

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.	18/00506/FULPP
Date Valid	14th August 2018
Expiry date of consultations	1st October 2018
Proposal	Demolition of existing buildings and erection of a new building comprising retail use at ground floor (flexible use of Use Class A1, A2, A3,A4 and/or A5) and 19 dwellings above (8 one bedroom and 11 two bedroom flats) with associated car and cycle parking, bin storage and amenity space and installation of an electricity substation
Address	1 - 5 Firgrove Parade Farnborough Hampshire
Ward	Empress
Applicant	Bride Hall Investments Ltd
Agent	Mr Andrew Telling
Recommendation	Grant subject to S.106 planning obligation

Description

The application site is on the south side of Victoria Road. It comprises a vacant three storey pitched roofed building which is in a poor state of repair. It was formerly used for shop and restaurant uses at ground floor with 5 residential units on the floors above. A disused outbuilding at the rear was previously used as associated garages/store. Vehicular access to the parking at the rear of the building was from the east side of the building which is currently fenced off (there is also a fence blocking access from west side). There is a parking area to the front of the building, part of which is a designated parking for the Premier Inn hotel. There is a difference in levels across the site from east to west and from north to south.

2 Victoria Road lies to the east of the site at the junction of Victoria Road and Farnborough Road, adjacent to the Clockhouse roundabout. This comprises a five storey flat roofed building which is in use as an 'apart-hotel'. This building has surface and undercroft car parking which is entered through the application site. A surfaced car park lies to the south of the site with multi-storey car parking beyond. The site also adjoins the car park at the rear of the McDonalds restaurant occupying the former Tumbledown Dick public house, a building

of local importance. A six storey Premier Inn hotel and Beefeater restaurant lie to the west of the site. Chudleigh Court and Meadsvew Court lie to the north of the site and comprise flat development over three and four floors. Trees between these buildings and Victoria Road are subject to Tree Preservation Order 361. Vehicular access is from Clockhouse Road to the north.

In April 2002, planning permission was granted for the erection of a four storey office building with undercroft parking (6690 square metres) and a block of 12 two bedroom apartments within a four storey building on a site comprising the majority of the land within the current application site, 2 Victoria Road and land to the side and rear of the Tumbledown Dick, 00/00695/FUL. The office building was approved at the junction of Victoria Road and Farnborough Road. The apartment building was approved on the grassed area at the junction of Farnborough Road and Kingsmead. This permission was subject to a legal agreement which secured a financial contribution towards open space and the completion of the flats prior to the occupation of the office building (the existing flats were to be demolished to facilitate the new office building and this mechanism was imposed to ensure that replacement residential accommodation was provided), and a legal agreement which secured a financial contribution towards highway works. It is noted that the design of the approved residential building was contemporary in appearance and included pitched and flat roofs. It also introduced a tall and substantial building in this location at a time when the adjoining Firgrove Court and surrounding town centre development in the vicinity were predominantly two/three storeys in height.

In 2004 planning permission was granted for the redevelopment of North Queensmead namely demolition and redevelopment to provide retail (A1/A2/A3) space including new superstore, commercial leisure (D2), office (B1a), hotel (C1) and residential accommodation (C3) together with associated provision for access, servicing, parking and landscaping, 04/00080/FUL. In the legal agreement attached to this permission there was a requirement to replace the dwellings which were to be demolished at Firgrove Court to the south of the current application site (these dwellings were provided on land at Empress Court Hawthorn Road on the west side of the town centre). This permission has been implemented with Blocks 1 and 2 being completed. This permission also marked a major change to development within the town centre. Significant increases in height, bulk and footprint of development with a contemporary approach to in appearance and materials were approved to make the most efficient use of land and to enhance the long term vitality and viability of the town centre. The completed Blocks 1 and 2 reflect this approach.

In 2018 planning permission, 18/00025/FULPP, was granted a varied scheme to that approved under 04/00080/FUL for part of North Queensmead for the partial demolition of Kingsmead shopping centre (the existing Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor (3710sqm), leisure use on the first floor (2414sqm), 68 apartments over eight floors, private amenity space, 58 car parking spaces, 118 bicycle parking spaces, a bridge link and alterations to the existing car park on Block 2, a new entrance to The Meads shopping centre and associated works. Demolition works are due to start shortly with construction envisaged to commence early in 2019.

