

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 | Chris Jones |
| Application No. | 17/00447/FULPP |
| Date Valid | 25th May 2017 |
| Expiry date of consultations | 20th June 2017 |
| Proposal | Change of Use of The Beehive Public House to 8 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit and 1 x studio, including erection of extensions at the rear and erection of new build at rear to create 2 x 1-bed units and 1 x 2-bed house |
| Address | The Beehive 264 High Street Aldershot Hampshire GU12 4LP |
| Ward | Manor Park |
| Applicant | Mr Mohammed Farooq Choudhary & Jan Mandozai |
| Agent | Ms Chantal Foo |
| Recommendation | GRANT subject to completion of S.106 Planning Obligation |

Description

The site is located on the corner of Pound Road and High Street. Its lawful use is as a public house with ancillary letting accommodation and a staff flat. The public house use had ceased by April 2014 and it has remained closed since. The site is on sloping ground. Towards the rear at a higher level is a garden area.

In August 2014, a complaint was received that the upper floor of the building was being used as bedsits, that windows of the public house had been changed to modern uPVC windows, and that the attached outbuildings at the rear of the building were also being converted to residential accommodation. Contact was made with the applicants advising them that the works required planning permission and they were advised to stop. Works continued and the building was let as 7 bedsits on the upper floor and six self-contained flats at the rear.

An Enforcement Notice was served on 26 November 2015, alleging, without planning permission, the change of use of the land from use as a public house with ancillary bed and breakfast accommodation at first floor level to a seven bedroom house in multiple occupation with shared facilities on the upper floor and 6 self-contained studio flats in the rear part of the building. It required the owner to cease using the unauthorised use and to remove all dividing partitioning, kitchenettes and kitchens, bathrooms shower rooms and WCs (apart from customer and staff WCs and kitchen to serve the public house and two bathrooms and WCs

to serve the ancillary bed and breakfast accommodation) from the premises, including all materials and debris associated with the unauthorised use. Six months were given for compliance. An appeal was lodged but this was dismissed on 2 September 2016, with the Inspector upholding the Enforcement Notice - with corrections. The owners have complied with the requirements of the Enforcement Notice and the premises are now vacant.

The site contains the main public house building fronting the High Street and a two and single storey former stable block at the rear, together with a later, flat roofed extension. The proposal is to partially demolish the rearmost single-storey section of the stable block and to rebuild it to the same height as the rest of the block. The resulting building would then be converted to eight flats comprising six one-bedroom units, one two-bedroom unit and one studio unit. At the rear of the site, on the higher ground, two new buildings would be constructed comprising one two-bedroom detached house and two one bedroom flats. Seven parking spaces would be provided beneath and to the rear of these buildings, which would be served by a new vehicular entrance. A further six spaces would be provided to the front of the former stable block. The existing footway crossing would be widened to accommodate this. A communal bin storage area would be provided, together with cycle storage. The extensions and alterations to the existing building would be in matching materials, using recycled bricks from the partial demolition wherever practical. The new buildings would be constructed using a contrasting red brick, with natural slate roofs. Permeable block paving would be used for the parking areas and pathways.

Consultee Responses

| | |
|---|--|
| Aldershot Historical & Archaeological Society | No response received. |
| County Archaeologist | No Objection. |
| Transportation Strategy Officer | No Highway Objections, subject to conditions. |
| Environmental Health | No Objection, subject to conditions and informatives. |
| Planning Policy | No objection to loss of public house. Further information required in respect of proposed surface water drainage system. |
| Community - Contracts Manager | No objections |
| Parks Development Officer | No objection, subject to a financial contribution towards public open space at St Michaels Gardens and basketball court refurbishment at Manor Park. (No contribution towards play spaces, due to pooling restrictions.) |

Neighbours notified

In addition to posting a site notice and press advertisement, 32 individual letters of notification were sent to properties in Pound Road, High Street and Windmill Hill.

Neighbour comments

The occupant of Flat 7 273 High Street, Aldershot has written in support of the application, commenting that the proposal will provide much needed housing for the area, that he hopes will be available for rent, that the proposal will result in environmental improvements to the High Street and Pound Road and that it could create a few jobs.

The occupant of 4 York Lodge, Pound Road objects to the proposal on the grounds of insufficient parking. He comments that Pound Road has existing on-street parking problems which lead to congestion on the High Street and that these problems were exacerbated when the unauthorised flats and bedsits were occupied. He suggests that the former stables are used as a garage rather than as substandard bedsits and/or the garden area should be used to provide a car park.

The occupant of 1 Windmill Road has objected to the proposal on the grounds that the erection of buildings on the garden will block light into a garden and that privacy will be compromised. Concern is expressed about the proposed conversion of the public house into residential accommodation, as this is part of a trend of similar conversions in the area and there is now insufficient provision of such public houses to meet the needs of the community. It is questioned whether there is sufficient infrastructure to support the additional housing. The respondent objects to the loss of the public house on grounds of its historical importance and states that trees were removed from the site to avoid the possibility of having a Tree Preservation Order placed upon them. Concern is raised that development of the site may exacerbate an ongoing subsidence issue.

The occupant of 231 North Lane objects to the proposal on the grounds that it would result in the loss of a historic and listed public house, that the proposed dwellings would not meet local housing needs and that there is insufficient infrastructure to meet the needs of the additional dwellings.

Policy and determining issues

The site is within the built-up area of Aldershot. It is not in a Conservation Area, nor located adjoining a Listed Building. The building is not identified as a Building of Local it is not listed as an "Asset of Community Value" (ACV) under the Localism Act in May 2015.

The Rushmoor Core Strategy was adopted by the Council in October 2011 and has replaced the Rushmoor Local Plan Review (1996-2011) as part of the Development Plan for the area. 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), 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 proposal. Saved Policies ENV16 (General Development Criteria), H14 (Amenity Space) and OR4/OR4.1 (Public Open Space) of the Rushmoor Local Plan Review remain relevant to the consideration of this application.

The Council's adopted Supplementary Planning Document (SPD) "Development Affecting Public Houses" formally adopted on 30 June 2015 is relevant to the consideration of this application. Also relevant are the Council's adopted SPDs "Housing Density and Design" and "Sustainable Design and Construction" both adopted in April 2006; 'Transport Contributions'

adopted in April 2008; and "Parking Standards" adopted in 2012. Since these documents were subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to them. The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) are also relevant.

The key determining issues are considered to be:

1. The Principle of the proposals;
2. Design and Visual Impact including impact on trees;
3. Impact on Neighbours;
4. The Living Environment Provided;
5. Highways Considerations;
6. Impact on Wildlife;
7. Drainage Issues;
8. Impact upon Historic Assets
9. Renewable Energy and Sustainability;
10. Public Open Space; and
11. Other Matters

Commentary

Commentary

1. Principle -

Core Strategy Policy CP10 (infrastructure provision) seeks the retention of community facilities unless specific circumstances can be shown to exist. Specifically the policy states that community facilities "...will be protected unless:

- (i) It can be proven that there is no longer term need for the facility, either for its original purpose or for another facility that meets the need of the community; or
- (ii) It is to be re-provided elsewhere to the satisfaction of the Council."

Although the Policy does not define a public house as being a 'community use', Paragraph 70 of the NPPF states, inter alia, that:-

"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;"

The recognition of public houses as a community facility in the NPPF means that any policies in the Rushmoor Plan referring to community facilities should also cover Public Houses.

The National Planning Policy Framework and Guidance and Core Strategy Policy CP10 set out the context and justification within which the "Development Affecting Public Houses" SPD has been adopted by the Council. The SPD sets out a standard and consistent approach for an applicant seeking to demonstrate that there is no longer-term need for the Public House, including a further requirement to demonstrate that alternative Public Houses are readily accessible to serve the needs of the community. These matters must be considered and found acceptable before planning permission can be granted for proposals resulting in the

loss of a Public House.

The context for the consideration of this issue in respect of the current application is affected by the Inspector's decision with reference to the Enforcement. The Inspector's comments are repeated in full below:

"Part of the council's case relates to the loss of the public house as a local facility. In June 2015 the council evidently adopted a supplementary planning document on "Development Affecting Public Houses". This document supplements Policy CP10 of the Core Strategy, which aims to protect community facilities subject to various criteria. One criterion requires applicants to show that there is no longer-term need for the facility.

