

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.	17/00858/REVPP
Date Valid	11th October 2017
Expiry date of consultations	3rd November 2017
Proposal	MATERIAL MINOR AMENDMENT: Variation of condition 2 of planning permission 12/00967/FULPP dated 15 March 2013 to substitute site plan drawing to extend dropped kerb to allow separate accesses to be provided to new and original dwellinghouse
Address	34 Cranmore Lane Aldershot Hampshire GU11 3AT
Ward	Rowhill
Applicant	Mr & Mrs Nazim
Agent	Mr Nigel Rose
Recommendation	GRANT

Description

The site is a detached three-bedroom property on a 18m by 61m plot on the northern side of Cranmore Lane to the side of which a new dwelling is being constructed. The new dwelling is substantially complete, but the parking area to the front has yet to be completed and the new dwelling is not yet occupied.

The original planning permission (12/00967/FULPP) for this development was granted in March 2013, for the erection of a detached three-bedroom house, following demolition of the garage and the partial demolition of an existing single storey extension to the original building. There have been two previous applications for Material Minor Amendments to the design and layout of the house. The first (13/00949/MMAPP, granted March 2014) related to the increase in the width of the dwellinghouse. The second (17/00182/MMA, granted July 2017) related to the retention and completion of the dwelling with a fourth bedroom in the roof space, a patio at the rear and amendments to elevations and parking.

In the originally approved scheme and the amended schemes, the parking areas for the new and existing properties comprised spaces positioned parallel with the highway boundary with a shared turning area between them and utilising the existing vehicular access to the highway for both properties. The current application proposes an amended parking layout in

which the new dwelling would be provided with three parking spaces as permitted under planning permission 17/00182/MMA, but a dropped kerb and footway crossing would be provided across the frontage of the original property and two parking spaces would be at right angles to the front boundary for this property. The area would be block paved and a small section of fencing would run part the way down the boundary between the two plots, to provide visual separation.

Like the previous applications on this site, this application is being referred to the Development Control Committee because the applicants are related to Councillors Charles and Sophia Choudhary.

Consultee Responses

Transportation Strategy Officer No Objection

Neighbours notified

In addition to posting a site notice, 5 individual letters of notification were sent to properties in Cranmore Lane and Alverstoke Gardens.

Neighbour comments

The occupant of 43 Cranmore Lane raises an objection to the proposal to create individual vehicular access points to the new and existing properties on grounds of impact upon highway safety. He considers that the single entrance as approved is sufficient.

Policy and determining issues

The site is within the built-up area as defined in the Rushmoor Plan Core Strategy and Policies CP2 (Design and Heritage), CP4 (Surface Water Flooding) and CP16 (Reducing and Managing Travel Demand) are relevant as is saved Policy ENV17 (General Development Criteria).

The main determining issues are considered to be the implications of the proposed amendments on the appearance of the property, its impact upon visual amenity and upon the adjoining residents, upon highway safety and upon surface water drainage.

Commentary

Impact upon visual amenity -

In terms of the new property, the proposed amendments would have little impact upon the appearance of this dwelling as the parking layout would not be significantly changed from the approved scheme. For the existing property, the changes would be more far-reaching since the only substantial area of landscaping at the front of the properties in the originally approved scheme would now be removed to make way for the widened dropped kerb and vehicle crossing. However, while this is disappointing, it is not considered that the impact upon the street scene and the character of the area would be so great as to warrant refusal of planning permission.

Impact on residential amenity -

It is considered that the amendments to the parking layout proposed would not materially

affect the outlook and amenity of adjoining residents.

Impact upon Highway Safety -

The parking arrangements proposed for the new property are unchanged from the approved scheme. The new arrangements proposed for the existing property would be acceptable since they would provide two parking spaces for the three bedroom property in accordance with the requirements of the Car & Cycle Parking Standards together with a turning area to allow vehicles to enter and leave the site in forward gear. The objector has commented that he believes that the formation of two access points to the highway would be more dangerous than the single access point as originally approved. However, it is not possible to identify any particular reason why this should be the case and indeed, the provision of separate accesses would improve the manoeuvring areas for the two properties and would reduce the likelihood of conflicting vehicular movements between the two households when attempting to enter and leave the site.