In 2008 planning permission was granted for the erection of new fourth floor and change of use of building to provide a 72 room Apart-hotel and erection of single-storey Class A3 unit adjoining at 2 Victoria Road, 08/00616/FULPP. Whilst the fourth floor extension and the use of the building as an apart-hotel have been implemented the single storey A3 unit remains unbuilt.

In 2013 planning permission, 13/00024/FULPP was granted in respect of a larger site at Firgrove Parade which included the site of the completed Premier Inn and Beefeater restaurant. This permission was for comprehensive redevelopment and had two distinct elements. On the land on western side of the site permission was granted for the erection of a part single, part six storey building to provide a restaurant/bar (177 covers) with an 80 bedroom hotel above.

The second element of the proposal related to the replacement of the existing Firgrove Parade and outbuilding.

The existing parade building has a width of some 32 metres with varying depths reducing to just over 12.5 metres at its narrowest. Planning permission was granted for the demolition of all the existing buildings and the erection of a three storey flat roofed building to provide 490 square metres of retail floor space at ground floor level divided into three units 10 one and 4 two bedroom flats on the floors above (2 two bedroom and 5 one bedroom flats per floor). Flexible retail uses were approved on the ground floors ie within Use Classes A1 (shop), A2 (financial and professional services) and/or A3 (restaurants). The approved building was largely on the same footprint as the existing Firgrove Parade, albeit it had been set in one metre from the common boundary with 2 Victoria Road . The approved building was rectangular in footprint with its main frontage to Victoria Road which reflected the existing streetscape. The approved footprint was just over 31 metres wide with depths of building varying between 16.2 metres up to 19 metres (next to the hotel). Due to changes in site level, the general height of this building varied from some 11.6 metres adjacent to 2 Victoria Road to just over 13.5 metres adjacent to the proposed access road within the site. The building had shopfront display windows at ground floor with regular symmetrical openings above. Balconies were approved for the flats.

The existing entrance from Victoria Road was retained to serve the development site. As existing, occupiers of the parade reach the rear of the building from a single track carriageway which also provides access to undercroft parking at 2 Victoria Road and the pay and display car park. Whilst access to 2 Victoria Road was maintained through the site, access to rear of the new building and its parking was approved solely from the revised internal road shown between the hotel building and the replacement Firgrove Parade. A reorganised car park was approved to the front of the replacement building. This would comprise 22 spaces, 13 for short term public use, 7 spaces for hotel guests and 2 spaces for the occupiers of the flats. These works are approved for completion as part of phase I. 12 spaces were approved to the rear of the replacement building for use by the occupiers of the flats ie each flat with one space. 8 cycle spaces were to be provided to the front of the replacement building, 8 cycle spaces were to be provided adjacent to the hotel entrance and 20 covered cycle spaces to the rear of the replacement building for use by residential occupiers. Two dedicated loading bays were approved within the revised access road between the hotel and replacement building, one to serve each building. Typically there are two deliveries to a Premier Inn/Beefeater restaurant a day. The specific servicing arrangements for the new retail units were unknown but, given the floorspace proposed, these were not considered to be materially different from the existing situation.

This permission has been implemented by virtue of the construction of the hotel and restaurant. It was subject to a section 106 legal agreement which secured financial contributions towards open space, transport and SPA mitigation and provision and monitoring of a Travel Plan to encourage use of alternative means of transport by employees and customers.

The following contributions were secured by this 106 legal agreement. A highways contribution of £89,925 index linked to the highways infrastructure including to the A325 Farnborough Road, Farnborough Main railway station, the Clockhouse roundabout, the junction of Victoria Road and Elm Grove Road, Kingsmead and to improve provision of passenger waiting facilities within Farnborough. In this regard £82,380.00 was payable to the County Council on the occupation of the hotel/restaurant element and £7,545.00 due on the occupation of the retail and/or residential element of the development. It is understood that the £82,380.00 contribution has been paid. As the retail/residential part of the development has not been occupied this remains outstanding.