On this topic, there are flaws in the cases for both the appellant and the council. The appellant has not provided the sort of detailed trading, financial and marketing information specified in the supplementary planning document, and the attempts to dispose of the property as a pub would have been unlikely to succeed once the unauthorised development had occurred, especially without the potential for supplementary income from bed and breakfast accommodation. Bearing in mind the lack of detail about matters such as asking price and extent of advertising, I suspect that the marketing mentioned in the appellant's statement may have been little more than "going through the motions".

On the other hand, it is clear that many pubs like the Beehive have suffered a decline in trade for various reasons. There are other pubs not far away (a dozen or so within a ten minute walk) and the pub use of the Beehive cannot realistically be regarded as essential to meet the needs of local people. This is an instance where planning policy is partly outweighed by the practical effects of market forces. Giving the appellant the benefit of the doubt, I regard the council's objection on this issue has only supplementary weight, and by itself the benefit of protecting the pub use would probably not justify refusing planning permission."

To support the current application, the applicants have provided more information concerning their efforts to market the public house and while this is not wholly convincing, in the light of the Inspectors comments regarding the availability of other public houses in the area, it is considered that the proposal would not result in the loss of an essential community facility, contrary to Policy CP10 and the Development Affecting Public Houses SPD. Consequently, it is considered that the proposal to redevelop this site for residential purposes would be acceptable in principle, subject to normal development control criteria.

2. Design & Visual Impact - including impact upon trees -

The proposed new development is concentrated towards the rear of the site and there would be little change to the appearance of the site when viewed from the High Street. The extensions to the existing buildings would reflect the character and materials of the existing building. The new buildings at the rear of the site would be on higher ground and as a result, may be more visible, but this higher elevation reflects the existing ground levels of the area and the existing properties in Windmill Road. The development would be viewed against the background of the well-wooded slopes of the amenity area adjoining Windmill Road. Subject to conditions requiring appropriate materials, it is considered that the proposed development would have little adverse impact upon the character and amenity of the surrounding area. There are no trees of amenity value on the site and the development would not affect those growing on the adjacent land. The comment of the neighbour concerning removal of trees is noted but no trees on the site were subject to a Tree Preservation Order or located within a Conservation Area, and therefore no consent was required for their removal.

3. Impact upon neighbours -

Residential properties directly adjoin the site in Windmill Court and Windmill Road to the south and there are also residential properties on the opposite side of Pound Road - York Lodge and The Old Mint. It is considered that the proposed development would be sufficiently well separated from the windows of the flats in Windmill Court, York Lodge and The Old Mint such that there would be little material and adverse impact upon their light, outlook, amenity and privacy.

The residential properties most likely to be affected are Nos 1, 2 and 3 Windmill Road which adjoin the proposed new-build units at the eastern end of the site. In assessing the likely impact of the proposals on the outlook and amenity of these properties, it is necessary to give consideration to the way that ground levels change, both within the site and across the adjoining properties in Windmill Road are set at a substantially higher level than the application site and the roof ridge of the existing stable block is barely visible over the boundary fence when viewed from the garden and ground floor windows of 1 Windmill Road. The proposed extension to this block would have little impact upon light, outlook and amenity of these properties. The roof ridge of the proposed dwellinghouse would be approximately 3m higher than that of the extended stable block, but from the viewpoint of the properties in Windmill Road, this would be the equivalent of a single storey property erected on level ground to the rear. The building containing two flats would be a little higher still, but this is compensated for by the rising ground levels at 2 and 3 Windmill Road. The separation between the rear elevation of 1 Windmill Road and the new dwelling would be approximately 18-20m, while the equivalent distance between the flats and 2 and 3 Windmill Road would be 14-16m approximately and 15-16m respectively. While the proposal would undoubtedly alter the outlook of these adjoining properties, it is considered that the separation proposed and the relative heights of the new and existing properties would minimise any adverse impact upon light, outlook and amenity. In terms of impact upon the privacy of properties, the proposed flats would have their rear rooms served by high-level roof-lights and accordingly, would not result in any loss of privacy to adjoining residents. The windows proposed for the new dwelling are shown to be clear-glazed and fully opening. These would be 6m from the boundary with 1 Windmill Road and would be at a height which could cause some loss of privacy. This can be addressed by a condition requiring these windows to be fixed closed and obscurely glazed. This would not adversely affect the living environment of the units as one serves a staircase and the other is a secondary bedroom window. Windows in the western elevation of the new flat block are also clear glazed, but these face into the site and would only have oblique views over adjoining gardens.

4. Living Environment Provided -

One of the reasons given for serving the Enforcement Notice in respect of the previous unauthorised use and development was that the size of some of the units were very small, falling well below the minimum floor space requirements set out in the Government's Technical housing standards. Whilst that the Council does not currently have an adopted policy requiring compliance with these standards, the Inspector stated that under national policy (as set out in the National Planning Policy Framework), planning decisions should seek to secure a good standard of amenity for all existing and future occupants of buildings, and in his judgment this unauthorised development conflicted with that aim. He therefore agreed with the Council that the living conditions provided as a result of the unauthorised development were below an acceptable standard for permanent dwellings.

In the case of the current application, the proposed flats would meet the standards and it is therefore considered that each unit would provide a satisfactory living environment in terms of overall size, bedroom size, outlook, natural daylight and ventilation. Most of the units would not be provided with any external amenity area, although the new two-storey dwelling would have a small patio to the rear. Given the constrained nature of the site and its location next to an area of public amenity space, and the proximity to Manor Park, this is considered to be acceptable. The proposal also makes adequate provision for the storage and removal of refuse. It is therefore concluded that a satisfactory living environment would be provided.

5. Highways Considerations -

The proposal would provide car and cycle parking spaces for each unit in accordance with the adopted parking standards as set out in the Car & Cycle Parking Supplementary Planning Document. The Transportation Strategy Officer has therefore raised no objection to the proposal, subject to conditions requiring the submission of details of sight-lines for the new vehicular entrance from Pound Road, and a Construction Management Plan. The proposal is therefore considered to be acceptable in highways terms. It is considered that the proposed development is unlikely to generate more multi-modal trips than the authorised use of the premises as a public house with bed and breakfast accommodation. Therefore, a transport contribution pursuant to the Planning Contributions: Transport SPD and Policy CP10 is not justified.

6. Impact upon Wildlife -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) at the Council's SANG schemes in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the maintenance 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 Rowhill Copse SANG will be considered.

The applicant is aware of this requirement and the need to make a financial contribution of £47023 to maintain the Rowhill Copse SPA mitigation scheme to be secured by way of a section 106 Planning Obligation. In this respect the applicant has contacted the Council's Legal Team to pursue this matter. 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. Provided the applicants submit a satisfactory completed s106 Planning Obligation by no later than 18 August 2017, it is considered that they would have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths Special Protection Area in compliance with the requirements of Core Strategy Policies CP11 and CP13.

7. Drainage Issues -

Policy CP4 requires that new developments provide a sustainable urban drainage system (SUDS) to ensure that surface water discharge rates are returned to greenfield levels. For existing developed sites, the requirement is that existing runoff is not increased and is ideally reduced. Much of the existing site is covered by buildings or hard surfaced areas, apart from the garden area on the higher ground. The proposal would result in hard surfacing and buildings covering the whole of the site and therefore it is considered that this increase will need to be addressed. Because the existing boundaries with Pound Road will be altered to

provide footway crossing, with sloping drives, measures need to be incorporated to protect the occupants of the new properties from surface water runoff from the road. To address these issues, the application is accompanied by detailed surface water drainage plans and a Surface water strategy report to explain how the proposed would work. The details indicate that permeable paving would be used throughout, linked to attenuation tanks that are required due to the impermeable clay beneath the site, to allow water to infiltrate into the ground. Water butts would be provided to the new roofs, and drainage channels would be installed to the edge of the site in the parking areas to prevent runoff from the road into the site and into the proposed dwellings. In principle, the type of scheme proposed is acceptable but what is not clear is the extent to which it is required and how the volume of water stored within the tank will be controlled in terms of connecting into the existing surface water network associated with the public house. To satisfy the requirements of Policy CP4, details would need to be provided of the existing surface water run off rate from the site followed by the proposed surface water run off rate as a result of the development being proposed, followed by a scheme of mitigation to ensure that the flow is no worse than existing. Therefore, while it is considered that the type of SUDS scheme proposed is acceptable, further details are required to demonstrate that the capacity of the attenuation tank proposed will be sufficient. It is considered that this can be dealt with by a planning condition.

