parking and can only enhance the local area;
- The proposed development is well designed and sympathetic to the local area and provides much needed housing;

### **Policy and determining issues**

The site is located within the built up area as defined in the Rushmoor Core Strategy and saved Rushmoor Local Plan Review 1996-2011. As such, Core Strategy Policies CP1 (sustainable development principles), CP2 (design and heritage), CP3 (renewable energy and sustainable construction), CP4 (surface water flooding), CP5 (meeting housing needs and housing mix), CP13 (Thames Basin Heath Special Protection Area) and CP16 (reducing and managing travel demand) are relevant to the consideration of the current proposals; and saved Local Plan Policies ENV17 (smaller sites), ENV20 (landscape for smaller sites), OR4/4.1 (public open space and financial contributions) and H14 (amenity space).

Also relevant are the Council's adopted Supplementary Planning Documents (SPDs) Housing Density and Design, Sustainable Design and Construction and Parking Standards. Advice contained in the national Planning Policy Framework (NPPF) is also relevant.

The relevant determining issues are considered to be:-

1. The principle of residential development;
2. Impact on the character of the area;
3. Impact on neighbours;

4. The living environment provided;
5. Highway considerations;
6. Public open space;
7. Drainage issues;
8. Renewable energy and sustainability; and
9. Impact on nature conservation interests.

## **Commentary**

### **1. Principle –**

The site is within the defined built up area of Farnborough where there is a presumption in favour of development, subject to normal planning considerations (see below). Policy SS1 of the Core Strategy directs new residential development to urban areas and as such, the general principle of residential development in this location is acceptable.

### **2. Impact on the character and appearance of the area –**

The proposed dwelling is of similar design to the adjoining residential properties of 10A and 10b Woodlands Road with similarly proportioned front and rear gardens. The applicant has submitted a comprehensive landscaping plan, which incorporates a replacement beech hedge with a mixed planting behind along the Woodlands Road frontage and a beech hedge along the southern boundary with the applicant property. The landscaping plan is considered to provide sufficient visual interest and overall the development is considered sympathetic to the visual character of the area.

Having regard to the above and the imposition of conditions to ensure suitable external building materials and hard surfacing materials, the proposal is considered to have an acceptable visual impact.

### **3. Impact on neighbours –**

The proposed house would be located 2.5m from the flank wall of 10A Woodlands Road and 8.9m from the flank wall of 6 Woodlands Road. The rear wall of the proposed dwelling would be located 7.5m from the shared boundary with 8 Woodlands Road. The distance of separation between the proposed house and all adjoining residential properties, together with the first floor rear facing bathroom windows being obscured glazed and non-opening (below a cill height of 1.7m), is considered sufficient to safeguard light, outlook, amenity and privacy to all neighbouring properties.

### **4. The living environment provided –**

The proposed dwelling is considered suitably appointed with access to natural light and ventilation with appropriate amenity space commensurate with the style of properties and character of the area. The gross internal floor area of the proposed house (80.36m<sup>2</sup>) is in accordance with nationally described space standards and emerging Local Plan Policy DE2 for 2-bedroom, 4 person (79m<sup>2</sup>) and provides sufficient built in storage. Cycle storage arrangements are considered acceptable.

The applicant has indicated areas for refuse storage, which the Council's Contract manager is satisfied meets the functional requirements for the proposed development.

Having regard to the above, the proposal is considered to provide an acceptable living environment for future residents.

## **5. Highway considerations –**

A two-bedroom property in this location would need to provide two off-road parking spaces in order to accord with the Council's adopted Car and Cycle Parking Standards SPD. The Transportation Strategy Officer is satisfied with the refuse/cycle storage and parking arrangements and raises no objection to the proposal in this regard.

The Transportation Strategy Officer notes that the proposal would require the formation of an enlarged vehicular crossover and has requested plans that demonstrate satisfactory sight lines are available. In view of the space available to construct the new house and the limited availability of on street parking, he has also requested a Construction Method Statement, which makes adequate provision for construction contractors staff parking on site and considers arrangements for servicing, delivery and storage of materials to avoid an adverse impact. This information has been received and an update will be given at the meeting.

Concerns have been raised about existing highway safety issues along Woodlands Road, due its narrow width and street parking, which it is claimed, forces pedestrians to walk along the highway. These comments are noted, however the development meets the Council's parking standards in full. Existing street parking issues along Woodlands Road are not matters that the applicant is obliged to address through their development proposal.

