

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	David Stevens
Application No.	17/00575/REVPP
Date Valid	7th July 2017
Expiry date of consultations	11th August 2017
Proposal	MATERIAL MINOR AMENDMENT : Retention of alterations to site layout, siting, fenestration, height of dwellings and creation of additional (third) bedrooms within roofs of Plot 1 & 2 units as amendments to development scheme approved with planning permission 15/00970/FULPP dated 5 February 2016
Address	24 - 26 Church Lane East Aldershot
Ward	Manor Park
Applicant	Messrs. Suneet Jain, Jan Mandozai & Mohammed Farooq Choudhary
Agent	C Foo Associates Limited
Recommendation	GRANT subject to s106 Planning Obligation

Description & Relevant History

The application site comprises the curtilage of the former Wheatsheaf Public House (No.26) and the adjoining house and garden at No.24 Church Lane East. It is on the southern side of the road opposite the junction with St. Georges Road, approximately 20 metres west of the junction with Highfield Avenue. There is an existing vehicular entrance from Church Lane East which runs underneath part of the building at No.26 adjacent to No.24. The site opens at the rear into an enclosed parking area, and the current building site adjacent to the rear garden boundaries of Nos.2, 4 & 4A Highfield Avenue and 16 Langley Drive to the east and south; a new house at No.1 Albion Mews (formerly the Albion Works site) to the west; and Nos.16, 18, 20 & 22 Church Lane East to the north.

The current application relates specifically to the rear portion of the site adjacent to Nos.16, 18, 22 and 24 Church Lane East to the north; No.16 Langley Drive to the south; and the former Albion Works site to the west. Planning permission was refused in February 2014 for erection of a terrace of 4 two-bedroom chalet-style bungalows 13/00980/FULPP; and a subsequent appeal dismissed in October 2014.

However, although dismissed on some of the grounds raised by the Council the appeal

decision accepted the principle of development and was followed by an application for a reduced scheme for 3 houses overcoming the reasons for the dismissal of the appeal.

Planning permission was granted in February 2016 for the erection of three dwellings comprising a pair of semi-detached 2-bedroom houses (Plots 1 & 2) and one detached 3-bedroom house (Plot 3) with associated parking (15/00970/FULPP). This development sits alongside the existing approved conversion of the former public house at No.26, with the provision of additional on-site parking adjoining that provided for occupiers of No.26; and uses the same existing entrance from Church Lane East. Details pursuant to pre-commencement conditions were approved in July 2016, 16/00382/CONDPP. In July 2016, the Development Management Committee agreed a request from the applicants for the Transport and Public Open Space financial contributions set out in the original s106 Planning Obligation dated 5 February 2016 to be deleted as a result of subsequent changes in Government guidance for developments of less than 10 units in size. The s106 Planning Obligation is subject to a Deed of Variation to this effect dated 10 November 2016. Works in respect of this planning permission have commenced, an invoice for the s106 monies (comprising SPA mitigation) were paid in full in January 2017.

An application for a Non-Material Amendment (17/00230/NMAPP) in respect of alterations to the site layout, siting, fenestration and height of the dwellings was submitted in April 2017 seeking to regularise a number of deviations from the approved plans that have been identified and pursued by the Council as the works progressed. This application was, however, subsequently declared invalid in May 2017 when further changes from the original approved plans were identified which were not shown on the submitted 'as built' plans. This included the provision of additional (third) bedrooms at second floor level within the roofs of the Plot 1 and 2 houses.

The current application now seeks approval of Material Minor Amendments to the development approved under planning permission 15/00970/FULPP. It seeks a replacement planning permission for the (partially completed) development. The Plot 1 & 2 houses are largely complete. The Plot 3 house has been constructed to below eaves level and currently has no roof. The application is therefore retrospective in respect of the Plot 1 & 2 houses, and partially so in respect of Plot 3, where amendments proposed to the roof are yet to be constructed.

The current application is submitted with plans showing the development as now proposed, with a colour outline showing the development approved for comparison. A Planning Statement also accompanies the application. The amendments involve the following revisions from the original approved plans:-

- (a) Site Layout : All of the houses have modified footprints, although the basic siting and layout remains as originally approved. This appears to have arisen from errors in setting out of the houses on the site.

The Plot 1 house is sited with the correct separation from the north boundary of the site to the side (adjoining the rear boundary of No.22 Church Lane East), but is built 30cm wider (the thickness of a cavity wall) than its semi-detached twin (the Plot 2 house), resulting in a corresponding reduced separation of this pair of houses from the Plot 3 house of 30cm. The Plot 1 house has a more generous hallway and cloakroom and corresponding rooms above than the Plot 2 house as a consequence. The Plot 3 house is being built 40cm wider than originally approved, resulting in the side elevation being 40 cm closer to the southern boundary of the site adjoining the rear boundary of No.16 Langley Drive. The additional width provides more generous rooms

and hallway within the house. All three houses are also angled slightly from their approved positions so that they are parallel with each other rather than being sited at a slight angle.

All three houses are also approximately 30cm deeper front to back; and a single-storey rear portion of the Plot 3 house is being built projecting a further 30cm into the rear garden than originally approved.

