

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	Tara Cowell
Application No.	18/00554/FULPP
Date Valid	20th July 2018
Expiry date of consultations	10th August 2018
Proposal	Erection of a first floor rear extension
Address	34 Church Lane East Aldershot Hampshire GU11 3BT
Ward	Manor Park
Applicant	Mr Edward Haversham

Recommendation **Grant**

Description

The property is an end of terrace two storey, 2 bedroom house at the junction of Highfield Road. The house mainly consists of red brick with white render to the first floor rear elevation, slate roof and white uvpc doors and window frames. There is an existing single storey extension to the rear.

This application seeks permission to provide a bathroom by way of a first floor rear extension measuring 3 metres deep x 2.250 metres wide built with brickwork and windows matching those of the existing house and ground floor extension. The applicant seeks to install new windows frames to the entire house as shown on the proposed plans. The replacement windows do not require planning permission.

The proposal has been brought before Committee as the applicant is an employee of Rushmoor Borough Council.

Neighbours notified

In addition to posting a site notice, two individual letters of notification were sent to 32 Church Lane East and 2 Highfield Avenue.

Neighbour comments

No letters of representation have been received at the time of writing this report.

Policy and determining issues

The site falls within the Built Up area of Aldershot as designated in the Rushmoor Local Plan Review 1996 - 2011. As such policies CP2 (Design and Heritage) and CP16 (Highways) of the Rushmoor Plan Core Strategy and "saved policies ENV17 (Development on smaller sites) and H15 (Home extensions) of the Rushmoor Local Plan 1996-2011 are relevant to the consideration of the proposal.

The main determining issues are the design, the visual impact of the street scene, Highway safety and impact on neighbouring properties.

Commentary

Design

The applicant wishes to extend the property to provide a bathroom at first floor level in order to enlarge the kitchen at ground floor. The proposal has been designed to be in keeping with the existing house and extension in terms of matching materials and scale. It is therefore considered to be acceptable in terms of design and scale.

Visual impact on the street scene

The extension would be visible in the street scene due to the position of the property. The matching materials, design and scale are acceptable in the context of the building and the street scene.

Highway safety

There is no change to the existing parking requirement nor any impact on highway safety.

Impact on neighbours

As the property is end of terrace on a junction it has one adjoining neighbour. The proposed extension has been set back from the boundary with No.32 Church Lane East by approximately 2 metres. The property to the rear, 2 Highfield Avenue is side facing the rear garden of the application site. There is separation between the properties which would avoid adverse impact. The proposed side hall window at first floor faces the road. The neighbouring property at No. 36 Church Lane East opposite, is approximately 10 metres away. Therefore, the proposal is considered acceptable in terms of impact on neighbouring properties.

Conclusion

The proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policies CP2 and CP16 of the Rushmoor

Core Strategy and "saved" policies ENV17 and H15 of the of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2017.

- 1 The development hereby permitted shall be begun before the expiration of three years 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.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - PLAN 01 PLAN 02 PLAN 03

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 proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policies CP2 and CP16 of the Rushmoor Core Strategy and "saved" policies ENV17 and H15 of the of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2017. 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.



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99.1m

100.3m

Churchdale
ST GEORGE'S ROAD

The Garden Gate (PH)