An open space contribution of £22,850.00 towards the off site provision of public open space comprising improvements to pond area, footpaths, seating, general infrastructure and environmental factors surrounding the skate park area at Farnborough Community Area (adjacent to Elles Hall) or provision of new park furniture, fencing, infrastructure and landscaping at Cove Green recreation ground; provision of new playground facilities at Farnborough Community Area (adjacent to Elles Hall) or playground renewal at Cove Green recreation ground and improvements to skate park at Farnborough Community Area (adjacent to Elles Hall) or refurbishment of cricket table/football pitches and/or pavilion at Cove Green recreation grounds was secured. This contribution was payable on the commencement of the retail/residential part of the development. As this has not been implemented it remains outstanding.

An SPA contribution of £36,351.00 towards the improvement of the Suitable Alternative Green Space at Hawley Meadows and towards Strategic Access Management and Monitoring was secured. This contribution was payable on the commencement of the retail/residential part of the development. As this has not been implemented it remains outstanding.

Various contributions associated with the Travel Plan related to the implementation of the hotel/restaurant use. It is understood that these payments and the requisite travel plan have been completed as the hotel/restaurant use is operational.

This represents the fallback position.

The current proposal relates to a variation to the 2013 permission with regard to replacement of the existing Firgrove Parade and outbuilding. As before it is proposed to demolish all existing buildings. However it is now proposed to erect a part two, part three and part four storey flat roofed building to provide just over 460 square metres of retail floor space at ground floor level, indicatively shown divided into three units, 8 one and 11 two bedroom flats on the floors above (including one duplex unit via mezzanine). Flexible retail uses are sought on the ground floors ie within Use Classes A1 (shop), A2 (financial and professional services), A3 (restaurants), A4 (drinking establishments) and A5 (hot food takeaway). No opening hours for any of these uses have been proposed. As with the approved scheme, the proposed building remains largely on the same footprint as the existing Firgrove Parade, albeit with a greater depth. The proposed building remains largely rectangular in footprint with its main frontage to Victoria Road which reflects the existing streetscape. Amenity space is proposed at third floor and roof top level. A screened plant area and area for photovoltaic panels are also proposed at roof top level. The footprint is proposed to be just over 32 metres wide with depths of building varying between some 20 metres adjacent to the hotele and 21 metres next to 2 Victoria Road. Due to changes in site level and having regard to the design of the building, the general height of this building varies from some 8.5 metres adjacent to 2 Victoria Road to just over 16 metres adjacent to the proposed access road

within the site with a central plant area which projects a further metre above . The building has shopfront display windows at ground floor with regular symmetrical openings above. A combination of projecting and recessed balconies are proposed for the flats. The finishes for the building are include the use of red brickwork, vertical profile cladding, grey UPVC windows, perforated balustrades and vertical railings.

The existing entrance from Victoria Road is to be retained to serve the development site. As existing, occupiers of the parade reach the rear of the building from a single track carriageway between the building and 2 Victoria Road which also provides access to undercroft parking at 2 Victoria Road and the parking area to the front of the existing building. Whilst access to 2 Victoria Road will be maintained through the site, access to rear of the new building and its parking will be solely from the access road between the hotel and proposed building. A reorganised car park is to be completed to the front of the replacement building (Officer note the car parking spaces adjacent to Victoria Road which are part of the reorganised car park were provided when the hotel was built). The total provision remains as approved at 22 spaces, 13 will be for short term public use (in part provided), 7 spaces (already provided for hotel guests) and 2 spaces for the occupiers of the flats (provided but not formally allocated at the present time). 17 spaces are to be provided to the rear of the replacement building for use by the occupiers of the flats ie each flat will have one space. Three disabled spaces are provided within the overall car parking provision. 32 cycle spaces are to be provided at ground floor level within the replacement building for use by residents. Two covered Sheffield cycle stands are to be provided at the rear of the site for use by retail staff. A further dedicated loading bay to serve the retail units is to be provided within the access road between the hotel and replacement building. Internal residential bin and cycle stores and a covered cycle store for the retail uses are proposed at ground floor level on the east side of the building. A retail bin store and electricity substation are proposed at ground floor level on the west side of the building. 6 metre high lighting columns are proposed to illuminate the parking areas. New tree planting is proposed along the southern site boundary with 19 bird boxes proposed on the building.