- (b) Building Heights : The Plot 1 & 2 houses have been built taller than originally approved due to a combination of adjustments in the finished internal ground floor level (this can arise when seeking to make the drainage connections work with an appropriate fall), but is also a consequence of the additional depth of the building footprints (a) above. In respect of the Plot 1 & 2 houses, they are 50cm taller at both the roof ridge and eaves than originally approved. It is indicated that the Plot 3 house will be 40cm taller at the roof ridge and eaves.
- (c) Fenestration : The ground floor front bay windows of all three houses are slightly larger and project a little further forward, having cill heights raised 20cm, and with shallower-pitched roofs with deeper eaves. The Plot 1 & 2 houses both have two originally approved rooflights in slightly amended positions; and additional rooflight windows. Each house has a new rooflight at high level on the front roof slope; and two additional rooflights on the rear roof slope, one at high level and one at lower level. These arise due to the creation of an additional (third) bedroom in each of these houses at second floor level; see (d) below. A small rooflight serving an en-suite room in each house located in the front gable roof has been deleted. With respect to the Plot 3 house it is proposed that there would also be some adjustments to the position of 3 of the 5 approved roof windows, which are positioned approximately 1 metre closer to the south side of the roof. The only other notable proposed change to the fenestration of the Plot 3 house is that a small obscurely-glazed secondary window to Bedroom 2 located in the first-floor south side elevation (thereby facing No.16 Langley Drive) would be increased in size from 0.5 by 0.5 metres to 0.5 by 1.0 Metre (in height). There are also some adjustments to the windows and patio doors in the rear ground floor elevations of all of the houses arising from the adjustment to the finished floor level. No windows were approved originally for the side elevations of the Plot 1 & 2 houses and these houses have not been built with any windows in these elevations.
- (d) Dwelling Size : The developer has created an additional third bedroom in the roof at second-floor level in both the Plot 1 and 2 houses, thereby copying the arrangement already approved in this respect from the outset for the Plot 3 house. As a consequence, the applicants are in the process of completing a new s.106 Planning Obligation to secure the additional SPA mitigation financial contribution that arises.

Amended plans were submitted on 3 August 2017 confirming that first-floor windows in the side elevations of the Plot 3 house would all be obscurely glazed. Furthermore, the lower parts of the single first-floor windows in the front elevations of all three houses would be obscurely glazed up to a height of at least 1.7 metres above finished floor level in the rooms they serve. This confirms compliance with the requirements of Condition No.19 of the original planning permission, 15/00970/FULPP. In the case of the Plot 1 & 2 houses, this will require remedial work to the first-floor front windows already fitted. No such window is yet in place with the Plot 3 house, so the window can be fitted with the appropriate obscure glass from the outset.

Consultee Responses

The Transportation Strategy Officer raises no highway objections, stating that the amendments to the approved scheme do not alter the on-site parking arrangements for the scheme which meet the Council's adopted Parking Standards in full.

Neighbours notified

In addition to posting a site notice, 20 individual letters of notification were sent to properties in Church Lane East, Highfield Avenue, Langley Drive and Albion Mews, including all properties directly adjoining the application site.

Neighbour comments

At the time of writing this report no comments have been received. The neighbour notification period expires on 11 August 2017. An update in respect of any comments received from neighbours will be provided at the Committee meeting.

Policy and determining issues

The site is within the built-up area of Aldershot. It is not in a Conservation Area, nor adjoining a Listed Building. Adopted Rushmoor Core Strategy (October 2011) 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), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) are relevant to the consideration of the current proposals. Furthermore, a number of Local Plan policies continue to be 'saved' and therefore remain in use for the time being until they are replaced by future tranches of Local Development Framework documents. In this respect, Local Plan Policies ENV17 (general development criteria), H14 (amenity space), ENV41-43 (flood risk), and OR4/OR4.1 are 'saved' policies that remain relevant to the consideration of this application.

The advice contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) is also relevant.

The main determining issue for a material minor amendment application is whether the development incorporating the amendments would have been considered acceptable had they been submitted as part of the scheme when it was originally considered and approved. In this case, the amendments relate to variations to the site layout and the siting, design and dimensions of the houses that are to be considered in the light of the following issues:-

1. Design and Visual Impact;
2. Impact on Neighbours;
3. The Living Environment Provided;
4. Highways Considerations; and
5. Impact on Wildlife.

Other issues that were considered in the determination of the original application (namely the principle of the proposals, drainage, renewable energy and sustainability, and public open space) are unaffected by the current amendments the subject of the application.

Commentary

1. Design and Visual Impact –

The site is within the built-up area, where residential development is considered to be acceptable provided that it is appropriate to the character of the area and satisfies the relevant policies of the Development Plan. Additional support for this approach is provided by the NPPF.

The amended development remains for the erection of two-storey dwellings that would be located in a backland position in an area surrounded by existing development of two-storey height. To this extent, even taking into account that the site would be visible at a distance from Church Lane East when looking down the drive between Nos.20 and 22 Church Lane East and also from the new Albion Mews cul-de-sac created by the residential re-development of the adjoining Albion Works site, it is considered that the visual impact on the character and appearance of the area as a whole would be limited. In this respect it should be noted that the appeal Inspector did not identify the visual impact of the 4 dwelling 2014 appeal scheme as being of material planning concern.