Heather Court
1 to 9

Church of Latter Day Saints

Nursery
108a

1 to 7

108

9

5

38

42

48

50

3a

3

1

4

2

22

16

16

4a



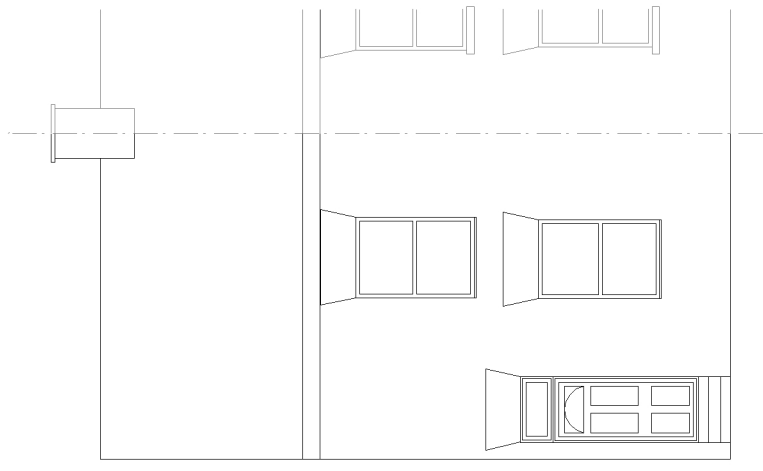
Church of
Latter Day
Saints

ST GEORGES ROAD