The application is supported by accompanied by a planning statement, a design and access statement, a flood risk assessment and drainage strategy, a transport statement, a lighting assessment, a ventilation and odour control report, an acoustics report, a preliminary ecological appraisal and bat scoping report, a sustainability statement and a Habitats Assessment information form.

Consultee Responses

HCC Highways Development Planning	raises no objection to the proposal subject to conditions and a transport contribution being secured.
Ecologist Officer	raises no objection to the proposal subject to condition.
Community - Contracts Manager	provides details on the requirements for residential bin storage.
Parks Development Officer	raises no objection to the proposal subject to a financial contribution.
Conservation Team	raises no objection to the proposal.

HCC Highways Development Planning	seeks further information
Ecologist Officer	raises no objection subject to condition.
Scottish & Southern Energy	provides details of electricity infrastructure in the area.
Environment Agency	does not wish to be consulted on this type of application.
Hampshire Fire & Rescue Service	advises that the development should take place in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act. Information is also provided on access for high reach appliances, water supplies, fire protection, testing of fire safety systems, fire fighting and the environment and the use of timber framed buildings.
Southern Gas Network (Formerly TRANSCO)	No views received
Environmental Health	raises no objection to the proposal subject to conditions.
Strategic Parking Officer	No views received.
Natural England	raises no objection to the proposal subject to compliance with the Council's Thames Basin Heaths Avoidance and Mitigation strategy.
Planning Policy	raises no objection to the proposal on policy grounds.
South East Water	No views received.
Surface Water Drainage Consultations	requested further information in relation to water discharge into Thames Water infrastructure.
TAG	raises no objection to the proposal.
Thames Water	raises no objection to the proposal subject to informative.
Aboricultural Officer	No views received

Neighbours notified

In addition to posting a site notice and press advertisement, 60 individual letters of notification were sent to Meadview Court and Chudleigh Court Clockhouse Road, Farnborough Road, Kingsmead, Queensmead Victoria Road and St Modwen as developers of North Queensmead.

Neighbour comments

No letters of representation have been received in respect of the submitted application.

Policy and determining issues

The site is located within the built up area of Farnborough within the Farnborough town centre area beyond the shopping core as defined by the Rushmoor Local Plan Review (1996-2011). As such Policies SS1 (The Spatial Strategy), SP4 (Farnborough Town Centre), 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), CP6 (Affordable Housing) CP10 (Infrastructure Provision), 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) of the Rushmoor Core Strategy and saved Local Plan Policies ENV13 (Trees), ENV16 (Development Characteristics), ENV19 (New Landscaping Requirements), ENV21 and ENV22 (Access for People with Disabilities), ENV28 (Buildings and Features of Local Importance), ENV41-44 (Flood Risk), ENV48, ENV49, ENV50, ENV51 and ENV52 (Environmental Pollution and Noise), H14 (amenity space), TC1 and TC4 (Policies for Aldershot and Farnborough town centres and North Camp District Centre), S3 (Shop Fronts), S5 (Restaurants, Cafes and Take-away Hot Food Shops), TR10 (Contributions for Local Transport Infrastructure), TR12 (Rear Servicing) and OR4/OR4.1 (Open Space for New Housing Development) are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on 'Housing Density and Design' (2006), Sustainable Design and Construction (2006), 'Planning Contributions - Transport' (2008); 'Car and Cycle Parking Standards', (2017), Farnborough Town Centre (2007) and accompanying Prospectus (2012), Buildings of Local Importance (2012), the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated 2017, policy NRM6 of the South East Plan and the advice contained in the National Planning Policy Framework/Planning Practice Guidance are also relevant.

The Council published the draft submission version of the Local Plan for public consultation between Friday 9 June and Friday 21 July 2017. The Council's Planning Policy team have processed all the representations that have been received, prepared a report which has summarised the issues raised during the consultation and set out the Council's response. On 2 February 2018, this report, together with all the 'duly made' representations received during the consultation period, were submitted to the Planning Inspectorate for examination, alongside the plan and its supporting documents.

