

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	Sarita Jones
Application No.	17/00891/FULPP
Date Valid	6th November 2017
Expiry date of consultations	27th November 2017
Proposal	Change of use from B1a to C3 at ground and first floor levels to provide 2 two bedroom flats with associated external alterations to include the demolition and rebuilding of existing two storey rear extension
Address	12 Arthur Street Aldershot Hampshire GU11 1HL
Ward	Wellington
Applicant	Rushmoor Borough Council
Recommendation	GRANT

Description

The site is located on the east side of Arthur Street. It comprises a part two three storey terraced property with accommodation in the roof dating from the late Victorian/early Edwardian period. It is currently a construction site. The ground and first floor accommodation were last used as offices with the second floor and roofspace last being used as a one bedroom flat. There is a small area of hardstanding to the front of the building with an unkempt rear garden. There is rear pedestrian access to the property via Windsor Way. 10 Arthur Street adjoins the site to the north and is a house in multiple occupation, licensed for up to 10 people. 14 Arthur Street adjoins the site to the south and comprises 3 one bedroom flats. 10 and 14 Arthur Street are similar to the application property in both appearance and footprint. 5-15 Arthur Street lies to the west of the site. This building is a three storey terrace which dates from a similar period to the application site. Whilst there is no off-street car parking for existing properties, there is on street permit parking in operation in Arthur Street and Victoria Road. 2a Windsor Way is to the east of the site and comprises a detached building formerly in use as a St John Ambulance hall/ambulance garage.

In March 2017, planning permission, 17/00163/FULPP, was granted for the conversion of the ground and first floor office accommodation into 2 two bedroom flats. The replacement of the existing wooden doors and windows with white UPVC equivalents and the installation of a velux window in the rear roof plane to illuminate the staircase was also approved. No on site car parking was shown to serve the development. However the use of off site permit parking on the public highway was accepted. This permission has been implemented.

In September 2017, details of cycle storage were approved, 17/00678/COND.

The current application has arisen as a result of a more detailed inspection of the building. This determined that the original two storey rear projection was in a poor state of repair and demolition and rebuilding was recommended. The proposal therefore remains as approved in March 2017 save for the demolition and rebuilding of the rear projection on the same footprint with the same design and height, and finished in external materials to match the existing building. No changes to the approved appearance of the building are proposed. Details of cycle storage are also included in the form of three wooden sheds in the rear garden.

Consultee Responses

Transportation Strategy Officer raises no objection to the proposal.

Environmental Health raises no objection to the proposal.

Thames Water raises no objection in terms of sewerage infrastructure capacity and requests that the applicant should incorporate protection to the property by installing for example a non return valve or other suitable device to avoid the risk of back flow from the sewerage network during storm conditions. This may be dealt with by way of informative. With regard to surface water drainage it is recommended that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Neighbours notified

In addition to posting a site notice, 15 individual letters of notification were sent to properties in Arthur Street and Windsor Way.

Neighbour comments

The publicity period for this application expires on 27 November 2017. At the time of the preparation of this report no letters of representation have been received. An update will be given to the meeting.

Policy and determining issues

The site lies within the built up area with Aldershot town centre. As such policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP5 (Meeting Housing Needs and Housing Mix), CP8 (Supporting Economic Development), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity) and CP16 (Reducing and Managing Travel Demand) of the Rushmoor Core Strategy and "saved" local plan policies ATC2 (Area east of Aldershot town centre), ENV17 (Development characteristics) and ENV49 (Environment Pollution and Noise) are relevant to the consideration of this proposal as is the advice in the National Planning Policy

Framework/Practice Guidance.

The main determining issues are considered to be the principle of development, the impact on the character of the area and on adjoining residents, highways considerations, contamination risks on the site, flooding risks on the site and nature conservation.

Commentary

The principle of development

The principle of development was established by the grant of planning permission in March 2017. As such there is no objection to the proposal in this regard.

The impact on the character of the area

The surrounding area has a mixed character, featuring a variety of different uses reflecting the site's location on the edge of Aldershot town centre. The changes to the doors and windows remain as previously approved. The demolition and rebuilding of the two storey rear projection on the same footprint and in materials to match the existing building are considered to have a neutral impact on the character of the area. Having regard to the approved scheme and the level of change proposed no objection is raised to the proposal in visual amenity terms.

The impact on adjoining residents

As existing 10 and 14 Arthur Street have similar rear projections, in terms of height, proximity, footprint and design to the one proposed to be rebuilt. As the new construction will be on the same footprint with the same building relationships as existing and patterns of overlooking as approved, the proposal is not considered to result in any material loss of amenity to adjoining residents in terms of privacy or overbearing/overshadowing impacts.