Surface Water Drainage -

It is a requirement of Policy CP4 that all new housing is provided with a Sustainable Drainage System or equivalent to ensure that surface water runoff from the site will not exceed greenfield runoff rates. Details of a satisfactory SUDS were submitted pursuant to condition 7 of planning permission 13/00949/MMAPP before commencement of development and there is no reason to suppose that such a system could not be modified to cope with the increased area of hardstanding at the front of the building and the patio at the rear. A condition was attached to the previous Minor Material Amendment approval requiring details to be submitted for approval and that the approved details be implemented before occupation of the new property. These details have not yet been submitted and since there will need to be further amendments to any such scheme to take into account the changes currently proposed, a similar condition is recommended in respect of the current application.

Other Matters -

The applicants have paid Section 106 contributions secured as part of previous planning permissions to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area pursuant to the Council's Avoidance and Mitigation Strategy and the proposal is acceptable in terms of Policy CP13.

The previous planning permissions were granted subject to a number of conditions which will need to be re-imposed on any new planning permission, if they are still relevant. Details were submitted and approved under reference 15/00577/CONDPP in respect of conditions 3 (external materials), 4 (surfacing materials), 5 (boundary treatments), 6 (refuse bin storage), 7,(SUDS system) 8 (Sustainable Homes), 9 (Landscaping) and 13 (Cycle storage) of planning permission 13/00949/MMAPP. Where the matters that have previously been approved will not change, a condition referring to the previously approved details will suffice - e.g. surfacing materials, boundary treatments, sustainable homes, refuse bin storage, cycle-storage. A new condition will be required in respect of landscaping.

FULL RECOMMENDATION

It is recommended that permission be **GRANTED** subject to the following conditions:

- 1 The permission hereby granted shall be carried out and completed in accordance with the following approved drawing - P.50, submitted with this application and drawings

P.41 Rev B, P.42 Rev B, P.43 Rev B and P.44 Rev B approved under planning permission 17/00182/MMA.

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

- 2 The development shall be carried out and completed in accordance with the details that were approved under reference 15/00577/CONDPP on 20 November 2015, pursuant to conditions 3, 4, 5, 6, 8 and 13 of planning permission 13/00949/MMAPP.

Reason - To ensure a satisfactory form of development.

- 3 Prior to the occupation of the property, 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 *

- 4 The new property shall not be occupied until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has 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 the development makes an adequate contribution to visual amenity.*

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

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

- 6 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

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

- 7 The parking spaces shown on the approved plans shall be used only for the parking of vehicles ancillary and incidental to the residential use of the existing and proposed properties. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers. The manoeuvring area between the spaces shall be kept free of obstructions at all times.

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

- 8 There shall be no use of the flat roof of the single storey part of the building as a terrace or sitting out area.

Reason - To safeguard the amenities of adjoining residents.