The amendments have resulted in some minor adjustments to the siting and design of the new houses; comprising a slightly larger building footprint, building roof ridge and eaves heights, changes to fenestration and a reduced gap between the Plot 1 & 2 and Plot 3 houses. However it is considered that these changes would neither be readily discernible nor materially or otherwise harmful to the visual character and appearance of the area.

It is considered that the amended scheme would have been considered acceptable in visual terms had it been the basis of the original application.

2. Impact on Neighbours –

All properties directly adjoining the application site have been notified of the application, with a reply date of no later than 11 August 2017.

It is considered that the relationship of the new dwellings to all adjoining neighbours would remain acceptable in planning terms notwithstanding the various amendments. The new houses do not give rise to material overlooking of neighbours by virtue of a combination of separation; the use of high-level and/or obscurely glazed upper floor/roof windows; and the orientation of upper floor/roof windows. The amended plans received on 3 August 2017 confirm that obscure glazing would be provided in accordance with the requirements of the original permission.

The minor increase in height of the houses is not such that adjoining neighbours would be affected by any material or undue loss of sunlight and daylight given the separation distances and orientations involved. This includes consideration of the relationships with the new dwellings recently built to the rear of the application site on the former Albion Works site, now Albion Mews.

3. The Living Environment Provided –

The amendments result in some improvements to the internal accommodation of the houses. The increases in the footprint of the buildings are at the expense of the private rear garden

areas of the dwellings. It is however considered that an acceptable living environment would be provided.

4. Highways Considerations –

The change from a two-bedroom to a three-bedroom dwelling does not alter the on-site parking requirement : 2 spaces are required in either case. The amended scheme would retain provision of two on-site parking spaces for each of the houses plus a visitor space in the same arrangement as originally approved. The Transportation Strategy Officer raises no highway objections to the amendments.

5. Impact on Wildlife –

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Rowhill Copse 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 Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Rowhill Copse 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 developers have already paid an SPA mitigation and avoidance financial contribution of £17,883 in respect of the development as originally approved with planning permission 15/00970/FULPP. However, the additional bedrooms in the Plot 1 & 2 houses trigger a requirement to secure an additional SPA mitigation and avoidance financial contribution, since it is calculated on the basis of the number of bedrooms. A two-bedroom house requires an SPA financial contribution of £5,336, whereas a three-bedroom house £7,211; a difference of £1,875 per dwelling. There is therefore a need for a 'top-up' SPA mitigation and avoidance contribution of £3,750 to be secured as a result of the amendments. In this respect the applicants have agreed to secure the required additional SPA financial contribution and have taken steps to have the necessary s106 Obligation document produced and completed. In this respect, because the amendments are retrospective, the additional financial contribution would be payable immediately upon the completion of the new s106 Obligation document. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy and the appropriate financial contribution is secured. Subject to the necessary s106 Obligation being completed in this respect, the amended proposals are therefore considered to have an acceptable impact on the Thames Basin Heaths Special Protection Area and to comply with the requirements of Core Strategy Policies CP11 and CP13.

It is considered that the amendments which the application seeks to regularise do not result in a development that would have resulted in a different view being taken had they formed part of the original application. There are therefore considered to be no planning grounds for pursuing compliance with the approved scheme through enforcement action. The development including the amendments is considered to have an acceptable visual impact

and impact on neighbours; to continue to provide an acceptable living environment; is acceptable in highways terms; and, subject to the completion of a s106 Obligation to secure an additional financial contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, to satisfactorily address the impact upon the Thames Basin Heaths Special Protection Area. The amendments are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV17, ENV41-43, TR10 and H14.

FULL RECOMMENDATION

It is therefore recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 25 August 2017 to secure an additional financial contribution of £3,750 towards SPA avoidance and mitigation and access management at the Rowhill Copse SANG mitigation scheme, 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 s106 Obligation is not received by 25 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 satisfactory provision for 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 Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13; and affordable housing in accordance with Core Strategy Policy CP6.

- 1 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings : C Foo Associates Drawing Nos.1267 PP-100 REV.E; -PP-01 REV.D; -PP-02 REV.E; -PE-01 REV.E; -PE-02 REV.C; -PE-03 REV.E; & Planning Statement.

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

- 2 Save for any modifications resulting from the current amendments hereby approved, the development hereby permitted shall be carried out in accordance with the submitted details already approved with and pursuant to planning permission 15/00970/FULPP in respect of:-

- (i) all external finishing materials and detailing;
- (ii) all fenestration finishes and details;
- (iii) all surfacing materials and detailing;
- (iv) all levels of any paths, drives and parking areas and the height of any retaining walls within the area covered by the application;
- (v) all details of all screen and boundary walls, fences, hedges and any other means of enclosure;
- (vi) all details of landscape planting;
- (vii) all Sustainable Drainage Systems (SUDS) details;
- (viii) all details of operative parking and turning on site during the construction period;
- (ix) all cycle parking facilities and refuse bin storage/collection area(s);
- (x) the proposed improvements to the vehicular access to the site; and
- (xi) all tree protection measures for the duration of works on site.