Highway considerations

With regard to the issue of car parking, the development would generate a requirement for four car parking spaces. The Council's Transportation Strategy Officer advises that:

“The proposal is for the conversion of part of an existing property that is currently in commercial use to form 2 x 2 bedroom flats. I would expect that, similar to the adjacent properties the building was previously in full residential use. There is a small forecourt in front of the property that has the benefit of a dropped kerb access where it is also proposed to store refuse bins. It is not of sufficient size to be a car parking space.

The property is in a highly accessible location being adjacent to the bus and rail station and within a short walking distance of the town centre. Our parking standard would require two car parking spaces for each two bedroom flat, in view of the location this could be reduced to the minimum requirement of one space for each residential property. Arthur Street is subject to a residents permit parking scheme and I have consulted with the Council Parking team who have confirmed that if they received an application for a resident from either one of these two new residential flats they would be entitled to two parking permits. On this basis I am satisfied that the parking demands for this proposed development would be satisfied.

Satisfactory provision has been made for cycle storage which with a cycle shed to provide accommodation that is secure, weatherproof and accessible for two cycles for each 2

bedroom residential property.

The proposed development is not expected to generate more multi-modal trips than the existing use therefore a transport contribution is not required."

This reflects the approved scheme. No objection is therefore raised to the proposal on highway grounds.

Contamination

The site has no history of potential contaminated land use. Historic maps indicate that the site has been in residential use for over a century. Prior to this it appears to have been undeveloped land. Environmental Health raises no objection to the proposal in relation to contaminated land and as such no objection is raised to the proposal in this regard.

Flooding

The Environment Agency has previously advised that the site is within a very low risk area for flooding ie less than 0.1% (1in 1000) in any given year and that there is no recorded history of flooding in this area. However it notes that the site is within 20 metres of an area at low risk of surface water flooding. Thames Water has been consulted on this application and raises no objection to the proposal in terms of the water environment subject to informative.

Nature conservation.

The Rushmoor Thames Basin Heaths Special Protection Area (TBHSPA) Interim Avoidance and Mitigation Strategy is now in place. The financial contribution to mitigate the impact of this development on the TBHSPA was paid in full in November 2017 under the terms of the March planning permission. As such the impact of the development has been satisfactorily mitigated and no objection is raised to the proposal in this regard.

In conclusion the development is considered to be acceptable in principle and in visual and residential amenity terms, highway considerations, contaminated land, flood risk and visual amenity terms and has made appropriate provision for mitigation in relation to the Thames Basin Heaths Special Protection Area.

FULL RECOMMENDATION

It is recommended that, subject to no adverse comments being received as a result of the publicity process by 27 November 2017 which have not been previously considered the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

- 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 Any new brickwork and roof shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance

- 3 Prior to the first occupation of the development, the approved cycle parking facilities to serve the development shall be provided in full and thereafter retained for their designated purpose.

Reason - To promote alternative modes of transport

- 4 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.

- 5 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1507 002.P1, 100.P1, 101.P1, 110.P1, 130.P1, 140.P1, 141.P1, 200.0.P3, 201.0.P1, 300.0.P3, 400.P3 and 401.P1.