A planning inspector has been appointed and she held a public hearing which took place in May this year. Given this, and recognising that they currently have limited weight, policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), SP2 (Farnborough town centre), SP2.2 (Secondary frontages in Farnborough town centre), IN1 (Infrastructure and Community Facilities), IN2 (Transport), HE1 (Heritage), D1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN1 (Housing mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees and Landscaping), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems), as proposed to be modified are considered relevant to the current proposal.

The key determining issues are considered to be:

- the principle of the development;
- impact on the character of the area;
- the impact on neighbours;
- the living environment created;
- open space provision
- highways considerations;
- nature conservation;
- renewable energy and sustainable construction;
- the water environment;
- access for people with disabilities and
- affordable housing

Commentary

The Principle of Development

The principle of a mixed retail/residential development on this site was established by the 2013 planning permission which remains extant and represents a viable fallback position. Having regard to adopted and emerging development plan policies the underlying policy approach seeks to strengthen the retail and leisure offer of the Town Centre and to permit development which contributes to its revitalisation, including the development of good quality housing and the diversification of town centre uses outside the primary shopping area. The Farnborough Town Centre SPD and the associated Farnborough Prospectus also seek to create a vibrant shopping, leisure, service and employment centre which provides for the needs of the local community, local employees and local businesses. The Prospectus also identifies that the redevelopment of Firgrove Parade has the potential to create a much stronger gateway to the Town Centre from the north. The Head of Planning Policy and Conservation has been consulted on this application and raises no objection to the proposal in policy terms. The principle of development is therefore considered to be acceptable subject to the consideration of the following matters.

The impact on the character of the area

The site is highly visible on the north, south and west elevations and has the potential to contribute to the regeneration of the Town Centre. The design of the scheme is therefore a key consideration, and Policy CP2 (Design and Heritage) of the Rushmoor Core Strategy and saved Policy ENV16 (Design Criteria for Major Sites) of the Rushmoor Local Plan Review are relevant. Policy CP2 requires development proposals to make a positive contribution to the quality of the built environment by demonstrating 'high quality design that respects the character and appearance of the local area', amongst other criteria, whilst saved Policy ENV16 similarly sets out a number of principles through which to achieve a positive design outcome.

Farnborough town centre and its environs have seen significant changes in recent years. Substantial buildings have been constructed as part of the regeneration proposals in the area which have resulted in different streetscapes, as can be seen in Blocks 1 and 2 within North Queensmead, the residential development on the former Concept 2000 site, the extension of 2 Victoria Road and the Premier Inn hotel. This will continue with the completion of Blocks 3 and 4 within North Queensmead approved earlier this year.

The approved building for Firgrove Parade was different in appearance to the existing due to the use of a flat roof rather than a pitched roof, a contemporary design approach in terms of the pattern and size of openings and the use of render, brick and glass as the predominant external materials. It had the same spatial relationship to Victoria Road and had a comparable footprint to the existing building. It is noted that the approved side elevation facing 2 Victoria Road would have been higher than the existing building but this was offset in part by the proposed flat roofed design and the building being sited one metre in from the common boundary. The resultant building relationship with 2 Victoria Road was not therefore considered to be materially harmful to the character of the area.

The proposed building takes its design approach from the approved building. As before it is contemporary in design with a flat roof with brick and large expanses of glass. It is sited on the common boundary with the access to the parking area serving 2 Victoria Road but it is noted that whilst closer the approved/existing building is lower than the approved scheme. The stepped approach to the design of the building including the recessed upper floor gives a feeling of spaciousness around the building and interest to the built form. The building has good articulation which is achieved in part through the use of recessed and projecting balconies.

The 2013 permission approved the removal of all trees on the site. Replacement tree planting on the Victoria Road frontage was undertaken when the hotel and restaurant were built. Subject to new planting being undertaken to the rear of the site raises no objection to the proposal on landscape grounds.