Such details shall be implemented in full as appropriate and prior to the first occupation of the newly built residential units and retained in perpetuity. *

Reasons - (i),(ii), (iii) & (vi) To ensure that the external finishing and surfacing materials harmonise with the surrounding buildings and environment and to secure a satisfactory appearance; (iv) To ensure that the works are carried out at suitable levels in relation to adjoining properties and highways and in the interests of visual amenity; (v) To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties; (vii) To reflect the objectives of Policy CP4 of the Rushmoor Core Strategy; (viii) & (x) In the interests of the safety and convenience of highway users; (ix) In the interests of amenity and to ensure a more satisfactory form of development; and (xi) To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes, A, B, C and E of Part 1 and Class L of Part 3 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.

- 4 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 the side elevations or roofspace of the development hereby permitted without the prior permission of the Local Planning Authority. Furthermore, there shall be no alteration of the positions of the windows shown to be provided on the plans hereby approved.

Reason - To protect the amenities of neighbouring properties.

- 5 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.

- 6 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, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of amenity and to help achieve a satisfactory standard of landscaping.

- 7 The development hereby approved shall not be occupied until the off-street parking facilities shown on the approved plans have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development as indicated on the approved plans). For the avoidance of doubt the parking spaces shall not be used for the parking or storage of boats, caravans or trailers. *

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

- 8 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 used in the development of the application site.

Reason - In the interests of visual amenity.

- 9 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.

- 10 Prior to the first occupation of any of the dwellings hereby permitted, details of measures to achieve the energy performance standards in accordance with Code Level 4 of the Code for Sustainable Homes or equivalent for each of the dwellings hereby permitted 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 dwelling(s) to which they relate and retained in perpetuity. *

Reason - To reflect the objectives of Policy CP3 of the Rushmoor Core Strategy.

- 11 The windows located in the upper floors side elevations of the Plot 3 house and the lower halves of those in the first-floor front elevation of the houses on Plots 1, 2 and 3 (up to a height of 1.7 metres above finished floor level in the rooms they serve) shall be fitted with obscure glass (to a minimum level of obscurity of Level 2) which shall be installed prior to the first occupation of the development and retained thereafter.

Reason - In the interests of amenity and privacy of neighbouring properties. *

INFORMATIVES

- 1 **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because:-

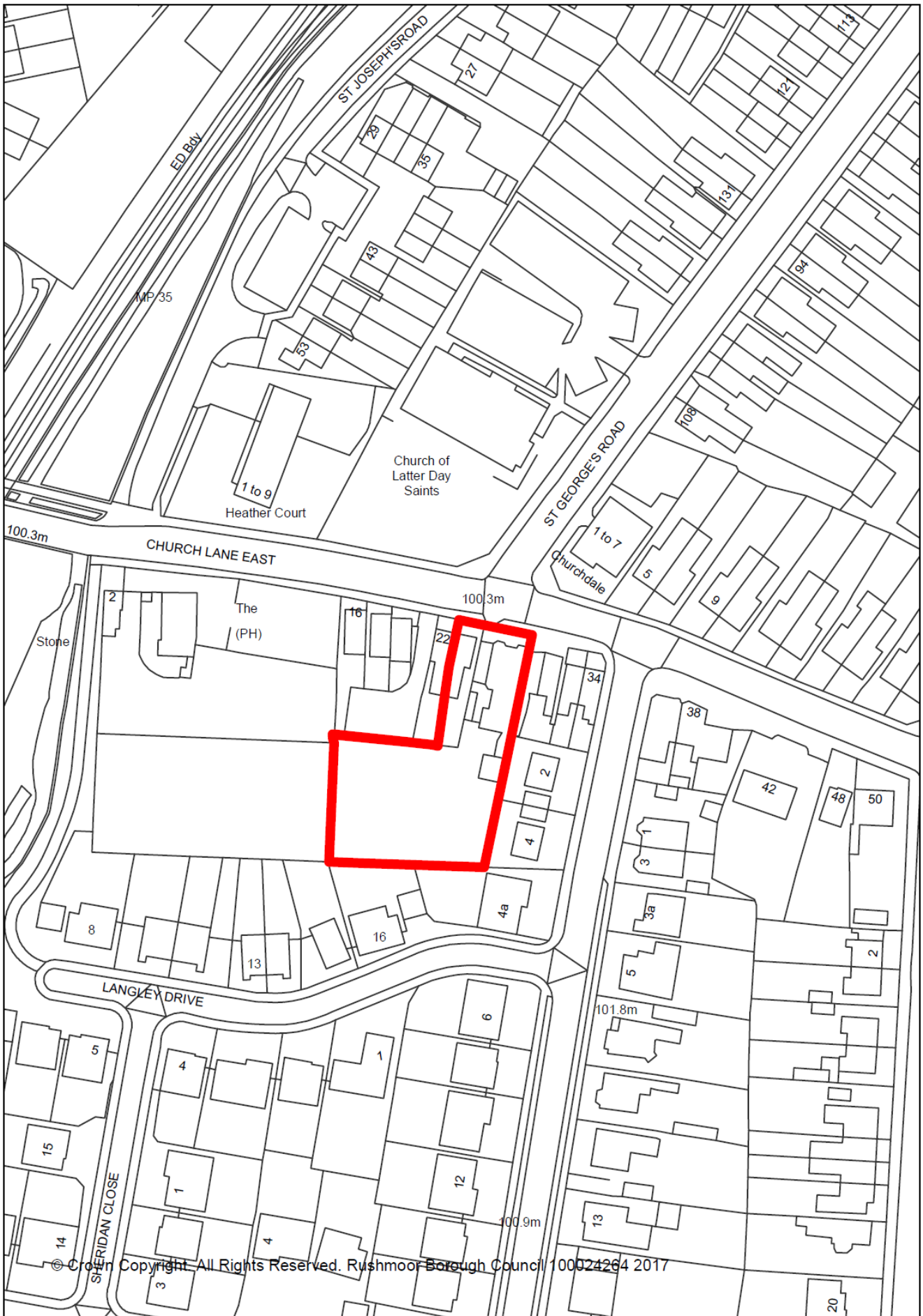
The development including the amendments is considered to have an acceptable visual impact and impact on neighbours; to continue to provide an acceptable living environment; is acceptable in highways terms; and, subject to the completion of a