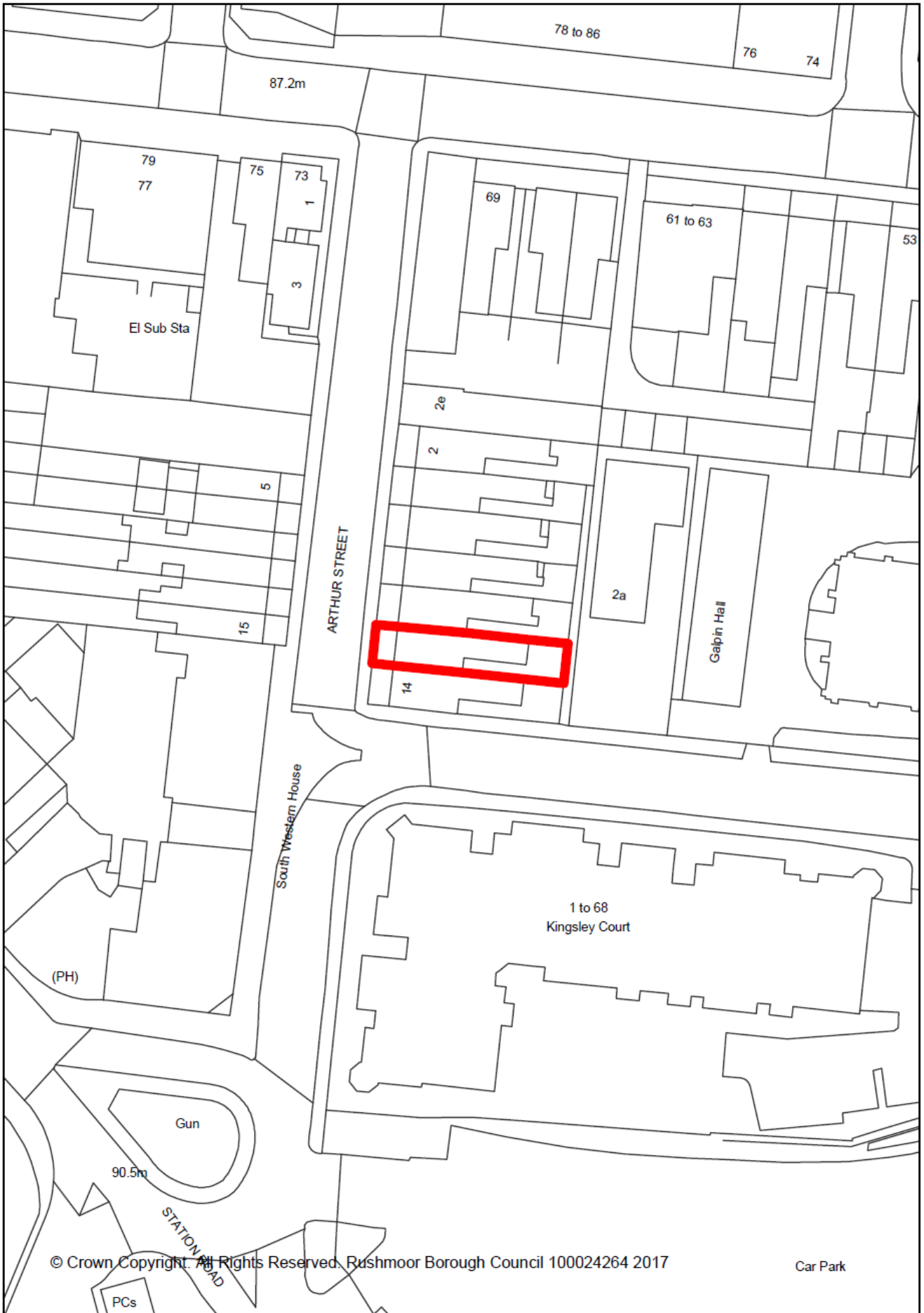
Reason - To ensure the development is implemented in accordance with the permission granted.

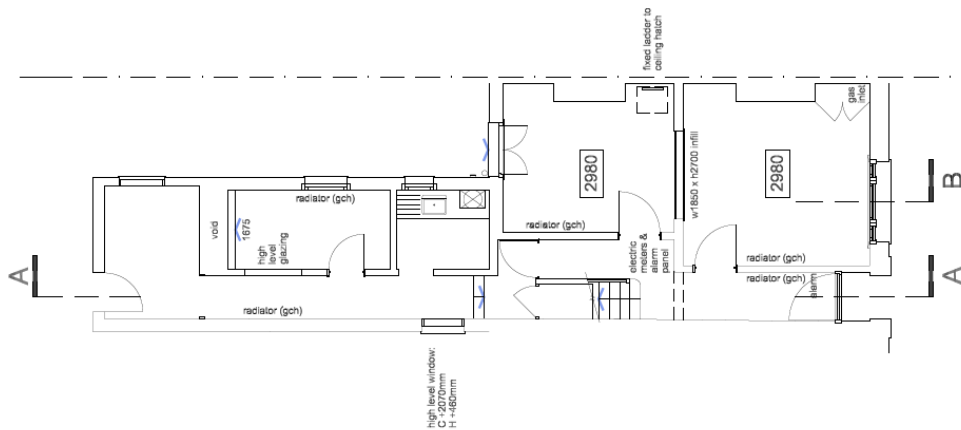
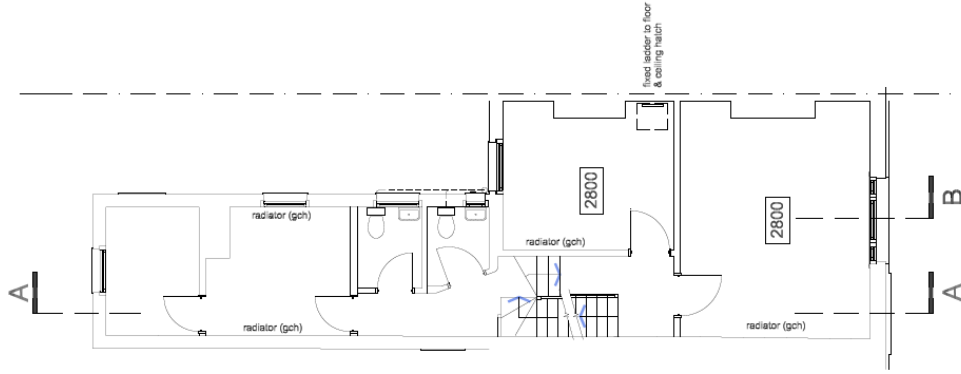
Informatives