## **6. Public Open Space –**

No public open space is provided in the development within the terms of saved policy OR4, but policy OR4.1 allows for financial contributions to be sought for off-site public open space works where they cannot be provided on site. However, the recent Court of Appeal decision and corresponding changes in Government Planning Practice Guidance in relation to s106 contributions, it is no longer possible for the Council to seek a Public Open Space contribution for schemes of 10 dwellings or fewer.

## **7. Drainage issues –**

Core Strategy Policy CP4 requires all new buildings, areas of car parks and hard standing to incorporate Sustainable Drainage Systems (SUDS) with the aim of returning runoff rates and volumes back to the original greenfield discharge to prevent flooding and to ensure the quality of local water. The applicant has submitted a Drainage Strategy and Maintenance Statement which indicates it may be possible to provide a SUDS, although the information is incomplete. If members are minded to grant planning permission, it is considered that this matter can be dealt with by means of a planning condition.

## **8. Renewable Energy and Sustainability –**

Following the Royal Assent of the Deregulation Bill 2015 the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that we can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy.

The applicant has submitted a SAP calculations report in order to comply with the terms of policy CP3. The Council's Policy team has been consulted and comment that proposal demonstrates a 23% reduction in CO2 emission rates for the Dwelling Emission Rate against the Target Emission Rate. This comfortably meets the requirements of Code Level 4 and therefore meets the requirements of policy CP3.

## **9. Impact on nature conservation interests –**

The Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Hawley Meadows SANG will be considered. In accordance with the strategy, the applicant has agreed to make a financial contribution of £5,336 to provide and maintain the SANG at Hawley Meadows, which is to be secured by a section 106 legal agreement.

Subject to the completion of a legal agreement to secure the required contribution, the proposal would have an acceptable impact on the wildlife interests of the nearby Thames Basin Heath Special Protection Area.

### **Full Recommendation**

It is recommended that subject to no new substantial or material matters being raised by the Transportation Strategy Officer, and the completion of a satisfactory Agreement under s106 of the town and Country Planning Act 1990 by 21<sup>st</sup> August 2017 to secure financial contributions towards SPA mitigation, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory Unilateral Undertaking is not received by 21<sup>st</sup> August 2017 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal does not make a 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 Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 and CP13.

### **Conditions**

- 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 July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 No works shall start on site until a schedule and/or samples of the external materials to be used in the development have been submitted to, and approved in writing by,

the Local Planning Authority. The Development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.\*

- 3 No works shall start on site until a schedule and/or samples of all surfacing materials, including those to access driveways/forecourts to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved

Reason - To ensure satisfactory external appearance and drainage arrangements.\*

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes B and C of Part 1 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

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

- 5 Notwithstanding the details shown on the submitted plans, the first floor windows in the eastern elevation shall be obscure glazed in their entirety, and fixed closed with the exception of opening toplights which shall have a minimum cill height of 1.7m above the internal floor level.

Reason - To protect the amenities of neighbouring residential properties.

- 6 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.

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner.

Reason -To ensure the development makes an adequate contribution to visual amenity.

- 8 The parking spaces on approved Plan 1607.2 Rev F shall be used only for the parking of private motor vehicles ancillary and incidental to the residential use of the dwellinghouse heavy approved. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

- 9 The permission hereby granted shall be carried out in accordance with the following approved documents and drawings - SAP2012 Report, Water Efficiency Report,

Drainage Strategy and Maintenance Statement, Design and Access Statement, Construction Traffic Method Plan, 1607.01 Rev E, 1607.02 Rev F, 1607.03 Rev D, 1607.04 Rev C, 1607.05, 1607.06 Rev B, 1607.07 Rev F & 00283.

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

- 10 Notwithstanding any information submitted with the application, prior to the commencement of development a fowl and surface water drainage strategy to include Sustainable Drainage Systems (SUDS) or other appropriate drainage measures into the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the development and retained in perpetuity.