s106 Obligation to secure an additional financial contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, to satisfactorily address the impact upon the Thames Basin Heaths Special Protection Area. The amendments are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV17, ENV41-43, TR10 and H14.

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. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 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 - In connection with the requirements of Condition No.2 (x), 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.
- 5 INFORMATIVE - 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 for the production of electricity and heat.
- 6 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.
- 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 & Housing for advice.

- 8 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.
- 9 INFORMATIVE - The applicant is advised that during the construction phase 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 Environmental Health.
- 10 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.
- 11 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.
- 12 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.



* Original house footprint approved with planning permission 15/00970/FULPP indicated by magenta dashed outline overlaid to show overall alterations to footprint

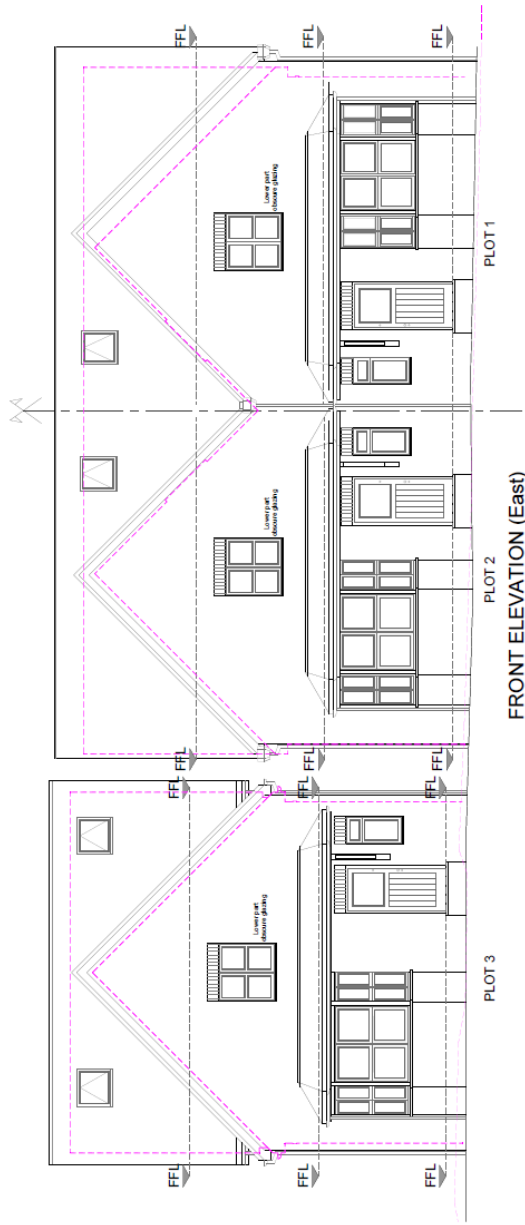


SITE PLAN - Scale 1:200

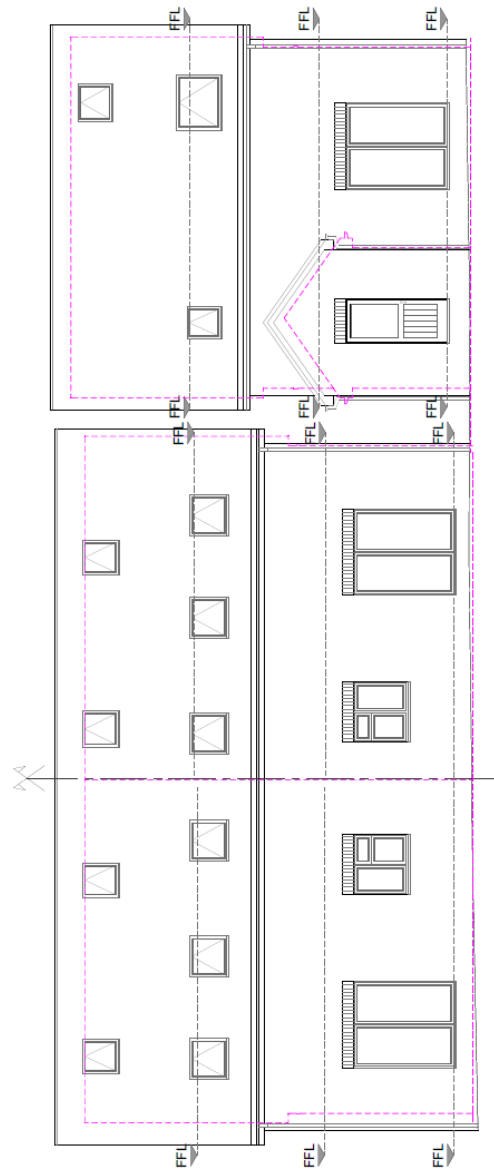
scale 1/100 @ A3



*PLOT 3 - As surveyed up to wall plate level, no roof structure or interior walls at first and loft levels at the time of survey.