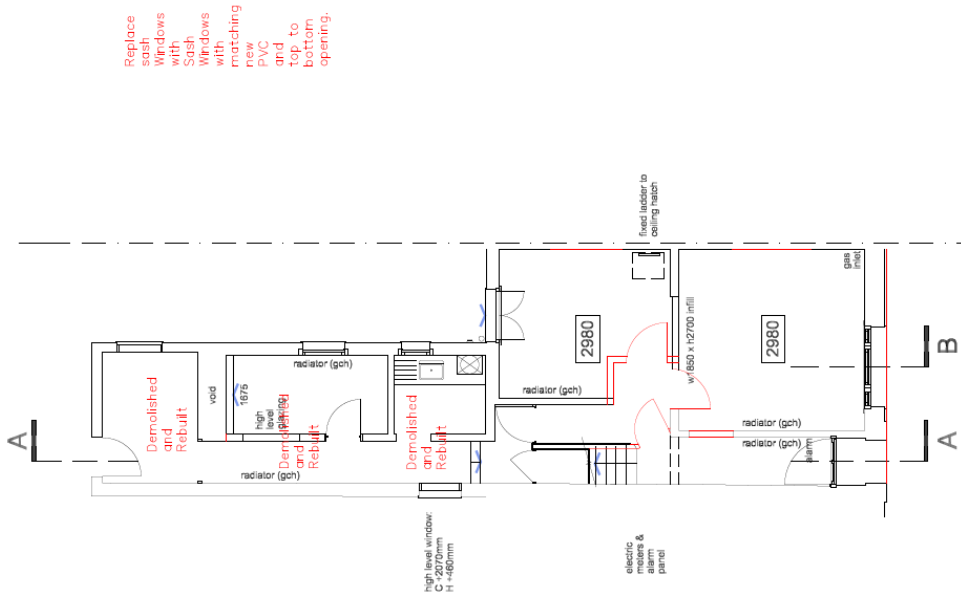
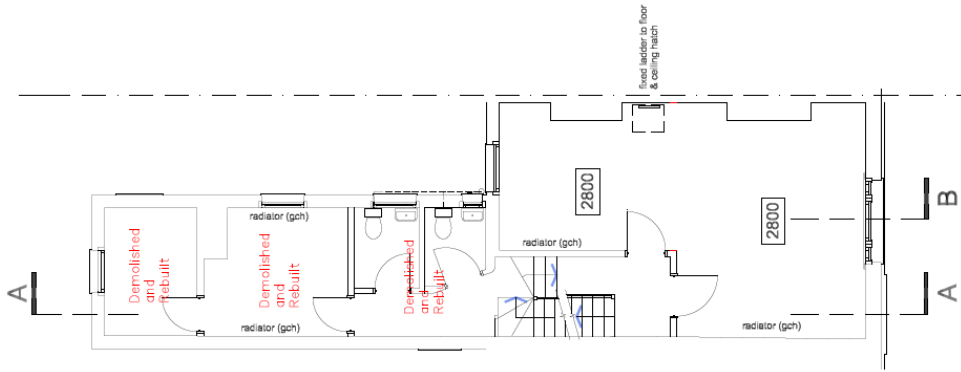
- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance 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 the development is considered to be acceptable in principle and in visual and residential amenity terms, highway considerations, contaminated land, flood risk and visual amenity terms and has made appropriate provision for mitigation in relation to the Thames Basin Heaths Special Protection Area. 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 condition marked *. This condition requires 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 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.
- 5 INFORMATIVE – Thames Water requests that the applicant should incorporate protection to the property by installing for example a non return valve or other suitable device to avoid the risk of back flow from the sewerage network during storm conditions.







Replace sash windows with new PVC matching and to bottom opening.