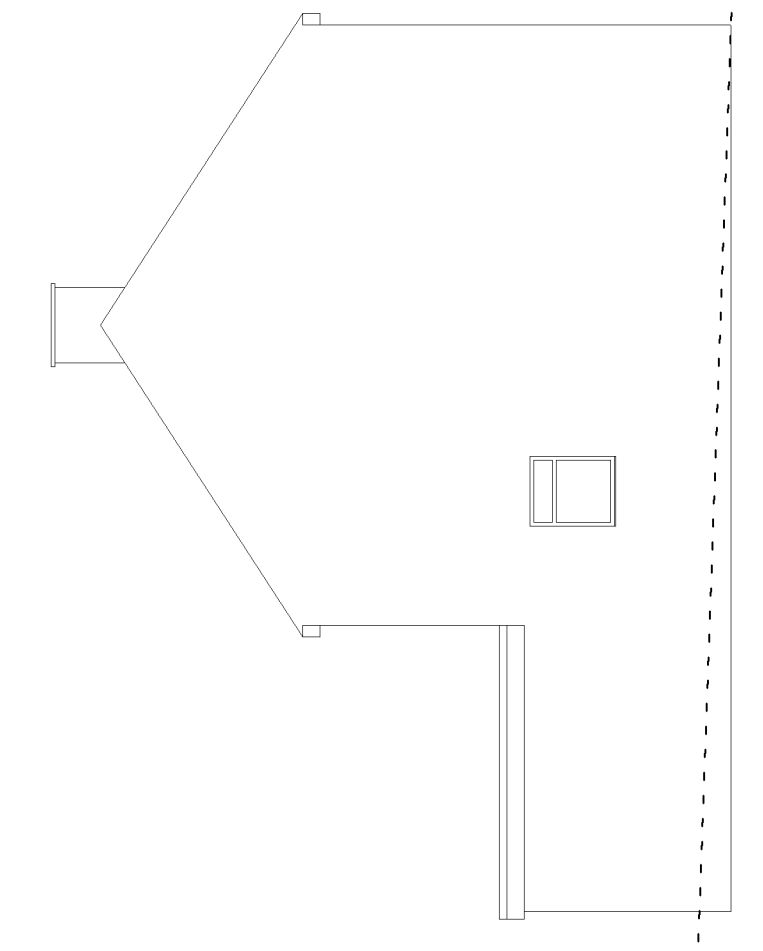
Churchdale

100.3m

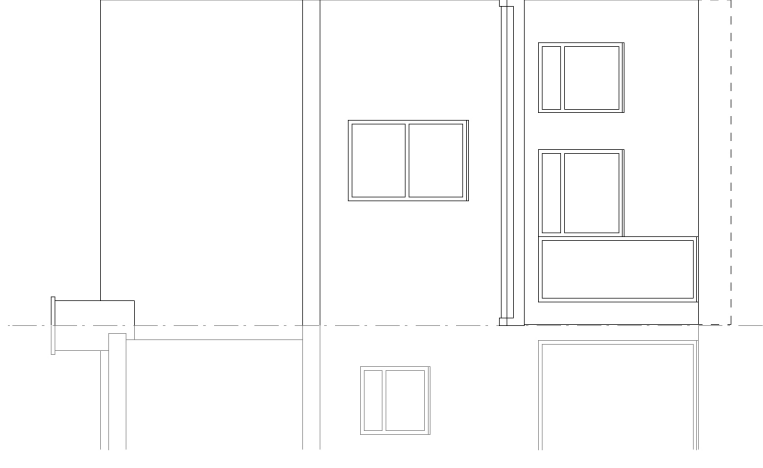
101.8m



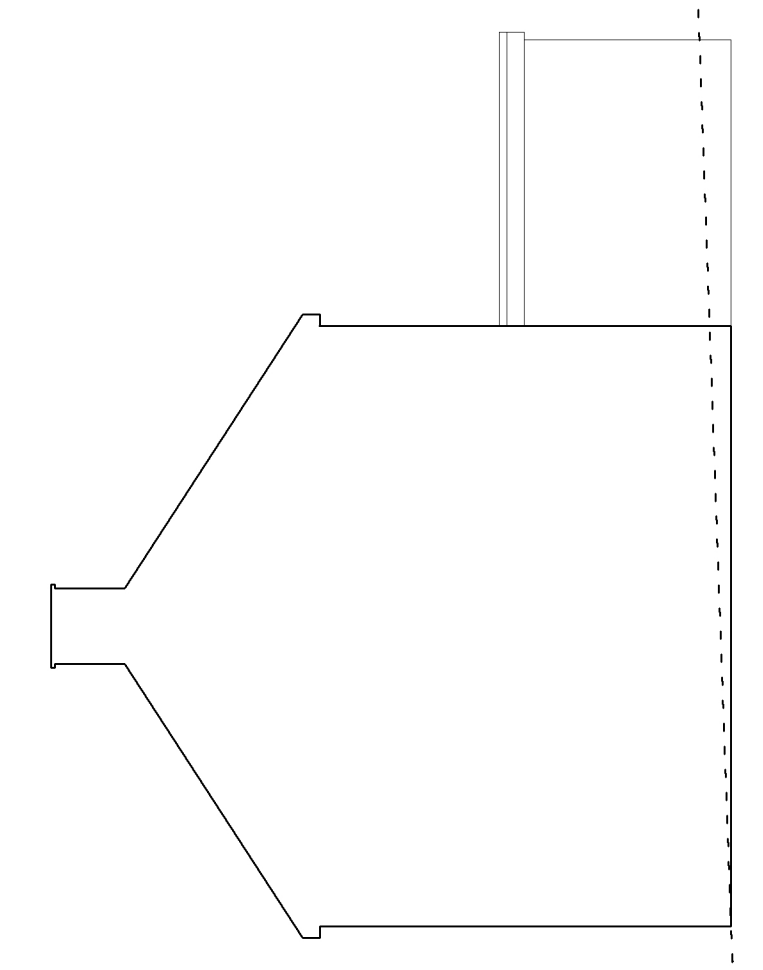
Existing North (Front) Elevation



Existing East (Side) Elevation