8. Impact upon Historic Assets -

Some of the objectors have argued that The Beehive is a historic public house, being one of the oldest in Aldershot and should therefore be preserved as part of the local heritage. It is understood that one of the oldest pubs in the town stood here, predating the arrival of the army in 1850. However, this is not the current building, which is neither listed or identified as a building of local importance in the relevant Supplementary Planning Document. The date of 1799 painted on the front of the building is the year that the brewery that formerly ran the pub (Greene King) was established, and is usually painted on their establishments. The County Archaeologist comments that the site is located within the historic core of Aldershot in an Area of High Archaeological Potential (AHAP). However, the small scale of the proposed development makes it very unlikely that groundworks associated with the proposal would expose any interpretable archaeological features. No archaeological issues are therefore raised in this instance.

9. Renewable Energy and Sustainability -

The application is accompanied by a sustainability assessment to address the requirements of Policy CP3. However following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015) the government's current policy position is that planning permissions should no longer be granted requiring or subject to conditions requiring compliance with any technical housing standards such as the Code for Sustainable Homes. This is other than for those areas where Councils have existing policies referring to the attainment of such standards. In the case of Rushmoor 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. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of Policy CP3.

10. Public Open Space -

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in

appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting.

This is a circumstance where a contribution (in this case £14848 towards the off-site provision of public open space comprising: Public Open Space: £9,136 towards St. Michaels Gardens provision of bespoke seating and Sports Pitches and £5,712 towards Manor Park basketball refurbishment) secured by way of a Planning Obligation would be appropriate. Subject to the applicant satisfactorily completing the s106 Obligation in this respect no later than 18 August 2017, it is considered that the proposal would be acceptable within the terms of Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4. However failure to do so would result in a further reason for refusal being advanced on the grounds of the scheme not addressing the requirements of Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4.

11. Other Matters -

The owner of 1 Windmill Hill has advised of subsidence issues at that property, which it is feared may be exacerbated by construction works on the adjoining site. However, this not a matter that can be considered as part of this planning application.

Conclusion -

The proposals are therefore considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, are acceptable in highway terms. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. The proposals 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 ENV13, ENV16, TR10, OR4/OR4.1 and H14.

Full Recommendation

It is recommended that SUBJECT to the completion of a satisfactory obligation under Section 106 of the Town and County Planning Act 1990 by 18 August 2017 to secure:

A financial contribution of a financial contribution £47023 towards the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and £14848 towards offsite public open space works,

the Head of Planning in consultation with the Chairman be authorised to **GRANT** permission subject to the following conditions:

However, in the event that a satisfactory obligation is not completed and received by 18 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 open space in accordance with Policy OR4 of the Rushmoor Local Plan, or make satisfactory arrangements to mitigate the potential impact upon the Thames Basin Heaths SPA as required by Core Strategy Policies CP11 and CP13.

- 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 The permission hereby granted shall be carried out in accordance with the following approved drawings -

EX-100 Rev A, PE-01 Rev E, Pe-02 Rev D, PE-03 Rev E, PE-04 Rev E, PE-05 Rev D, PP-VS-01 Rev a PP-00 Rev E, PP-01 Rev E, PP-02 Rev E, PP-03 Rev E, PP-04 Rev C, PP-05 Rev A, PS01 Rev C and PX-100 Rev B.

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

- 3 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.*

- 4 No works shall start on site until a schedule and/or samples of 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.*

- 5 Prior to the commencement of development details of measures to incorporate Sustainable Drainage Systems (SUDS) into the development or suitable alternative drainage strategy 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 and retained in perpetuity.

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

- 6 Prior to the commencement of development, and notwithstanding any details submitted with the application, details of measures to achieve the energy performance standards in accordance with Code Level 4 for Sustainable Homes or equivalent 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 to which they relate and retained in perpetuity.

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

- 7 No works shall start on site until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the application site 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 a satisfactory form of development in relation to neighbouring property.*

- 8 No works shall commence on site until visibility splays have been provided on both sides of any point of access in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The splays shall thereafter be kept free at all times of any obstruction including trees and shrubs exceeding one metre in height.*

Reason - To improve and maintain visibility for the safety of pedestrian and vehicular traffic.*

- 9 No works shall start on site until a fully detailed Construction Management Plan, to include details for the provisions to be made during construction for provision for construction contractors' staff parking on site, facilities for wheel washing of delivery vehicles, arrangements for delivery and storage of materials and the measures to be employed to minimise noise, vibration and dust from the works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To protect the amenities of residents and highway safety during construction. *

- 10 Notwithstanding the details shown on the submitted plans, the first floor windows in the south elevation of the one-bedroom dwellinghouse shall be obscure glazed in their entirety, and fixed closed with the exception of opening top-lights which shall have a minimum cill height of 1.7m above the internal floor level. All other windows shall be fitted and retained as shown on the approved plans.

Reason - To protect the amenities of neighbouring residential properties and the amenity of occupiers of the development.

- 11 No works shall start on site until details of all screen and boundary walls, fences, hedges or other means of enclosure 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 safeguard the amenities of neighbouring property.*

- 12 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 A, B, C and E of Part 1 of Schedule 2 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.

- 13 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.

- 14 No residential unit within the development shall be occupied until the parking spaces shown on the approved plans have been completed and allocated to specified individual properties in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The spaces shall be retained for parking purposes thereafter.

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

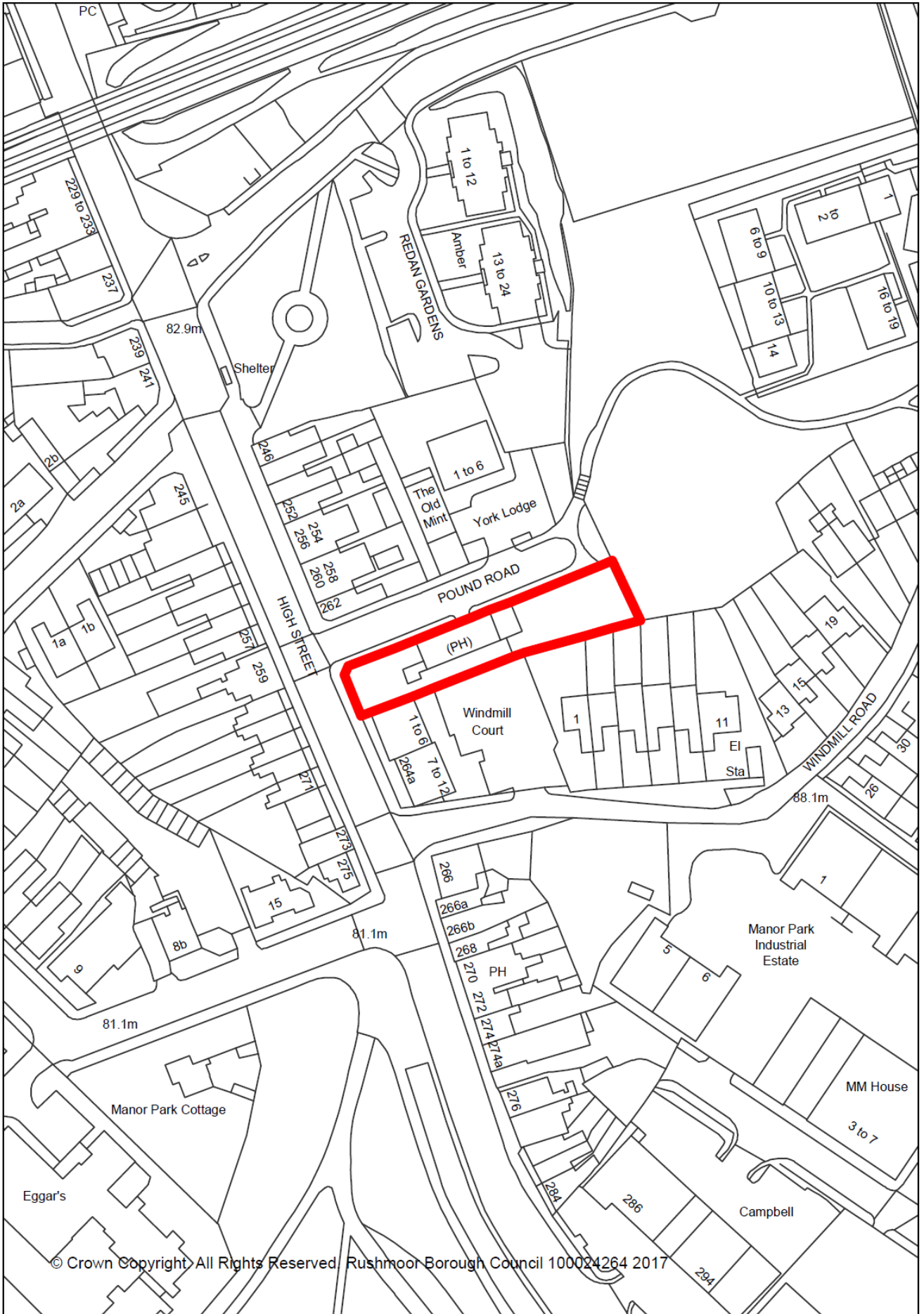
Informatives

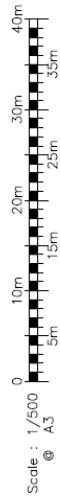
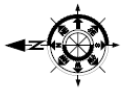
- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because it is considered that the proposal acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, are acceptable in highway terms. It would make satisfactory provision to mitigate its impact the Thames Basin Heaths Special Protection Area and for off-site improvements to public open space. The proposals 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 ENV13, ENV16, TR10, OR4/OR4.1 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.