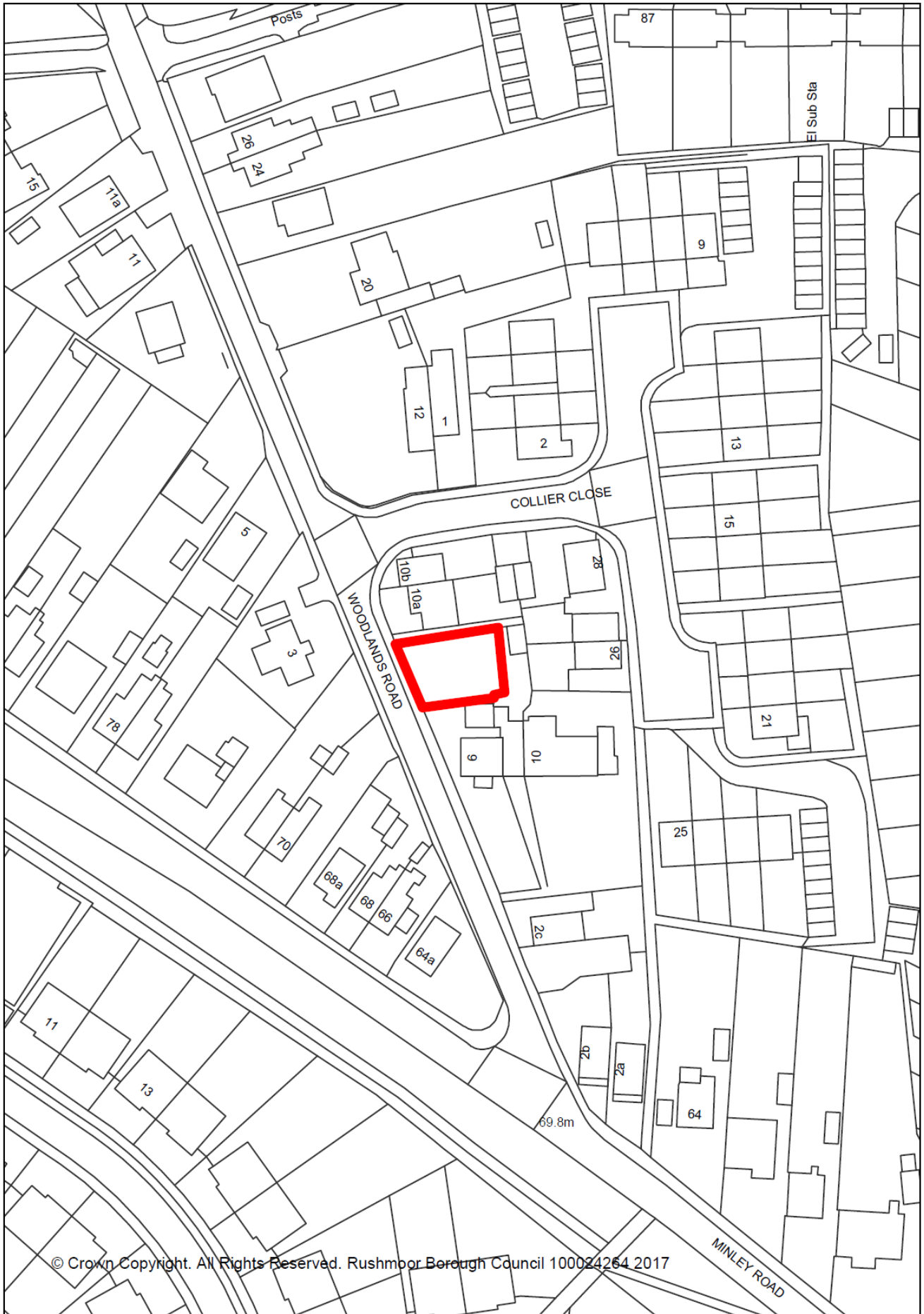
Reason - To reflect the objectives of Policy CP4 of the Rushmoor Core Strategy \*

### **Informatives**

- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is acceptable in principle. It would have an acceptable impact on the character of the area and on neighbouring amenity, it will create a satisfactory living environment for future occupiers. The proposal is acceptable in highway terms, makes an appropriate contribution towards SPA mitigation measures. It complies with development plan policies, the Council's adopted Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance and is recommended for approval. 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.
- 2 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** 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.
- 3 **INFORMATIVE -** This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 **INFORMATIVE -** The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be: 1) provided prior to the occupation of the properties; 2) compatible with the Council's collection vehicles, colour scheme and specifications; 3) appropriate for the number of occupants they serve; 4) fit into the development's bin storage facilities.