As existing the car park for Firgrove Parade adjoins the common boundary with McDonalds at the Tumbledown Dick. The proposed development maintains this relationship. The proposed building is on a similar footprint and is of a comparable height to the approved building. The Conservation Officer raises no objection to the proposal in terms of the impact of the proposal on the Tumbledown Dick. No objection is therefore raised to the proposal in terms of its impact on the setting of a building of local importance.

Having regard to existing and adjoining development, the objectives for development within the town centre and the ability to impose conditions to ensure a satisfactory visual appearance and replacement landscaping, no objection is raised to the proposal in visual terms.

The impact on neighbours

As existing there are kitchen and bedroom windows in the east elevation of Firgrove Parade. The closest neighbours to the development are in the apart-hotel at 2 Victoria Road. As existing windows in this building which serve kitchen, living rooms and bedrooms, directly overlook the application site. Two high level windows and a set of doors screened by a wall are proposed in the side elevation facing 2 Victoria Road, an improvement over the existing building. In general terms the pattern of overlooking at the front and rear of the building reflects the existing situation. Balconies are proposed to the front and rear with screened amenity space proposed at third floor level. To ensure appropriate levels of privacy for both residents of 2 Victoria Road and the occupiers of the new building it is considered appropriate to impose a condition to secure the provision of screens/walls.

The applicant is seeking flexible uses on the ground floor of the building. The applicant has provided a ventilation and odour control and acoustic reports. Environmental Health have been consulted on this application and note that no tenants have yet been identified but

provision has been made to vent exhaust air from any possible kitchens so that it can discharge at roof height. Depending on what, if any, type of A3/A5 use the retail units may be used for, additional odour mitigation provision will be the responsibility of the individual tenant. As the nature of these uses is unknown at the present time it is considered appropriate to impose conditions regarding plant and machinery in respect of all uses, and in respect A3, A4 and A5 uses, hours of operation and odour control in order to safeguard the amenities of future and existing adjoining occupiers. In respect of the hours of operation it is considered appropriate to replicate the hours imposed on the A3 use at 2 Victoria Road.

Chudleigh Court and Meadsvew Court lie to the north of the site and are opposite the replacement Firgrove Parade and hotel buildings respectively. As existing these buildings are screened from Victoria Road by well established trees which are subject to Tree Preservation Order 361. The position and size of these trees result in existing loss of light and overshadowing. A separation distance in excess of 35 metres will result between the replacement building and the boundary with Chudleigh Court (in excess of 50 metres to the building). Whilst there will be windows and balconies facing Chudleigh Court, the degree of separation is considered sufficient to ensure appropriate levels of privacy and outlook for residents.

The relationship between the proposed building and the Premier Inn hotel is generally as per the approved scheme. It was recognised that there would be inter and overlooking between the buildings but it was noted that there would be a greater separation distance than that which exists between Firgrove Parade and 2 Victoria Road. The proposed building has windows in the upper floors which would overlook the hotel. However, having regard to the extant permission and as these windows are angled it is considered that the situation would not be materially different from the existing/approved situation and is acceptable.

The living environment created

The Ministry of Housing, Communities and Local Government's Technical Housing Standards (2015) defines minimum floor areas and built-in storage for all new residential dwellings. These standards are reflected within emerging Policy DE2 of the draft Rushmoor Local Plan. The applicant has provided details regarding the internal floor areas of the proposed dwellings. On the basis that the floor areas are accurate, all but one of the units meets the recommended standards. At 59.9 square metres, Unit 10 on the second floor falls below the minimum standard of 61 square metres for a two-bed, three-person unit. However, it is considered that the unit falls within an acceptable tolerance of the standard.

Saved Policy H14 of the Rushmoor Local Plan Review states that proposals for new or additional dwellings should 'include the provision of conveniently located and usable amenity space commensurate with the type of development proposed and the character of the area'. Emerging Policy DE3 of the draft Rushmoor Local Plan similarly requires all new residential developments and conversions 'to provide good-quality, useable private outdoor space in the form of gardens, balconies and/or roof terraces'. It also states that the minimum requirement for private outdoor space within flatted development is a 5-square-metre balcony accessible from the main habitable room. In this respect, it is noted that each unit is provided with private outdoor space in the form of a balcony and that the applicant has stated that the balconies adhere to the requirements of emerging Policy DE3.