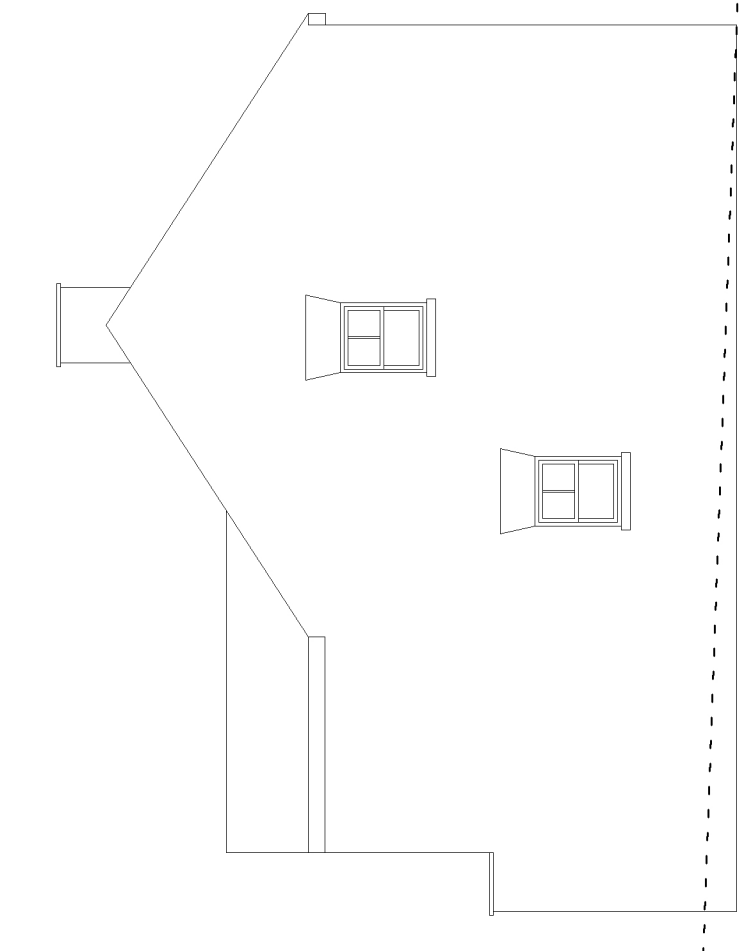
Existing South (Rear) Elevation



Existing West (Side) Elevation



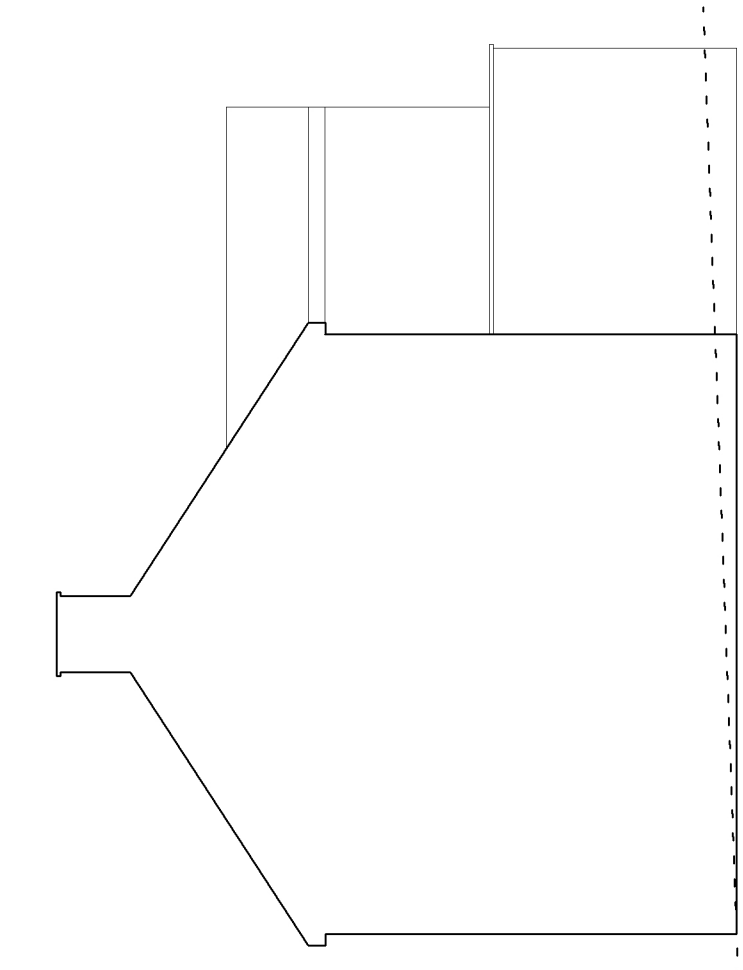
Proposed North (Front) Elevation