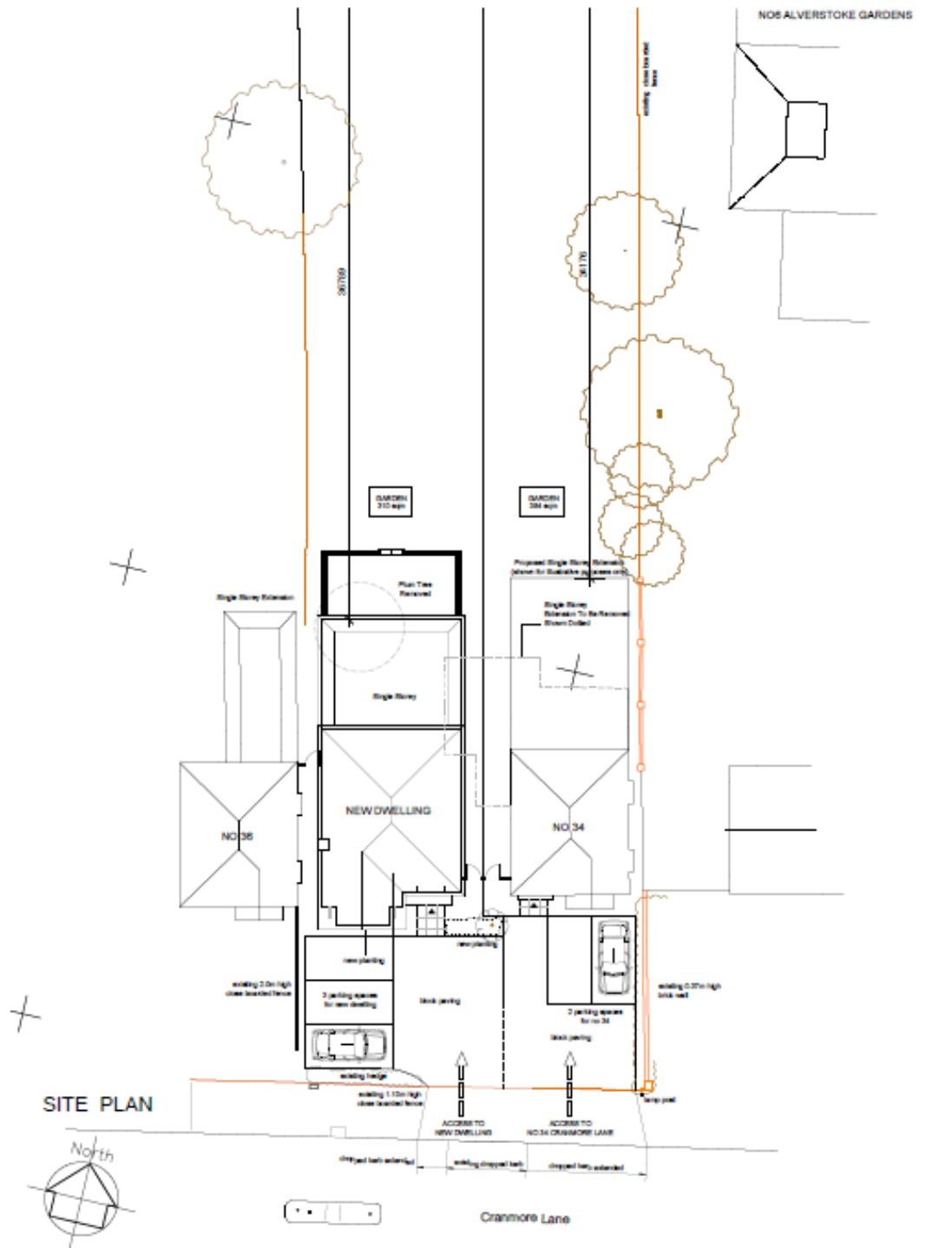
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no development falling within Classes) A, B, C, D or E of Part(s) 1 of Schedule 2 shall be carried out without the prior permission of the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

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

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 as amended would not adversely affect the character of the area, general amenity, residential amenity or highway safety. The proposal accords with Policies CP2, CP4, and CP16 of the Rushmoor Plan Core Strategy and saved Policy ENV17 of the Rushmoor Local Plan Review together with the Car and Cycle Parking Standards SPD. 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 -** The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be: 1) provided prior to the occupation of the properties; 2) compatible with the Council's collection vehicles, colour scheme and specifications; 3) appropriate for the number of occupants they serve; 4) fit into the development's bin storage facilities.

- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/alterd access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 6 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 8 INFORMATIVE - 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.
- 9 INFORMATIVE - The applicant is asked to consider the provision of bat and Swift bricks in the design of the new houses which would provide nesting and roosting habitat for these species in the urban environment. The applicant is also encouraged to use native species in the landscaping scheme.



SITE PLAN



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 Do not scale from this drawing, when there is Local Authority Planning permission.
 This drawing is to be used in conjunction with all associated and specialist manufacturers drawings and specifications.
 Any discrepancies in dimensions or details, on a different issue drawing, should be drawn to our attention.
 All dimensions are in millimeters unless stated otherwise.

Client: Mr Nazim	
Project: 34 Cranmore Lane, Aldershot, GU11 3AT	
Title: Site Plan - Revised Access	
Scale: 1:200 @ A3	Date: 20.09.17
Drawn: n/r	Project no: 11.332
P.50	