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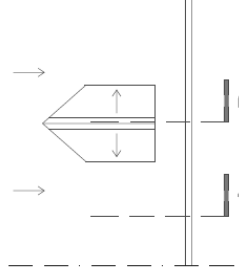
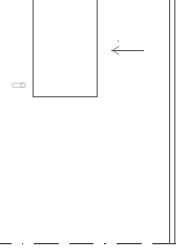
Property Development:
 Arthur Street

As Proposed Ground & First Floor Plans

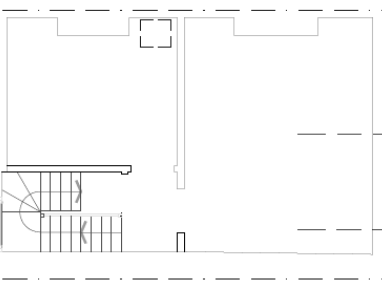
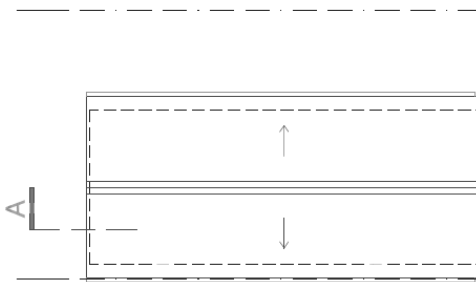
Date: Oct 2017
 Drawn by: JH
 Checked by: AL
 Scale: E50

Project Ref: 1507-2000.OP3

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ROOF PLAN

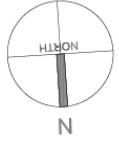


SECOND FLOOR PLAN

Existing mono-pitched dormer roof

Natural side roof

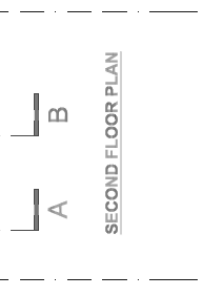
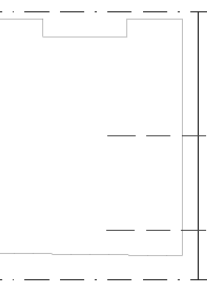
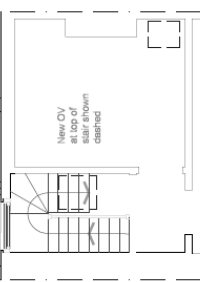
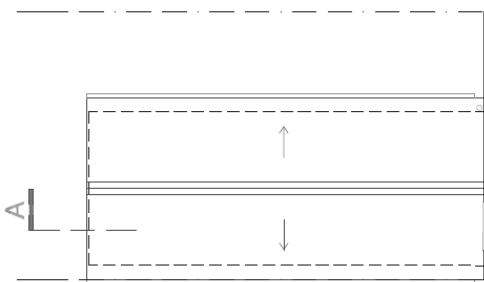
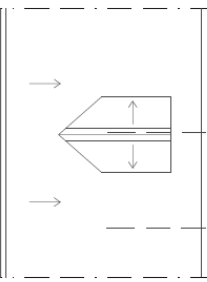
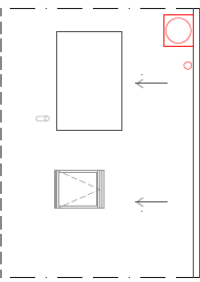
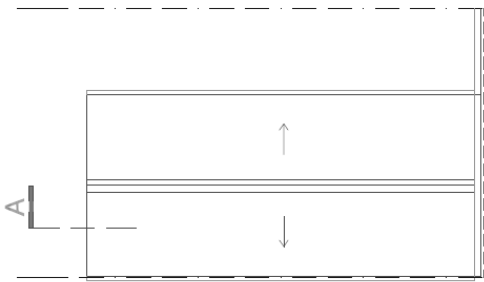
Existing gabled dormer with side roof



Date	Issue	Author	Checker	Version
04/2017	JM	JT	AL	0.01

Drawn by: 1507-101.P1

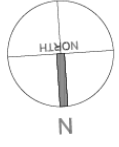
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Existing mono pitched dormer roof

Natural slate roof

Existing gabled dormer with
slate roof



ROOF PLAN

SECOND FLOOR PLAN

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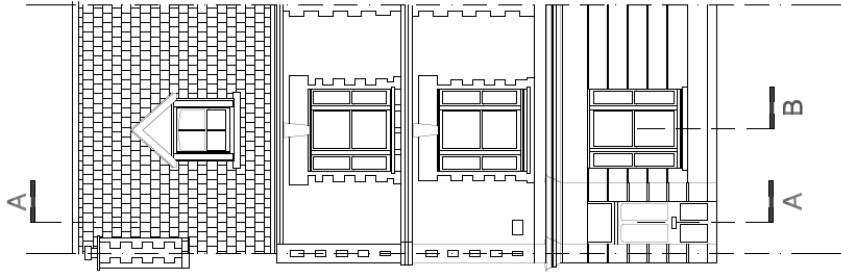
Project No: **Property Development, Arthur Street**