FRONT ELEVATION (East)



REAR ELEVATION (West)

* Original house elevation approved with planning permission 15/00870/FULPP indicated by magenta dashed outline overlaid to shown overall alterations to elevation design

CFoo Associates Limited
 Chartered Architects
 Design Consultants
 4 Linden Road
 Hants Business Centre
 Aldershot GU11 3BA
 Tel: 01256 381863
 www.cfooassociates.co.uk

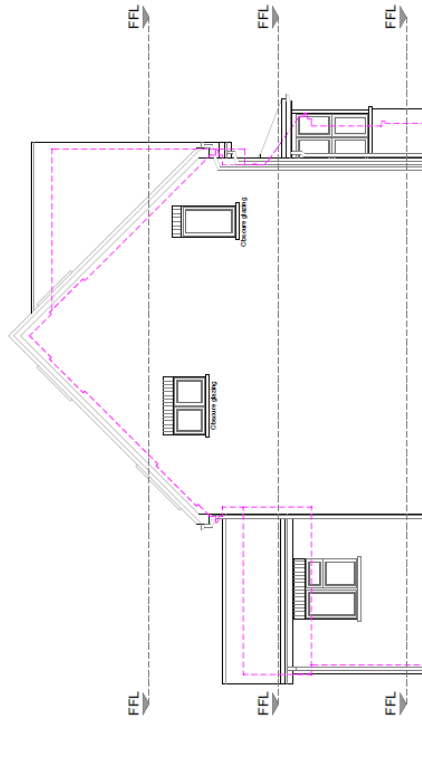
ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Suneet Jain, Jan Mandozai, Mohammed Farooq Choudhary
Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT :
 26 CHURCH LANE EAST, ALDERSHOT, HANTS, GU11 3BT
Scale: (A3) 1:100 **Date:** 21/12/2014 **Drawn by:** CWF
Job number: 1267 **Drawing number:** PE-01 **Revision:** E

Ref.	Revision	Date	By
A	Alterations to site layout	29/01/2016	CWF
B	Alterations to suit as built	13/03/2017	EB
C	Overlay of previously granted plans as requested by council	06/04/2017	EB
D	Alterations to suit as built	20/06/2017	EB
E	Additional first floor window information	03/08/2017	EB

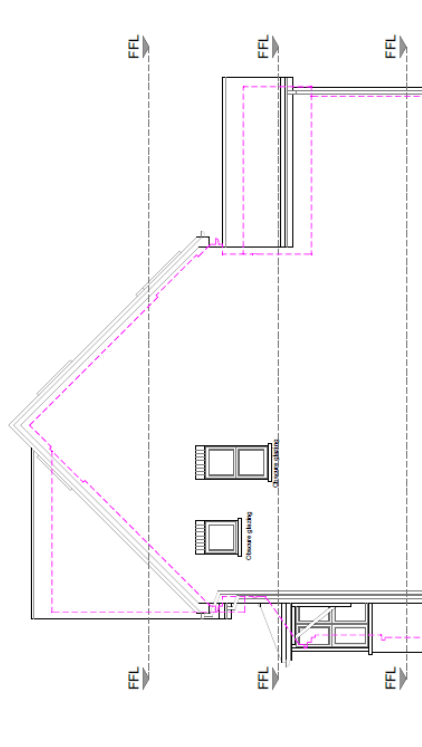
PLOT 3 - Elevations
- 1 x Detached 3 x Bedroom House

scale 1/100 @ A3



PLOT 3

SIDE ELEVATION (South)



PLOT 3

SIDE ELEVATION (North)

*PLOT 3 - As surveyed up to wall plate level, no roof structure or interior walls at first and loft levels at the time of survey.

* Original house elevation approved with planning permission 15/00970/FUL PP indicated by magenta dashed outline overlaid to shown overall alterations to elevation design

CFoo Associates Limited
 Chartered Institute of Building
 Registered Architectural Technicians
 4 LONDON ROAD
 HANTS BUSINESS PARK
 HANTS BUSINESS PARK
 GOSPORT
 HANTS GU14 0JH
 TEL: 01534 281903
 FAX: 01534 281904
 EMAIL: SALES@CFOOASSOCIATES.CO.UK
 WWW.CFOOASSOCIATES.CO.UK

ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Suneet Jain, Jan Mandozai, Mohammed Farooq Choudhary

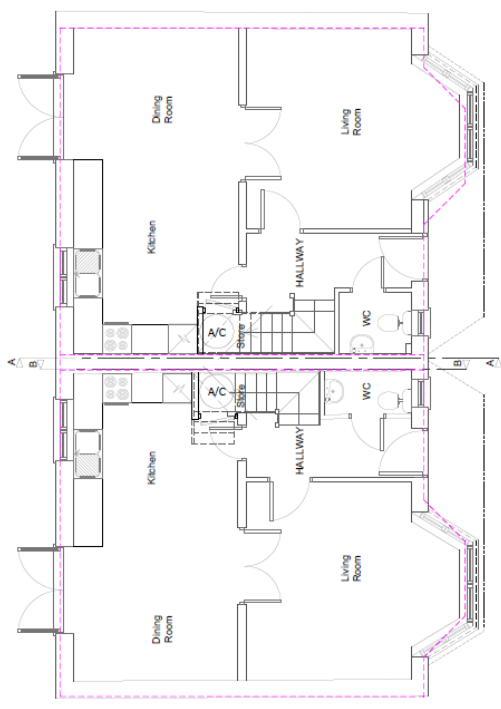
Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT :
 26 CHURCH LANE EAST, ALDERSHOT, HANTS. GU11 3BT