- 3 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.
- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 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.
- 6 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.
- 7 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.
- 8 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.
- 9 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.

- 10 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.
- 11 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.
- 12 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.





PROPOSED SITE PLAN
- Scale 1:500 @ A3

| Ref. | Revision | Date | By |
|---|---|------------|----|
| A | Amendments to proposed scheme and new building layout | 11-06-2016 | EB |
| B | Amendments to project description | 08-05-2017 | EB |
| Client: Mohammed Farooq Choudhary & Jan Mohammed Mandozai | | | |
| Scale: 1:500 @ A3 | | | |
| Job number: 14-2310 | | | |
| Date: 07-04-2016 | | | |
| Drawing number: PX-100 | | | |
| Drawn by: EB | | | |
| Revision: B | | | |



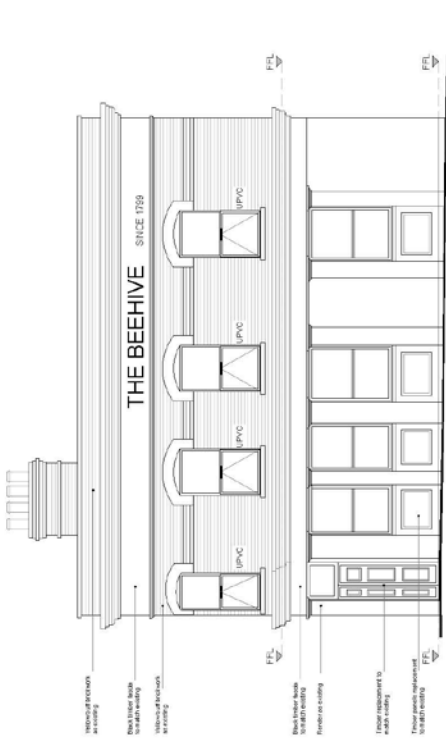
Chartered Architects
Design Consultants

4 Crown Road
Hemel Hempstead
Herts
SG1 1JH
www.cfooassociates.co.uk

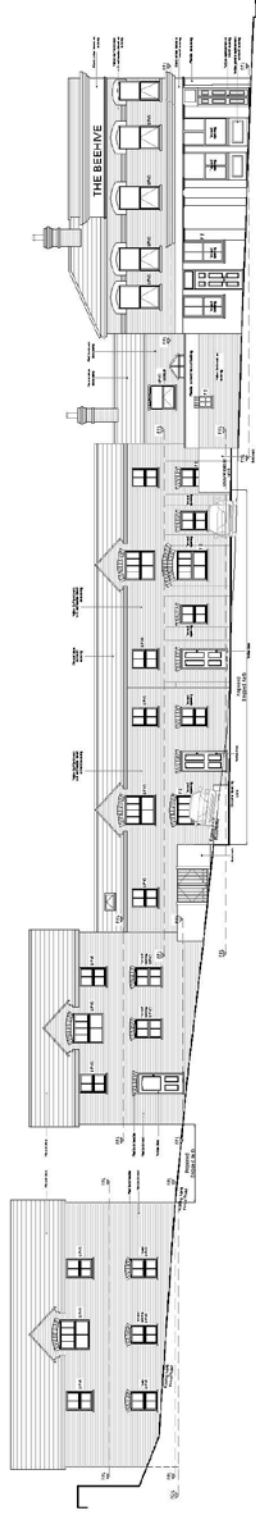
Project: Planning Application for Change of Use, of the Public House to 8 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit & 1 x studio, including erection of extensions at the rear, and erection of new build at rear to create 2 x 1-bed units & 1 x 2-bed house at: near at Pound Road and Beehive PH 264 High Street, Adleshair, Hemphate, GU12 4LP

ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS

Mohammed Farooq Choudhary & Jan Mohammed Mandozai



PROPOSED FRONT ELEVATION AA
(HIGH STREET - SOUTH-WEST)
- Scale 1:100 @ A3

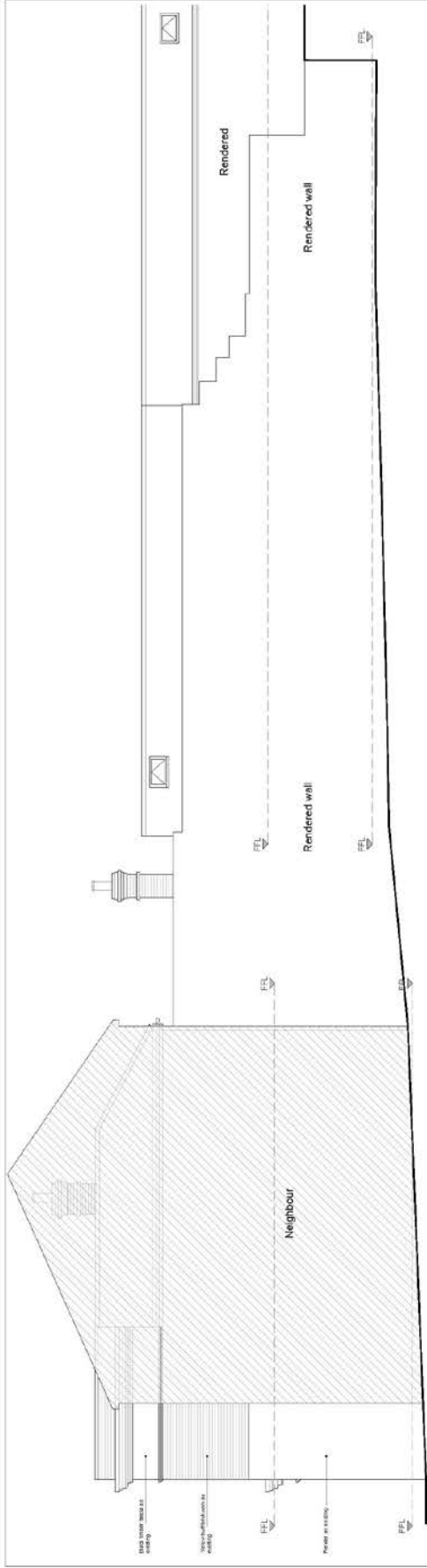


PROPOSED FRONT ELEVATION B-B
(POUND ROAD - NORTH-WEST)
- Scale 1:200 @ A3

SCALE 1:100
@ A3

| Ref. | Revision | Date | By |
|------|---|------------|----|
| A | Amendments to proposed scheme and new building layout | 11-08-2016 | EB |
| B | Amendments to proposed scheme elevations and labelling | 28-09-2016 | EB |
| C | Amendments to Eas 1&2 layout, external alterations and proposing labelling pre app submit | 21-12-2016 | EB |
| D | Amendments to ground section line elevations and project description | 08-03-2017 | EB |
| E | Addition of materials. | 18-05-2017 | EB |

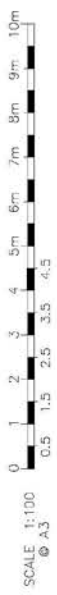
| | |
|---|---|
| <p>CFoo Associates Limited Design Consultants</p> <p>11, LINDSAY ROAD, LONDON, N1 1LN Tel: 0207 207 844 Fax: 0207 207 845 www.cfooassociates.co.uk</p> | <p>Project: Planning Application for Change of Use of the Public House to 9 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit and 2 x 3-bed units at 304 High Street, Acreston, Hampshire, GU12 4LP</p> <p>Scale: 1:100 & 1:200 @ A3</p> <p>Date: 07-04-2016</p> <p>Job number: 14-2310</p> <p>Drawing number: PE-01</p> <p>Revision: E</p> <p>Client: Mohammed Farooq Chaudhary & Jan, Mohammed Mandozai</p> |
|---|---|