Drawing No: **Ae Proposed Second Floor & Roof Plan**

Date	Issue No	Author	Check	Scale	Notes
04 Oct 2017	01	AM	JF	A1	ASD

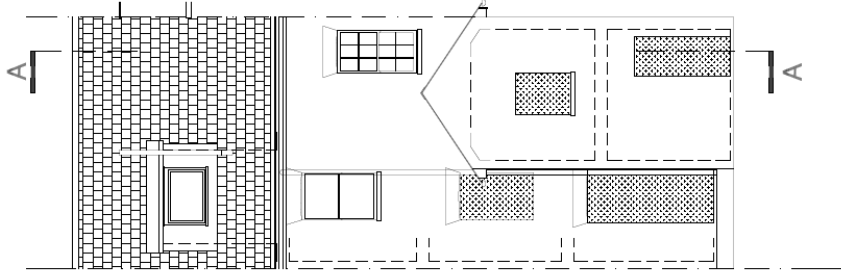
1507-201.0.P1

FRONT ELEVATION



- Natural slate roof
- Chalked roof corner; Slate roof
- Slate vertical lining; Timber sash window frame (painted white)
- Rainwater gutter; Molded brick cornice
- Face brickwork (Flemish bond); Restored quoins; Restored window arch; Restored quoins
- Brick detail course
- Timber sash window frames (painted white)
- Restored cornice
- Restored entablature
- Timber sash window frames (painted white)
- Restored plasters with rustication banding
- Restored plinth

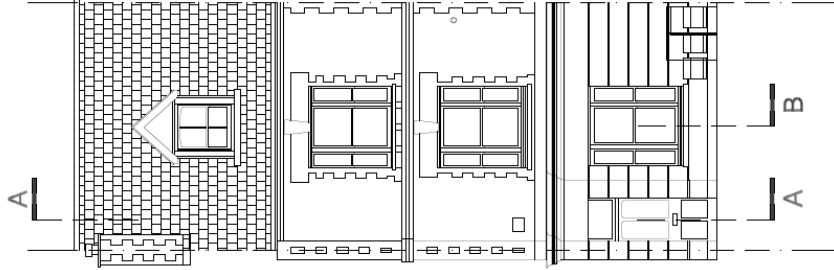
REAR ELEVATION



- Natural slate roof
- Mosaicish former zinc coating; uPVC window frames (white)
- Rainwater gutter; Molded brick cornice
- Face brickwork
- Timber window frame to stair (painted white)
- Natural slate roof to rear addition
- Restored rear addition
- Metal security grilles to ground and first floor openings



FRONT ELEVATION



Natural slate roof
 Gabled roof dormer:
 Slate roof,
 Slate vertical lining,
 Replacement uPVC sash window frames (white)
 Rainwater gutter
 Insulated brick cornice

Replacement uPVC sash window frames (white)
 Brick detail course
 Placo brookwork (Flemish bond),
 Re-rendered window arch,
 Re-rendered quoins
 Replacement uPVC sash window frames (white)
 Rendered cornice
 Re-rendered embelliture

Replacement uPVC sash window frames (white)
 Re-rendered plasters with
 rustication banding
 Re-rendered porch

Boiler flue

New gas meters &
 boxes

REAR ELEVATION



New OV
 Details TBC with Brigdale
 Replacement uPVC casement window frame (white)

Replacement uPVC sash window frames (white)
 Placo brookwork

Natural slate roof to rear addition

Replacement uPVC sash window frames (white)

Insulated external render to
 rear addition

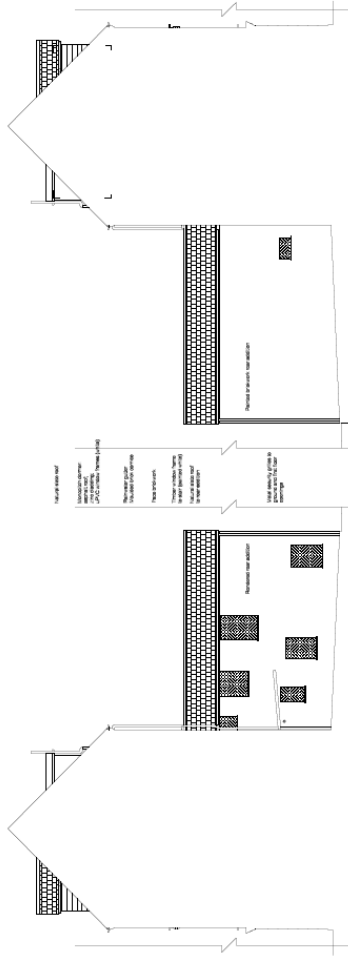
Remove metal safety grilles to
 ground and first floor openings and
 install new uPVC doors and
 windows (white)

Replacement uPVC door sets (white)