Scale: (A3) 1:100 **Date:** 2/1/2014 **Drawn by:** CWF

Job number: 1267 **Drawing number:** PE-03 **Revision:** E

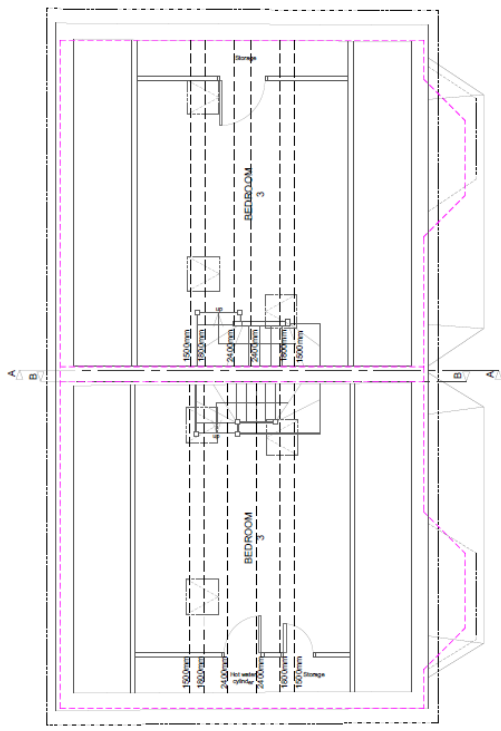
Ref.	Revision	Date	By
A	Amendment to labelling	29/01/2016	CWF
B	Amendment to suit as built	13/03/2017	EB
C	Overlay of previously granted plans as requested by council	05/04/2017	EB
D	Alterations to style of porch as per adjacent semi-detached	20/06/2017	EB
E	Additional first floor window information	03/08/2017	EB

PLOT 1 & 2 - Plans
 - 2 x Semi-detached
 2x Bedroom Houses

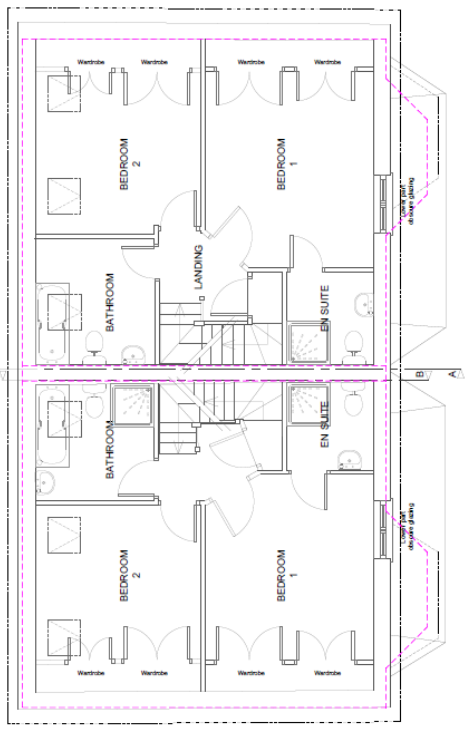


PLOT 2
GROUND FLOOR PLAN
 - Scale 1:100 @ A3

PLOT 1
SECOND FLOOR
 - Scale 1:100 @ A3

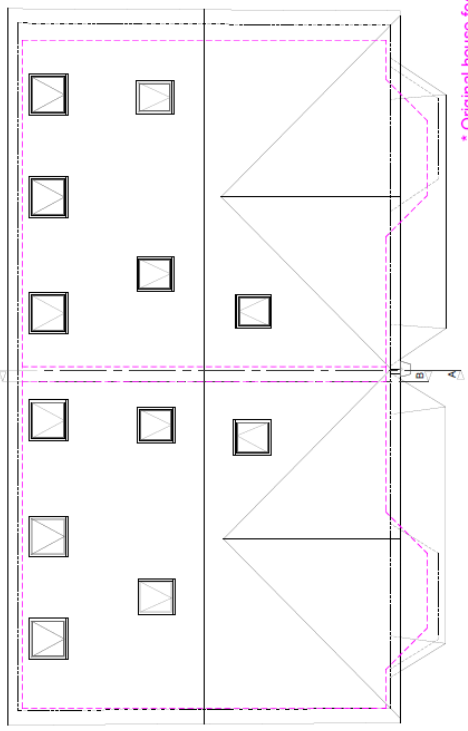


PLOT 2
SECOND FLOOR
 - Scale 1:100 @ A3

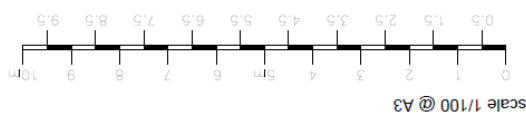


PLOT 2
FIRST FLOOR PLAN
 - Scale 1:100 @ A3

PLOT 1
ROOF PLAN
 - Scale 1:100 @ A3



* Original house footprint approved
 with planning permission
 15/00970/FULPP indicated by
 magenta dashed outline overlaid to
 shown overall alterations to footprint