PROPOSED SIDE ELEVATION D-D
(SOUTH-EAST)
- Scale 1:100 @ A3



PROPOSED FRONT ELEVATION B-B
(POUND ROAD - NORTH-WEST)
- Scale 100 @ A3

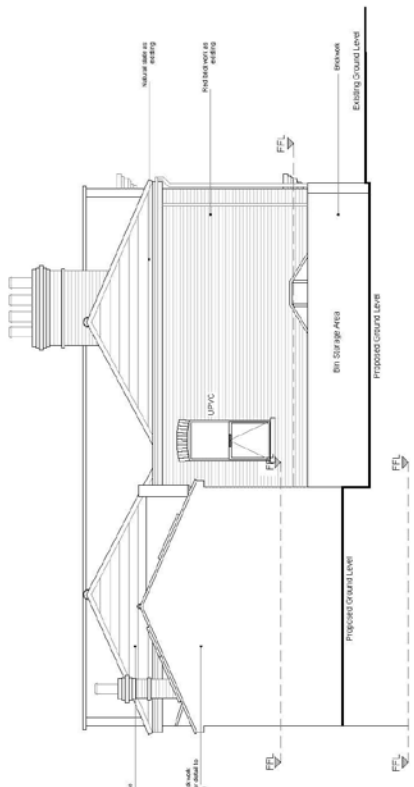


| Ref. | Revision | Date | By |
|------|--|------------|----|
| A | Amendments to proposed scheme and new building layout | 11-08-2018 | EB |
| B | Amendments to proposed scheme elevations and labelling | 28-09-2016 | EB |
| C | Amendments to 1st, 1&2 layout, external atrium and comparing following pro spec school | 21-12-2016 | EB |
| D | Amendments to ground section line, elevations and project description | 08-02-2017 | EB |

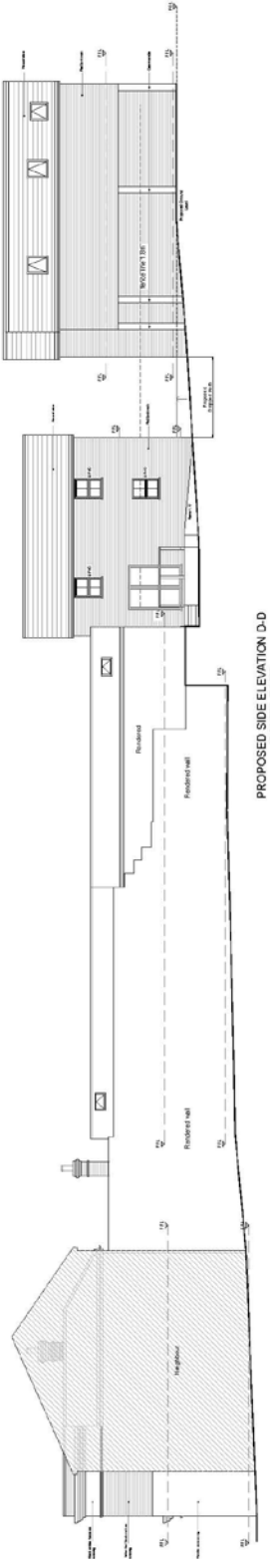
| | |
|-----------------|--|
| Client : | Mohammed Farooq Choudhary & Jan Mohammed Mardouh |
| Job number: | 14-2310 |
| Drawing number: | PE-05 |
| Date: | 07-04-2016 |
| Scale: | 1:100 @ A3 |
| Drawn by: | EB |
| Revision: | D |

CFoo Associates Limited
 Energy Coverage
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL WORK TO BE COMPLETED BY 15th NOVEMBER 2017.
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

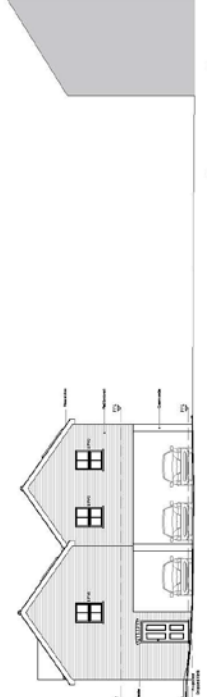
Project: Planning Application for Change of Use of the Public House to 8 flats, consisting of 5 x 1 bed units, 1 x 2 bed unit and 2 x 3 bed units at rear of Pound Road and Beehive PH 264 High Street, Acrehall, Hampshire, GU12 4LP
Scale: 1:100 @ A3
Date: 07-04-2016
Drawn by: EB
Job number: 14-2310
Drawing number: PE-05
Revision: D



PROPOSED REAR ELEVATION C-C
(NORTH-EAST)
- Scale 1:100 @ A3



PROPOSED SIDE ELEVATION D-D
(SOUTH-EAST)
- Scale 1:200 @ A3



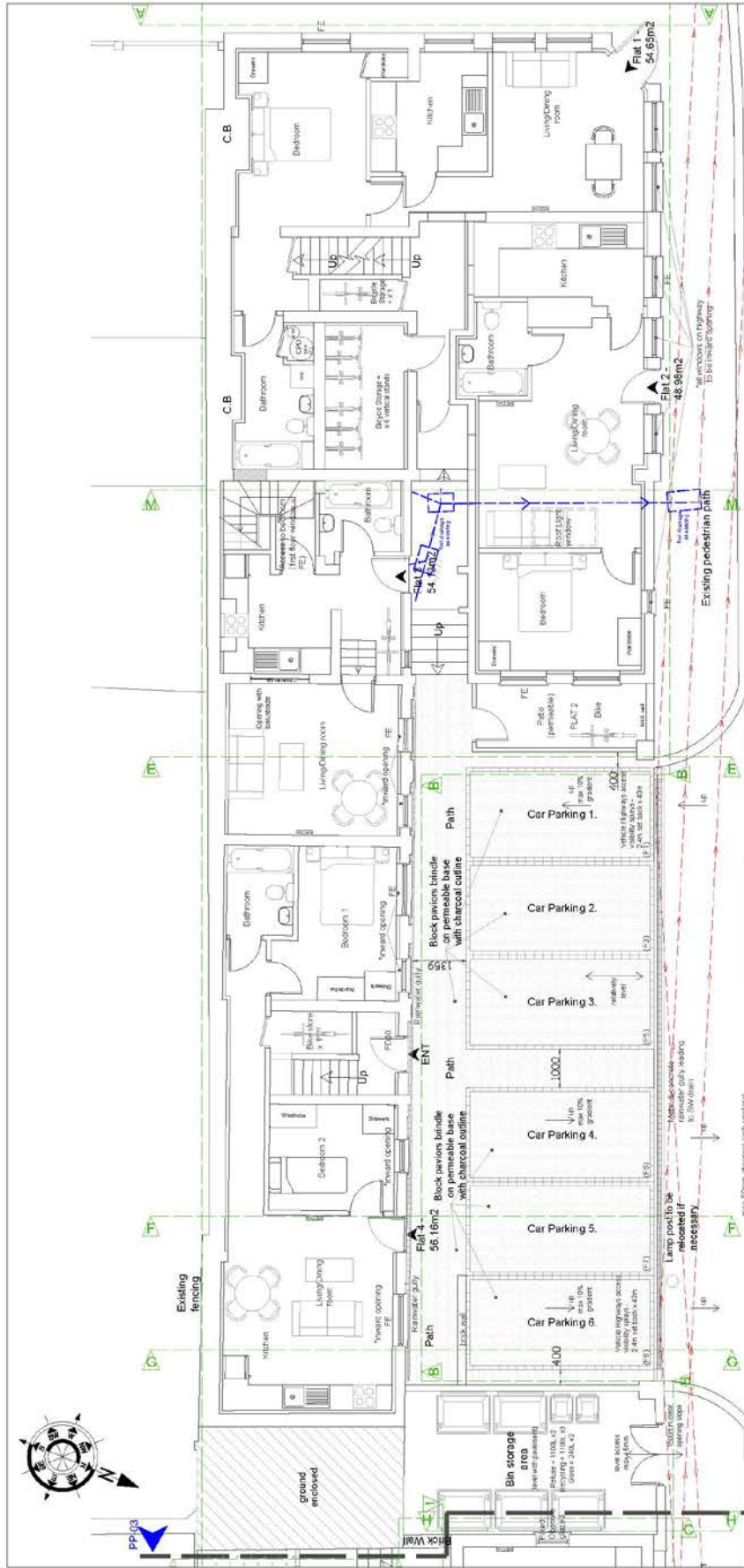
PROPOSED ONE-BED FLATS AT THE REAR
- SIDE ELEVATION K-K (SOUTH-WEST)
- Scale 1:200 @ A3