NORTH ELEVATION

0 1 2 3 4 5m



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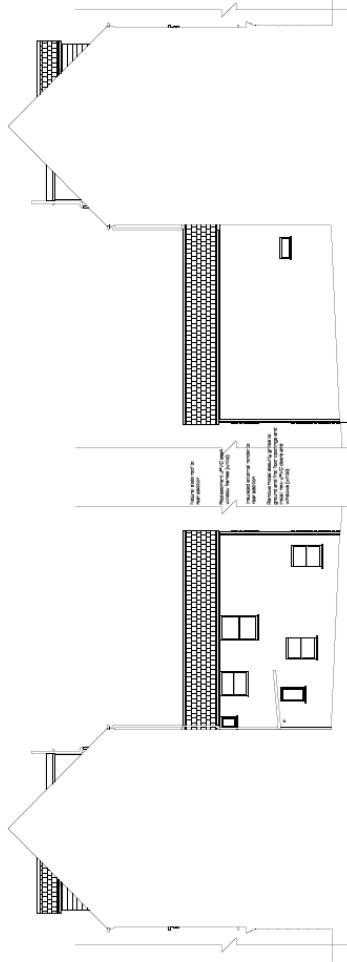
Property: Arthur Street
 Development: As Existing
 Elevations: North & South

Date: 04.2017
 Drawn by: JM
 Checked by: JT
 Project No: 1507-141.P1

SOUTH ELEVATION

0 1 2 3 4 5m

NORTH ELEVATION



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PROJECT NO: 1507-401
 CLIENT: [Redacted]
 DATE: 15/08/2017
 DRAWING NO: 1507-401-01

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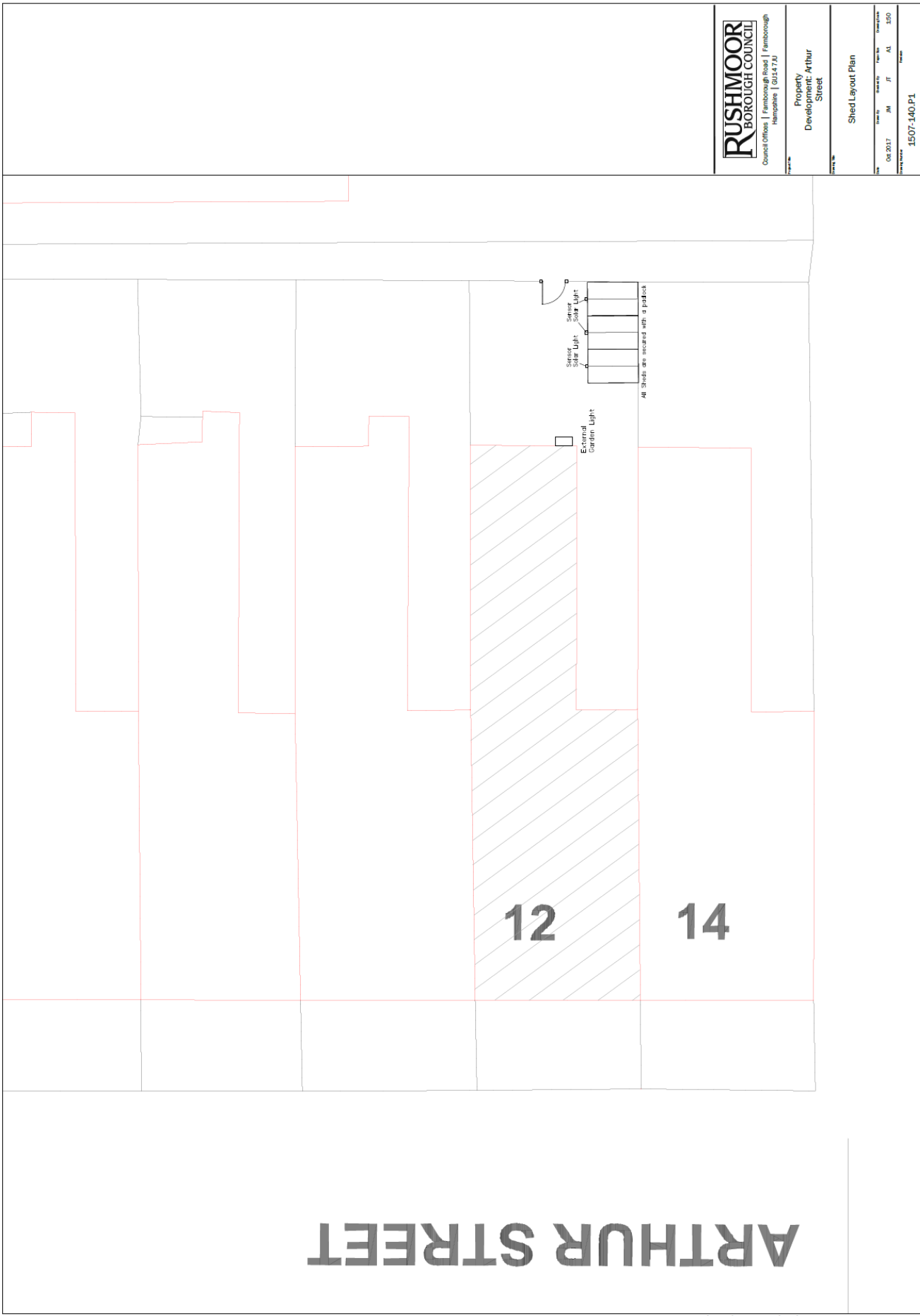
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Project No: Development: Arthur Street