Proposed East (Side) Elevation

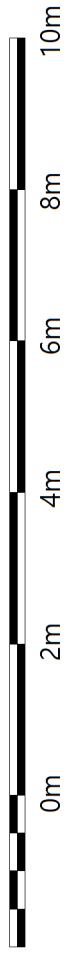


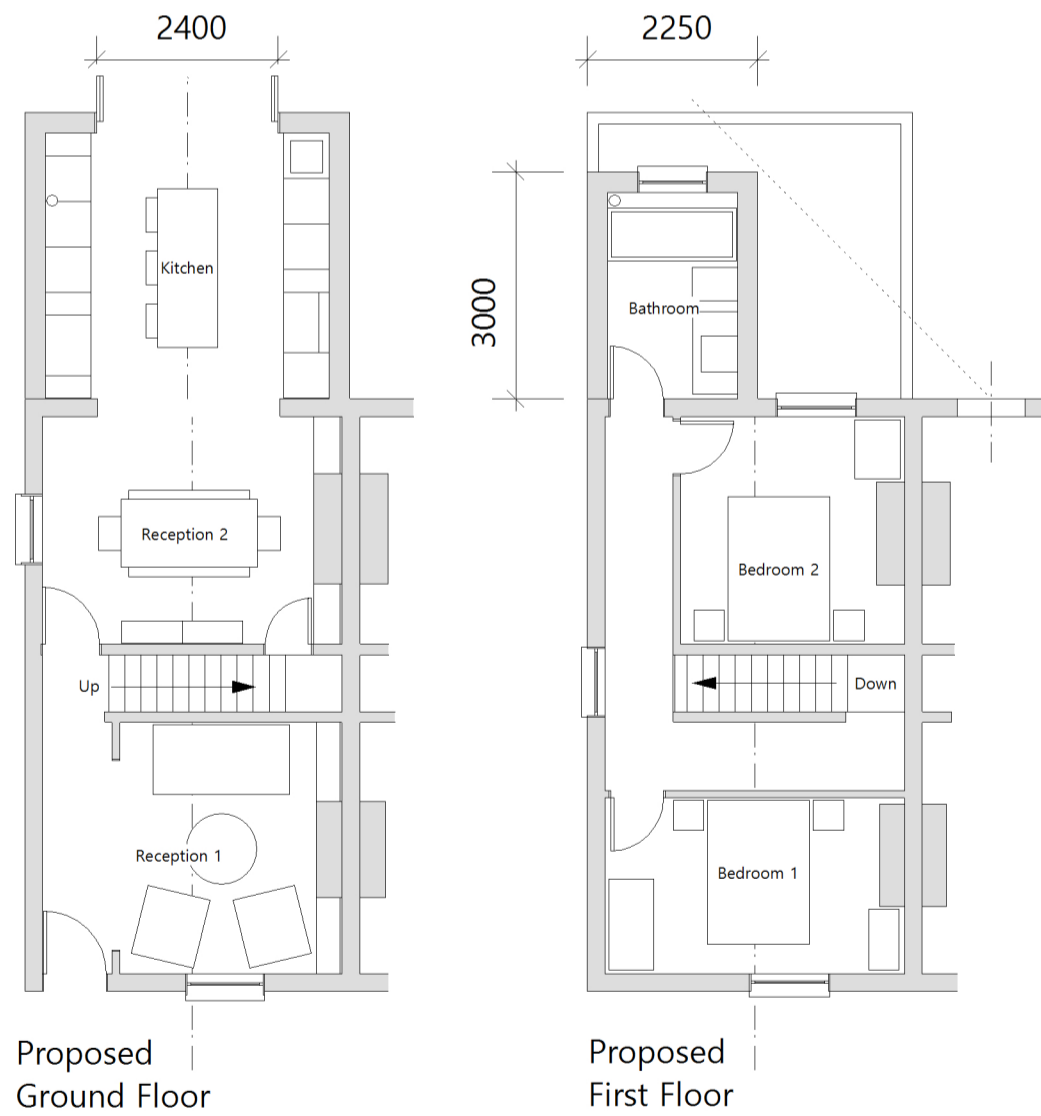
Proposed South (Rear) Elevation



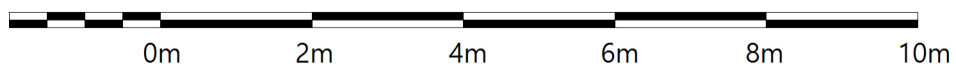
Proposed West (Side) Elevation