| Ref. | Revision | Date | By |
|------|---|------------|----|
| A | Amendments to proposed scheme and new building layout | 11-08-2016 | EB |
| B | Amendments to proposed scheme elevations and labelling | 28-09-2016 | EB |
| C | Amendments to ground section line, elevations and project description | 08-03-2017 | EB |
| D | Addition of materials. | 18-05-2017 | EB |

| | |
|---|---|
| <p>CHARTERED ARCHITECTS (REGULATED BY THE ARCHITECTS REGULATION BOARD)</p> <p>11, 12 & 13, SOUTHVIEW, 100, WILSON ROAD, WILSON INDUSTRIAL ESTATE, WILSON, LEEDS, WEST YORKSHIRE, LS16 7JF, U.K. TEL: 0113 275 0000 WWW.CFOOASSOCIATES.CO.UK</p> | <p>Project: Planning Application for Change of Use of the Public House to 8 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit & 1 x studio, including erection of extensions at the rear, and erection of new build at rear to create 2 x 1-bed units & 1 x 2-bed house at: rear at Pound Road and Beehive PH 254 High Street, Aldershot, Hampshire GU12 4LP</p> <p>Scale: 1:100 & 1:200 @ A3 Date: 07-04-2018 Drawn by: EB</p> <p>Job number: 14-2310 Drawing number: PE-02 Revision: D</p> |
|---|---|

Client: Mohammed Farooq Chaudhary & Jan Mohammed Mardocai



POUND ROAD

PROPOSED GROUND FLOOR PLAN
Scale 1:100 @ A3

*For vertical spans refer to PE-VS-01

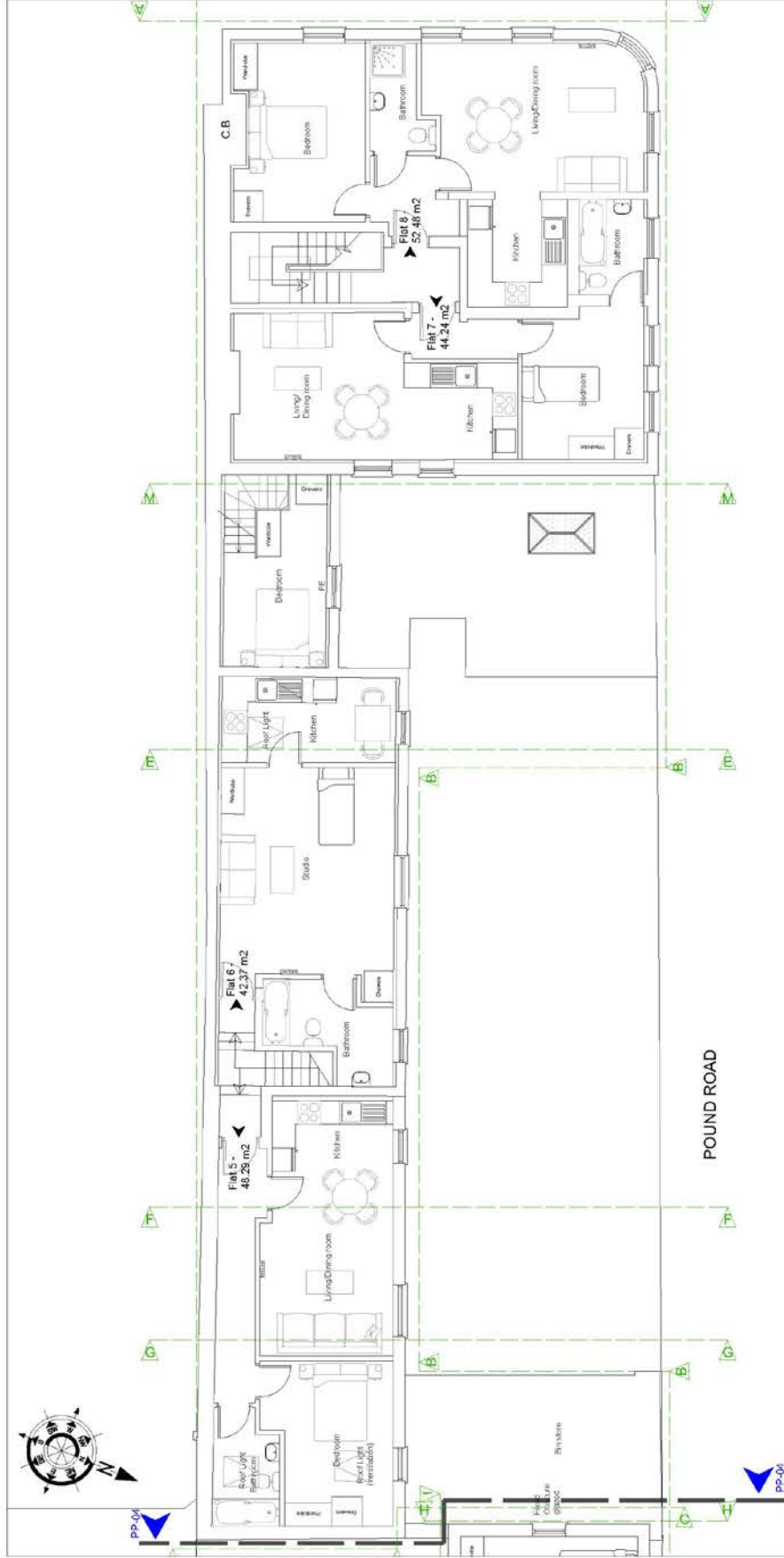


| Ref. | Revision | Date | By |
|------|---|------------|----|
| A | Amendments to proposed scheme and new building layout | 11-05-2016 | EB |
| B | Amendments to proposed scheme, new building layout and additional section lines | 28-05-2016 | EB |
| C | Amendments to site layout, external site works and car parking following pre-app notice | 21-12-2016 | EB |
| D | Amendments to project description and car parking block wall addition | 09-05-2017 | EB |
| E | Amendments to existing drainage bin store and addition of section line M.M | 18-05-2017 | EB |

| | |
|-----------------|---|
| Client : | Mohammed Farooq Cloudfury & Jan Mohammed Mandzhal |
| Job number: | 14-2310 |
| Drawing number: | PP-01 |
| Date: | 07-04-2016 |
| Scale: | 1:100 @ A3 |
| Drawn by: | EB |
| Revision: | E |

CFoo Associates Limited
 Design Consultants
 11, 12 & 13, The Arcade, 100, The Arcade, London, EC2A 4EJ
 Tel: 020 7626 1444
 Fax: 020 7626 1444
 Email: info@cfassociates.co.uk
 www.cfassociates.co.uk

Project: Planning Application for Change of Use of the Public House to 6 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit and 1 x 3-bed unit. The proposed scheme will create 2 x 1-bed units & 1 x 2-bed house at rear of Pound Road and Barchie PH 244 High Street, Aderah, Harshere, GU12 4LP



PROPOSED FIRST FLOOR PLAN
 - Scale 1:100 @ A3

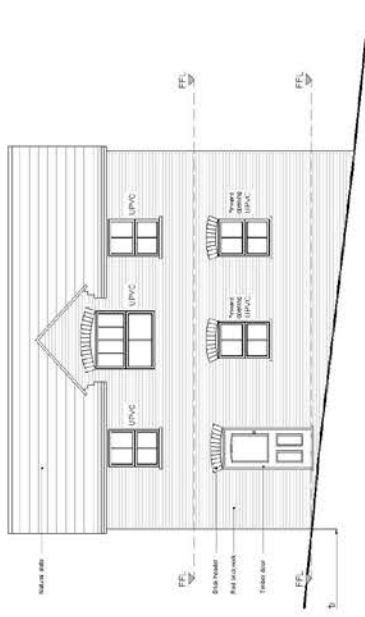


| Ref. | Revision | Date | By |
|------|--|------------|----|
| A | Amendments to proposed scheme and new building layout | 11-08-2016 | EB |
| B | Amendments to proposed scheme, new building layout and additional section lines | 28-09-2016 | EB |
| C | Amendments to flat 102 layouts, external alterations and carparking following pre-issuance | 21-12-2016 | EB |
| D | Amendments to project description and car parking 6 brick wall addition | 08-03-2017 | EB |
| E | Addition of section line M.M | 18-05-2017 | EB |