Ref.	Revision	Date	By
A	Amendment to suit as built	13/03/2017	EB
B	Overlay of previously granted plans as requested by council	09/04/2017	EB
C	Alterations to suit as built	20/06/2017	EB
D	Additional first floor window information	03/09/2017	EB

CFOO Associates Limited
 Chartered Surveyors

ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Suneet Jain, Jan Mandozai, Mohammed Farooq Choudhary

Job number: 1267

Scale: (A3) 1:100

Date: 21/12/2014

Drawn by: CWF

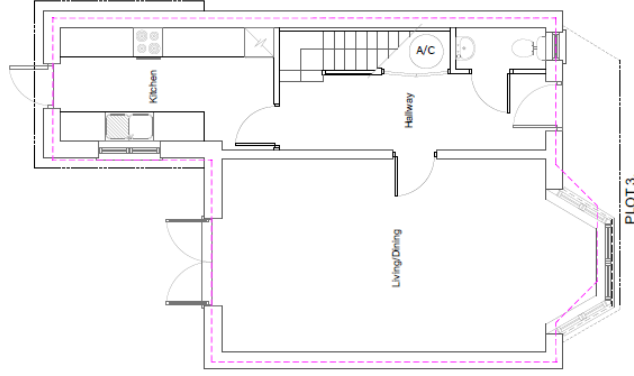
Revision: PP-01

Project:	PROPOSED ERECTION OF 3 CHALET DWELLINGS AT: 26 CHURCH LANE EAST, ALDERSHOT, HANTS, GU11 3BT
Scale:	(A3) 1:100
Job number:	1267
Date:	21/12/2014
Drawn by:	CWF
Revision:	PP-01
Revision:	D

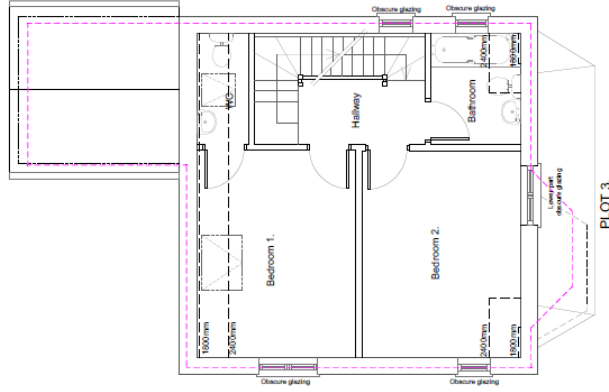


PLOT 3 - Plans
- 1 x Detached 3x Bedroom House

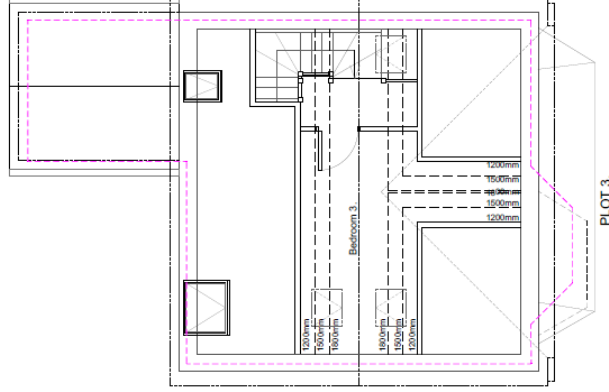
scale 1/100 @ A3



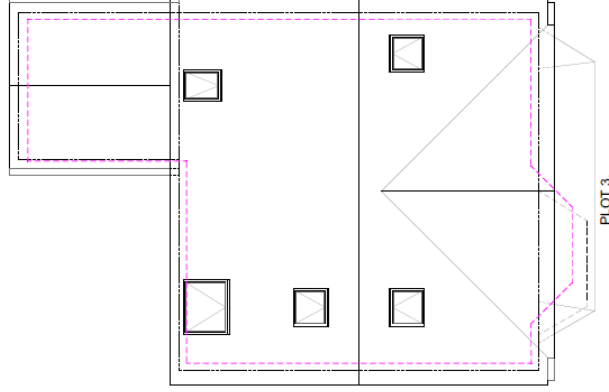
GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT PLAN



ROOF PLAN

14, 05/09/2016
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 LIAISON OFFICER
 LIAISON OFFICER
 LIAISON OFFICER

ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Suneeet Jain, Jan Mandozai, Mohammed Farooq Choudhary

Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT:
 28 CHURCH LANE EAST, ALDERSHOT, HANTS. GU11 3BT

Scale: (A3) 1:100 **Date:** 21/12/2014 **Drawn by:** CWF

Job number: 1267 **Drawing number:** PP-02 **Revision:** E

Ref.	Revision	Date	By
A	Amendment to labelling	29/01/2016	CWF
B	Amendment to suit as built	13/03/2017	EB
C	Overlay of previously granted plans as requested by council	09/04/2017	EB
D	Alterations to style of porch as per adjacent semi-detached	20/06/2017	EB
E	Additional first floor window information	03/09/2017	EB

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