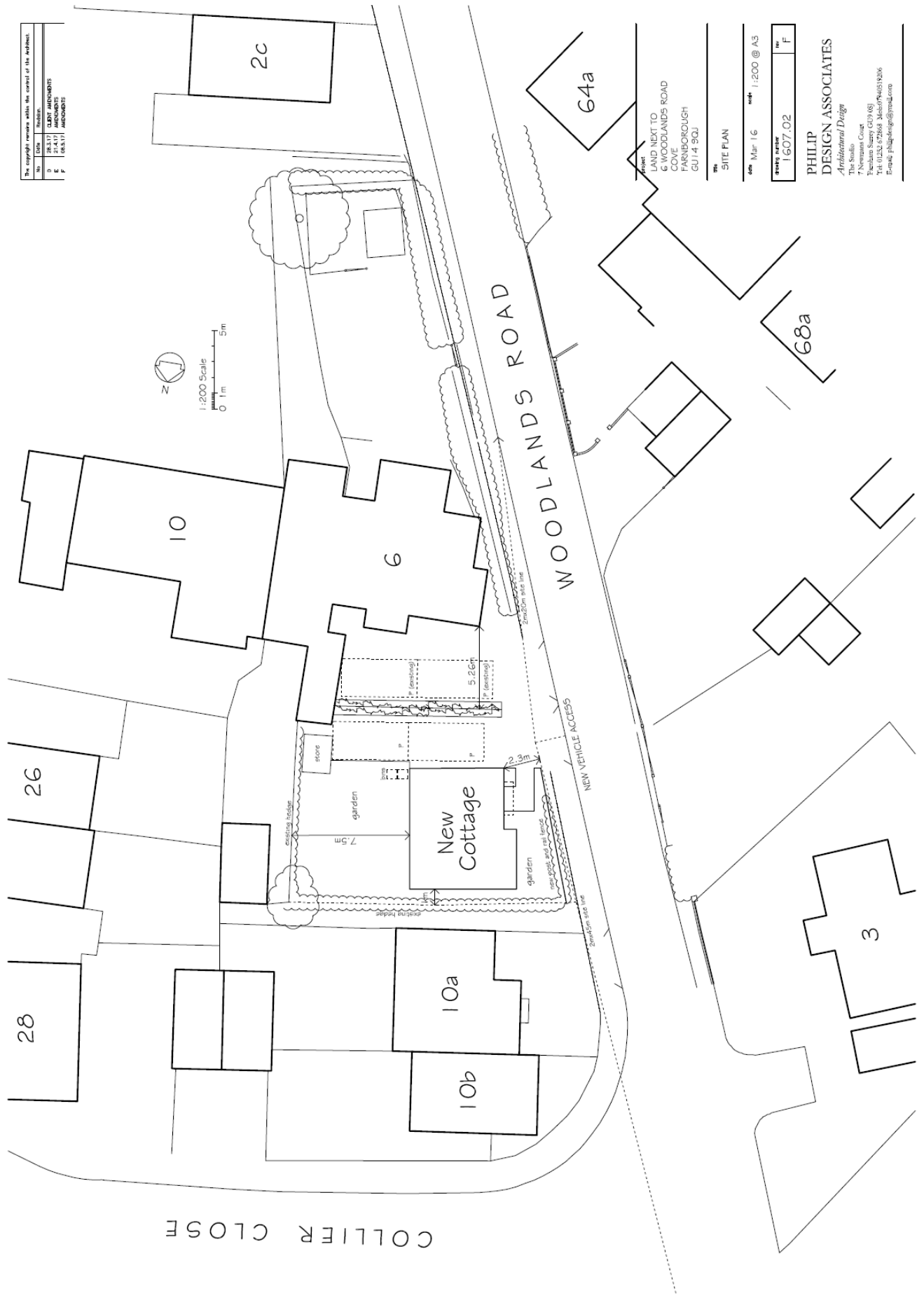
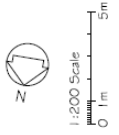


- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 6 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 8 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 0845 850 2777.
- 9 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.