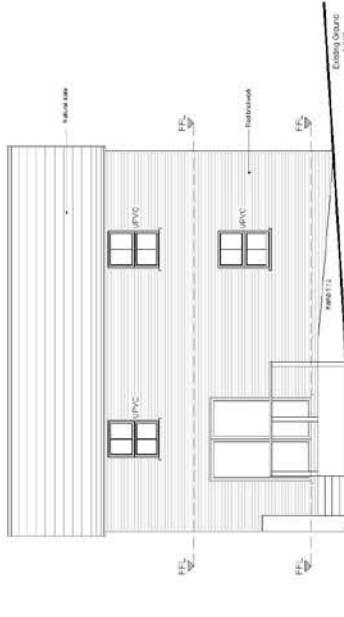
| | |
|--|--|
| Project: Planning Application for Change of Use of the Public House to 6 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit, 1 x 3-bed unit, 1 x 4-bed unit, 1 x 5-bed unit, and addition of car parking, external alterations and car parking following pre-issuance of a 1-bed unit, 1 x 2-bed unit, 1 x 3-bed unit, 1 x 4-bed unit, 1 x 5-bed unit of Flat at Pound Road and Berne Pt 204 High Street, Aldershot, Hampshire, GU12 4LP. | Project: Planning Application for Change of Use of the Public House to 6 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit, 1 x 3-bed unit, 1 x 4-bed unit, 1 x 5-bed unit, and addition of car parking, external alterations and car parking following pre-issuance of a 1-bed unit, 1 x 2-bed unit, 1 x 3-bed unit, 1 x 4-bed unit, 1 x 5-bed unit of Flat at Pound Road and Berne Pt 204 High Street, Aldershot, Hampshire, GU12 4LP. |
| Scale: 1:100 @ A3 | Scale: 1:100 @ A3 |
| Date: 07-04-2016 | Date: 07-04-2016 |
| Job number: 14-2310 | Job number: 14-2310 |
| Drawing number: pp-02 | Drawing number: pp-02 |
| Drawn by: EB | Drawn by: EB |
| Revision: E | Revision: E |



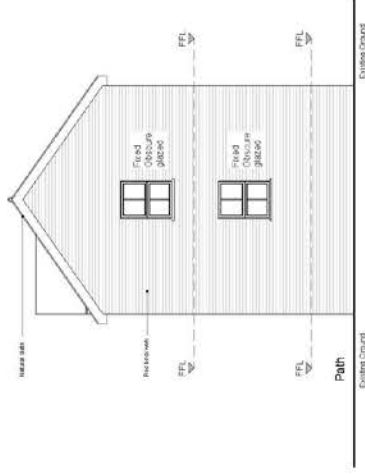
ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
 CLIENT: Mohammed Farooq Chaudhary & Jan Mohammed Mandoraj



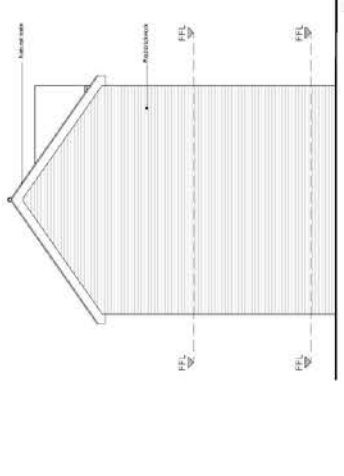
PROPOSED ONE-BED HOUSE AT THE REAR
- REAR ELEVATION BB (NORTH-WEST)
- Scale 1:100 @ A3



PROPOSED ONE-BED HOUSE AT THE REAR
- REAR ELEVATION BB (SOUTH-EAST)
- Scale 1:100 @ A3



PROPOSED ONE-BED HOUSE AT THE REAR
- SIDE ELEVATION HH (SOUTH-WEST)
- Scale 1:100 @ A3



PROPOSED ONE-BED HOUSE AT THE REAR
- SIDE ELEVATION HH (NORTH-EAST)
- Scale 1:100 @ A3



| Ref. | Revision | Date | By |
|------|---|------------|----|
| A | Amendments to proposed scheme and new building layout | 11-08-2016 | EB |
| B | Amendments to proposed scheme elevations and labelling | 28-09-2016 | EB |
| C | Amendments to IBS, I&J layouts, external elevations and comping to IBS/IB&J | 21-12-2016 | EB |
| D | Amendments to project description | 08-03-2017 | EB |
| E | Addition of materials. | 18-05-2017 | EB |

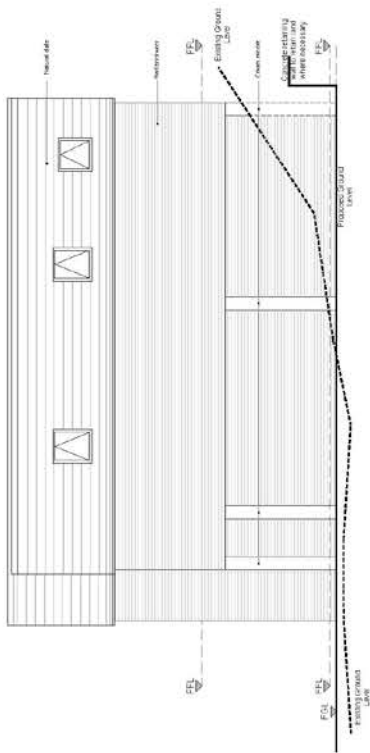
CFoo Associates Limited
 Design Consultants
 No. 1243 20th St
 Eastleigh, Hampshire
 GU12 4LP
 www.cfooassociates.co.uk

ALL WORKS TO BE DONE ON SITE
 COMPLYING WITH LOCAL AUTHORITIES
 REQUIREMENTS

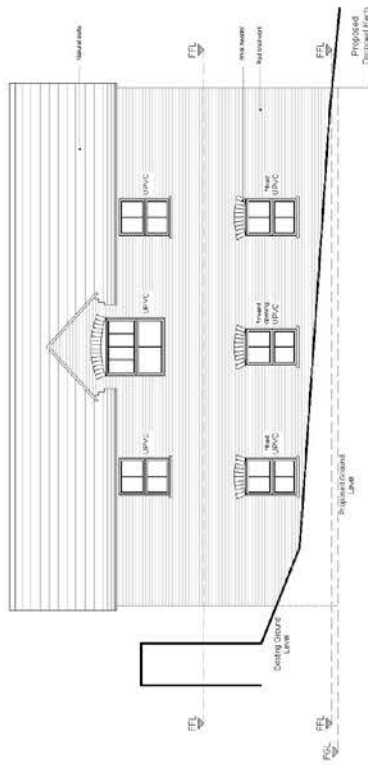
Client : Mohammed Farooq Chaudhary & Jan Mohammed Mandozal

| | | |
|----------------------------|------------------------------|---------------------|
| Scale: 1:100 @ A3 | Date: 07-04-2016 | Drawn by: EB |
| Job number: 14-2310 | Drawing number: PE-03 | Revision: E |

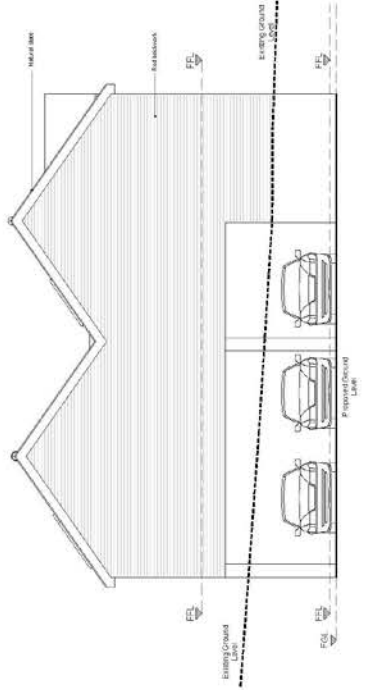
Project: Planning Application for Change of Use of the Public House to 8 flats, consisting of 6 x 1 bed units, 1 x 2 bed unit & 1 x studio, including erection of extensions at the rear, and erection of new build at rear to rear of house front and behind PT 204 High Street, Almarsh, Hampshire GU12 4LP