Due to the proximity of windows in adjoining flats within the scheme it is considered appropriate to impose a condition securing screens to ensure privacy. As set out above the residents will also benefit from the imposition of conditions controlling the retail uses on the

ground floor. The pattern of overlooking from the aparthotel windows to the proposed building reflects the existing and approved relationship between 2 Victoria Road and the existing residents in Firgrove Parade. It is noted that the windows in the west elevation are angled to safeguard appropriate levels of privacy to future occupiers. As such no objection is raised on this regard.

The acoustic report has been considered by Environmental Health. This report states that the proposed means of ventilation of the building will be via Mechanical Ventilation and Heat Recovery (MVHR) which is considered to be acceptable. In addition, the report identifies a recommended cumulative noise limit for all items of plant when running simultaneously. Any proposed external plant should be designed to achieve a level of noise that would not contribute to this limit being exceeded. These measures may be secured by way of condition.

The Assessment has considered the existing noise environment and also the potential sources of noise introduced as a result of the application. Recommendations have been made for a minimum level of sound insulation for the glazing packages for the front and rear facades of the proposed development. Provided that these minimum levels of mitigation are installed, Environmental Health would have no objections. This may be secured by way of condition.

The Council's Contracts Manager confirms bin storage requirements for the development.

The submitted Lighting Assessment Report has confirmed that the external lighting will comply with the limits recommended within the Institute of Lighting Professional's guidance GN01:2011 which is acceptable in amenity terms.

Open Space Provision

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. 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 some private amenity space. This is a circumstance where a contribution towards off-site provision to be secured by way of a planning obligation may be appropriate. . It is noted that a contribution was secured in respect of the 2103 permission. As the residential element of that scheme was not implemented, it is proposed to seek the full contribution in respect of this scheme and update the 2013 legal agreement accordingly. In this case, a contribution towards landscaping and general infrastructure improvements to Civic Quarter and provision of new playground facilities for Civic Quarter both within the Farnborough community area and refurbishment of tennis courts at Cove Green recreation ground, to be secured by way of a planning obligation may be appropriate. The applicant is in the process of completing such an agreement. Subject to this the proposal is acceptable within the terms of Policy OR4

Highway considerations

The principle of one space per residential unit and the use of public car parking for visitor parking was established by the 2013 permission. The access arrangements onto Victoria Road remain unchanged.

The County Highway Authority (CHA) has been consulted on this application and advise that that the width and alignment of the existing access could satisfactorily accommodate the additional vehicle movements that might be generated by the proposed development without adversely affecting the safety or convenience of users of the adjacent highway.

The parking standards for the site are laid down by Rushmoor Borough Council (RBC) as the local parking authority, in accordance with their Supplementary Planning Document (SPD) as adopted in November 2017.

These standards require a minimum of one parking space per residential unit, which has been provided in this case. The remainder of the parking provision is considered sufficient due to the site location in relation to the town centre and other parking facilities. The CHA is satisfied with the layout of the parking spaces and the provision of cycle parking to serve the development. It notes that two electrical charging points are proposed but no details of their location have been provided. It also seeks safeguards for the protection of residential parking spaces 18 and 19 located to the front of the site for these residents only. These matters may be dealt with by conditions. Subject to this no objection is raised to the proposal in highway safety terms.

As with the approved scheme the specific servicing arrangements for the new retail units remain unknown but, given the floorspace proposed, are not considered to be materially different from when the existing units were occupied. The CHA raise no objection to the servicing arrangements proposed.

It is noted that a transport contribution was secured in respect of the 2103 permission. As the residential element of that scheme was not implemented, it is proposed to seek the full contribution in respect of this scheme and update the 2013 legal agreement accordingly. In regard to the potential need for transport developer contributions, the site has been reviewed by the CHA utilising the TRICS database and this has shown that an additional 146 multimodal trips would be anticipated per day on the local highway network as a result of the proposals. This has been calculated on the proposed site less existing site basis. In accumulation with other local development, this has resulted in the need to both improve and mitigate the local highway network, and for this reason a contribution of up to £10,240 namely This is inclusive of the previously agreed £7545 for the previous scheme and would go towards previously agreed improvements.