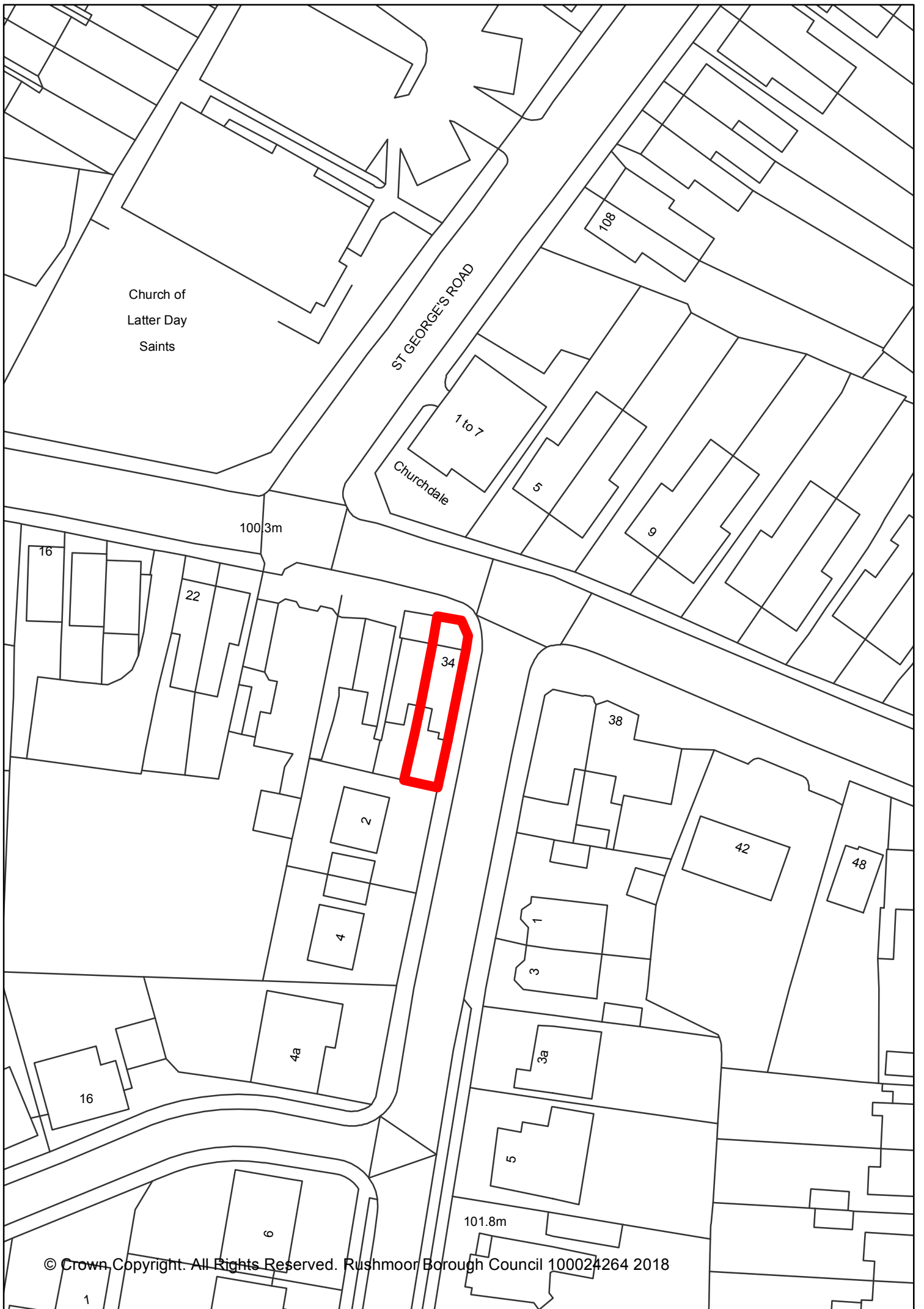
1:100





1:100





Church of
Latter Day
Saints

ST GEORGE'S ROAD

Churchdale

100.3m

34

16

22

2

4

4a

16

6

1

101.8m

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