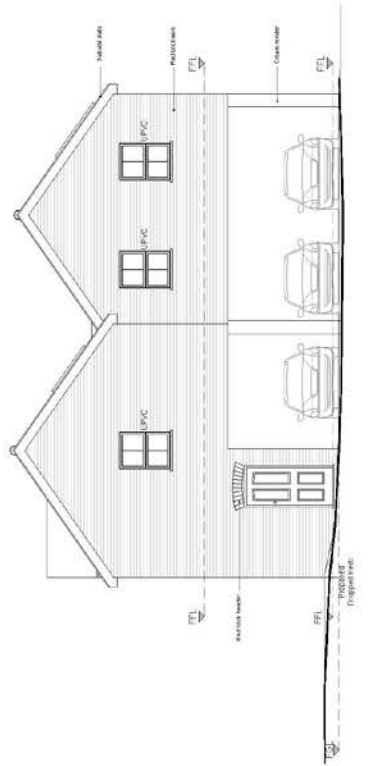
PROPOSED ONE-BED FLATS AT THE REAR
- REAR ELEVATION B-2 (NORTH-EAST)
- Scale: 1:100 @ A3



PROPOSED ONE-BED FLATS AT THE REAR
- FRONT ELEVATION B-3 (NORTH-WEST)
- Scale: 1:100 @ A3



PROPOSED ONE-BED FLATS AT THE REAR
- SIDE ELEVATION B-1 (NORTH-EAST)
- Scale: 1:100 @ A3



PROPOSED ONE-BED FLATS AT THE REAR
- SIDE ELEVATION B-4 (SOUTH-WEST)
- Scale: 1:100 @ A3



| Ref. | Revision | Date | By |
|------|---|------------|----|
| A | Amendments to proposed scheme and new building layout | 11-06-2016 | EB |
| B | Amendments to proposed scheme elevations and labelling | 25-09-2016 | EB |
| C | Amendments to site layout, additional annotations and supporting drawings (as applicable) | 21-12-2016 | EB |
| D | Amendments to ground section line, elevations and project description | 05-03-2017 | EB |
| E | Action of materials. | 19-05-2017 | EB |

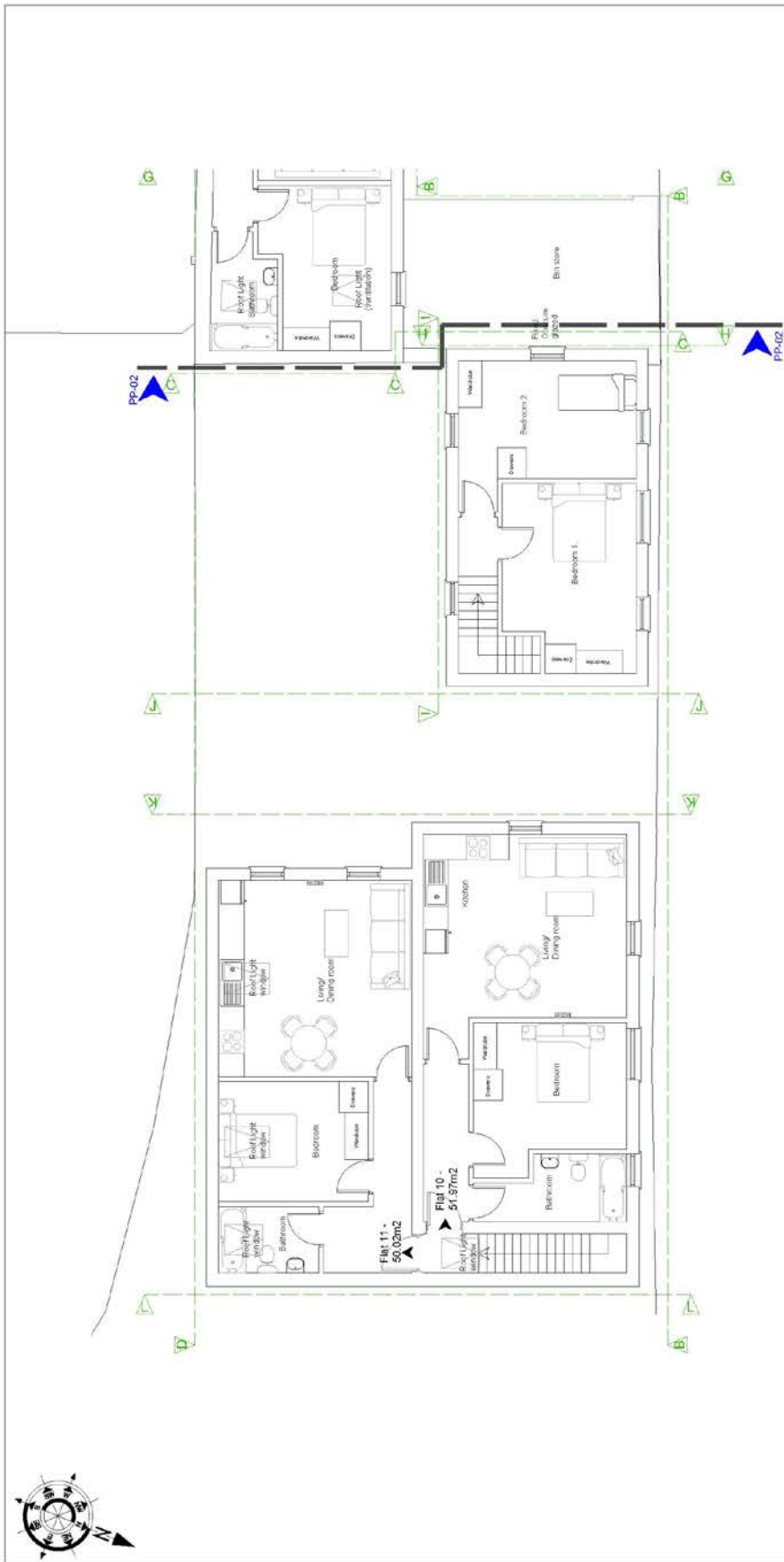
CFoo Associates Limited
 (CORPORATE ARCHITECTS)
 (REG. COMPANIES)
 ONLY TO BE USED FOR LARSEN & TOUBRO PROJECTS

Client: Mohammed Farooq Choudhary & Jan Mohammed Hanzani

Job number: 14-2310
Drawing number: PE-04
Date: 07-04-2016
Drawn by: EB
Revision: E

Project: Planning Application for Change of Use of the Public House to 8 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit & 1 x studio, including erection of extensions at the rear, and erection of new build at rear to create 2 x 1-bed units & 1 x 2-bed house at rear # Pound Road and Beehive PH 264 High Street, Alershot, Hampshire, GU12 4LP

Scale: 1:100 @ A3
Job number: 14-2310
Drawing number: PE-04
Date: 07-04-2016
Drawn by: EB
Revision: E



PROPOSED NEW BUILD AT THE REAR OF THE BEEHIVE PUB
 FIRST FLOOR PLAN
 - Scale 1:100 @ A3



| Ref. | Revision | Date | By |
|------|---|------------|----|
| A. | Amendments to proposed scheme and new building layout | 11-03-2016 | EB |
| B. | Amendments to proposed scheme, new building layout and additional section lines | 28-09-2016 | EB |
| C. | Amendments to project description | 08-03-2017 | EB |

| | |
|-----------------|--|
| Client : | Mohammed Farooq Chouhary & Jan Mohammed Mandazal |
| Job number: | 14-2310 |
| Drawing number: | pp-04 |
| Date: | 07-04-2016 |
| Scale: | 1:100 @ A3 |
| Project: | Planning Application for Change of Use of the Public House to 6 flats, consisting of 6 x 1 bed units, 1 x 2-bed unit & 1 x studio, including erection of extensions at the rear, and erection of new build at rear to provide 6 x 1 bed units at rear of 'Beehive Pub' at rear of 'Pound House and Beehive PH 264 High Street, Altrincham, Manchester, G13 2LP |
| Drawn by: | EB |
| Revision: | C |

CFoo Associates Limited
 Chartered Surveyors
 100, The Quadrant, Altrincham, Greater Manchester, Cheshire, WA14 7JN
 Tel: 0161 872 4444
 Fax: 0161 872 4445
 Email: info@cfassociates.co.uk
 Website: www.cfassociates.co.uk

ALL DOCUMENTS ARE CREATED ON SITE
 COPYRIGHT RESERVED BY CF ASSOCIATES LIMITED

Project: Planning Application for Change of Use of the Public House to 6 flats, consisting of 6 x 1 bed units, 1 x 2-bed unit & 1 x studio, including erection of extensions at the rear, and erection of new build at rear to provide 6 x 1 bed units at rear of 'Beehive Pub' at rear of 'Pound House and Beehive PH 264 High Street, Altrincham, Manchester, G13 2LP

Scale: 1:100 @ A3

Job number: 14-2310

Drawing number: pp-04

Date: 07-04-2016

Drawn by: EB

Revision: C