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No.	Date	Revision
0	28.3.17	CLIENT AGREEMENTS
1	10.6.17	AMENDMENTS
2	10.6.17	AMENDMENTS



Site  
 LAND NEXT TO  
 6, WOODLANDS ROAD  
 COVE  
 FARNBOROUGH  
 GU14 9QJ

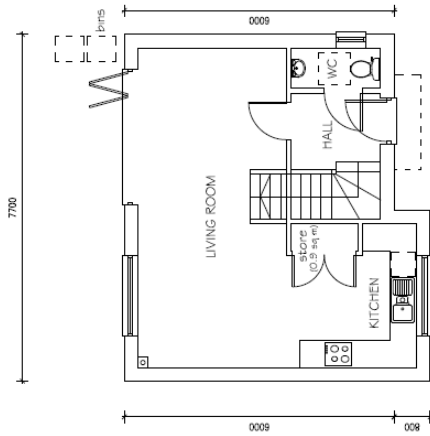
Site PLAN  
 Date: Mar 16  
 Scale: 1:200 @ A3

Working Number	1607.02	Rev	F
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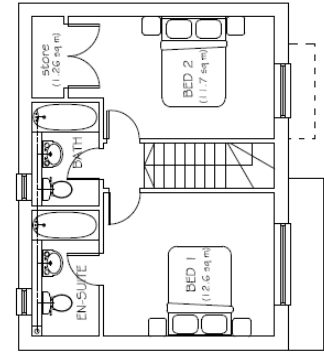
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No.	Date	Description
A	28.3.17	LOBBY AMENDMENTS
B	27.4.17	AMENDMENTS
C	27.4.17	AMENDMENTS
D	08.5.17	AMENDMENTS

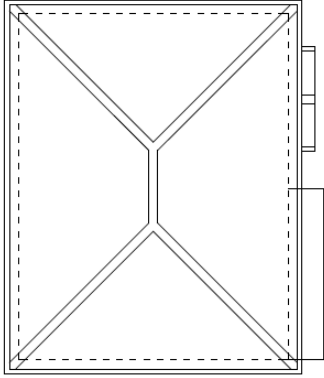


GROUND

GROSS FLOOR AREA = 79 sq m  
 BUILT-IN STORAGE = 2.16 sq m



FIRST



ROOF



PROJECT  
 LAND NEXT TO  
 6 WOODLANDS ROAD  
 COVE  
 FARNBOROUGH  
 GU14 9QJ

TITLE  
 FLOOR PLANS

DATE  
 16 Mar 16

SCALE  
 1:100 @ A3

DRAWING NUMBER  
 1607.03

FILE  
 D

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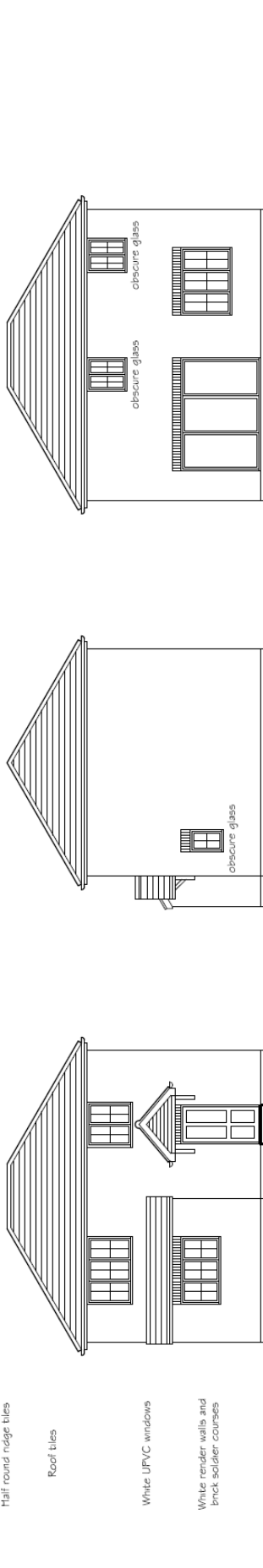
No.	Date	Revision
1	27.11.17	ISSUE FOR TENDERS
2	27.11.17	ISSUE FOR TENDERS
3	08.03.17	AMENDMENTS
4		