Drawn No: As Proposed Elevations-North & South

Date: 06/2017
 Scale: A1
 Project No: 1507-401.P1

ARTHUR STREET



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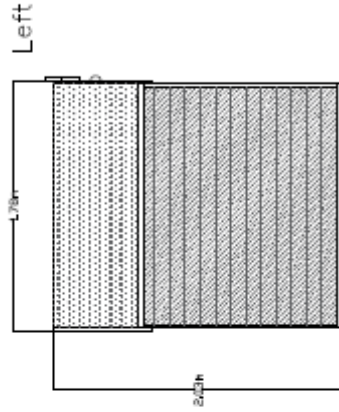
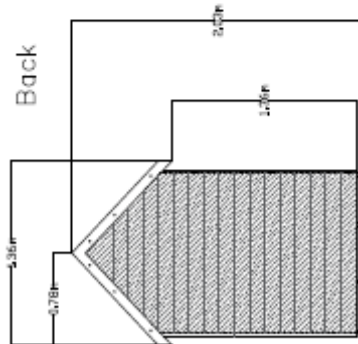
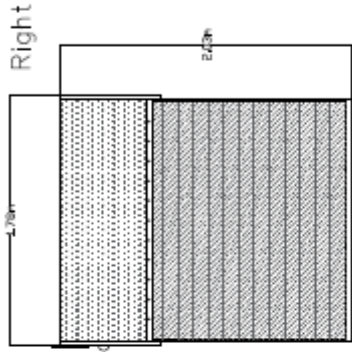
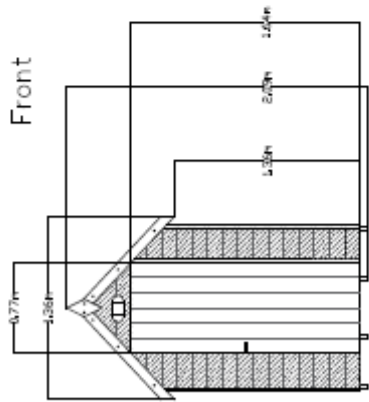
Property
Development: Arthur
Street

Shed Layout Plan

Date	Drawn By	Checked By	Issue No	Issue Date
06/2017	JM	JT	AL	150

1507-140.P1

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Property
development Arthur
Street

Shed Elevations

NO.	DATE	DESCRIPTION	BY	CHKD
001	14	1	AM	AM
002	14	2	AM	AM
003	14	3	AM	AM
004	14	4	AM	AM
005	14	5	AM	AM
006	14	6	AM	AM
007	14	7	AM	AM
008	14	8	AM	AM
009	14	9	AM	AM
010	14	10	AM	AM
011	14	11	AM	AM
012	14	12	AM	AM
013	14	13	AM	AM
014	14	14	AM	AM
015	14	15	AM	AM
016	14	16	AM	AM
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025	14	25	AM	AM
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030	14	30	AM	AM
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068	14	68	AM	AM
069	14	69	AM	AM
070	14	70	AM	AM
071	14	71	AM	AM
072	14	72	AM	AM
073	14	73	AM	AM
074	14	74	AM	AM
075	14	75	AM	AM
076	14	76	AM	AM
077	14	77	AM	AM
078	14	78	AM	AM
079	14	79	AM	AM
080	14	80	AM	AM
081	14	81	AM	AM
082	14	82	AM	AM
083	14	83	AM	AM
084	14	84	AM	AM
085	14	85	AM	AM
086	14	86	AM	AM
087	14	87	AM	AM
088	14	88	AM	AM
089	14	89	AM	AM
090	14	90	AM	AM
091	14	91	AM	AM
092	14	92	AM	AM
093	14	93	AM	AM
094	14	94	AM	AM
095	14	95	AM	AM
096	14	96	AM	AM
097	14	97	AM	AM
098	14	98	AM	AM
099	14	99	AM	AM
100	14	100	AM	AM

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