Half round ridge tiles

Roof tiles

White UPVC windows

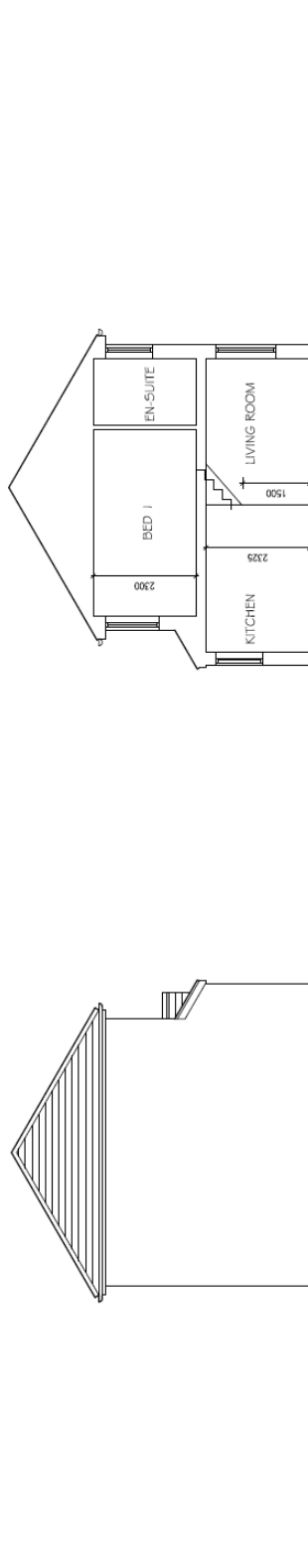
White render walls and  
brick soldier courses



FRONT

SIDE

REAR



SIDE

SECTION



**PROJECT**  
 LAND NEXT TO  
 6 WOODLANDS ROAD  
 COVE  
 FARNBOROUGH  
 GU14 9QJ

**DATE**  
 ELEVATIONS

**DATE** Mar 16  
**SCALE** 1:100 @ A3

**DRAWING NUMBER**  
 1607\_04

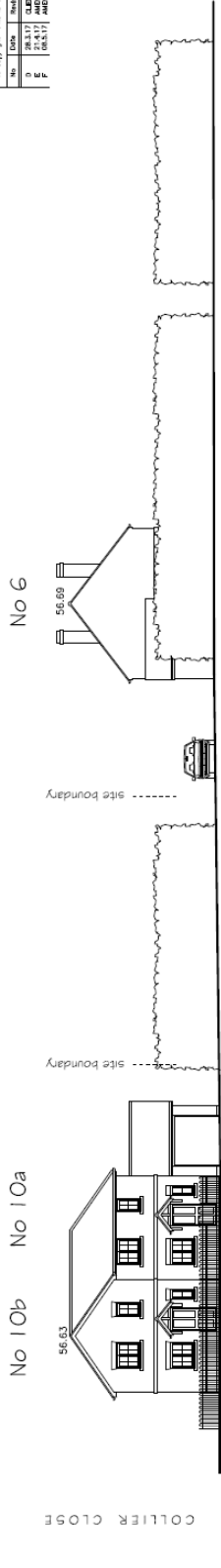
**REV**  
 C

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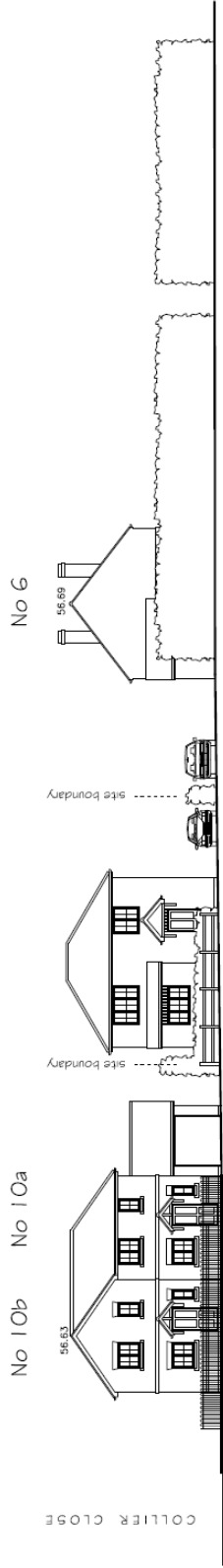
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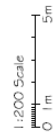
No.	Date	Revision
1	21.11.17	ARCHITECT'S DRAWINGS
2	18.01.17	ARCHITECT'S DRAWINGS



EXISTING STREET SCENE (WOODLANDS ROAD)



PROPOSED STREET SCENE (WOODLANDS ROAD)



**PROJECT**  
 LAND NEXT TO  
 6 WOODLANDS ROAD  
 COVE  
 FARNBOROUGH  
 GU14 9QJ

**DATE** June 16 **SCALE** 1:200 @ A3

**NO.** STREET SCENE

**DRAWING NUMBER** 1607.07

**REV** F

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