The applicant has agreed to this which will be secured by way of legal agreement. This is currently being prepared. Subject to the completion of this agreement, no objection is raised to the proposal on highway grounds.

Nature Conservation

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage.

The Local Planning Authority is responsible for undertaking an appropriate assessment following the requirements of The Conservation of Habitats and Species Regulations 2010.

As a result of this judgement, the Council can no longer conclude that the assignment of, or provision of, mitigation capacity at the point of application is sufficient to remove the requirement for a full appropriate assessment. To this end the applicant has completed the Council's Habitats Assessment form in support of the application and completed the Council's Habitats Assessment form. The appropriate assessment has been completed and concludes that the development would lead to a likely significant effect on the integrity of the Thames Basin Heaths Special Protection Area.

It is noted that SANG mitigation for 9 one bedroom units was secured at Hawley Meadows in respect of the 2013 scheme. As the residential part of the permission was not implemented, it is appropriate to carry over this allocation to the current proposal. Given the residential units within the existing building, the SANG requirement for the current proposal would be 14 units (8 x one bedroom and 6 x two bedroom). Given the mitigation secured at Hawley Meadows in respect of the approved scheme and as mitigation within the Hawley Meadows and Southwood II SANGs within Farnborough is fully committed, this scheme would require SANG from both Rushmoor and Hart District Council.

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This includes the Suitable Alternative Natural Greenspace (SANG) at Bramshot within Hart in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The applicant has secured an allocation of 3 two bedroom units of capacity at the Bramshot SANG and made the requisite financial contribution which has been confirmed by Hart District Council. An allocation from Hawley Meadows SANG, including that allocated for the 2013 permission, for 8 one bedroom and 3 two bedroom units has been made. The SANG and SAMM contribution for Hawley Meadows and for the SAMM contribution at Bramshot are to be secured by way of section 106 planning obligation which the applicant is in the process of completing. Natural England have been consulted in this application and advises that provided the scheme is in accordance with the Council's Thames Basin Heaths Avoidance and Mitigation Strategy it raises no objection to the proposal. Subject to the completion of the legal agreement to secure the SANG and SAMM contributions and to update the 2013 agreement as appropriate the proposal is considered to mitigate its impact on the Thames Basin Heaths Special Protection Area and on this basis no objection is raised to the proposal in this regard.

The application is supported by a preliminary ecological appraisal and bat scoping report. The Council's Ecologist has been consulted on this application. She confirms that all the protected species surveys have been completed to best practice standards and no mitigation is required. She also recommends the submission of a multifunctional green infrastructure strategy to include hedgerows around the boundary. Having regard to the extant permission and the site's town centre location, additional tree planting and the provision of bird boxes are considered appropriate. These measures may be secured by way of condition. Subject to the above measures being in place, no objection is raised to the proposal on nature conservation grounds.

Renewable energy and sustainable construction.

Following the Royal Assent of the Deregulation Bill 2015 (26 March 2015) the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the

Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case 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. The application is supported by a sustainability statement which confirms that the residential part of the scheme will meet energy performance standards in accordance with Code Level 4. As such it is considered that subject to the imposition of a condition to verify that these energy performance standards have been achieved. Subject to this no objection is raised to the proposal in terms of policy CP3.

The Water Environment

The site is located within Flood Zone 1. The application is supported by a Surface Water and Foul Drainage Strategy. The proposed surface water drainage strategy will incorporate permeable paving and geocell crates or attenuation tanks/pipes.

Policy CP4 (Surface Water Flooding) of the Rushmoor Core Strategy states that 'all new buildings, and the development of car parking and hard standing, will incorporate sustainable drainage systems (SUDS), with the aim of returning run-off rates and volumes back to the original greenfield discharge to prevent flooding and to ensure the quality of local water'. It is noted that the parking bays to the rear of the building are proposed to be constructed of permeable paving and that below ground attenuation is proposed underneath. The applicant has stated that the surface water drainage system will attenuate and treat water up to and including a 1-in-100-year rainfall event with an allowance of 40% for climate change. The run off from the site will be 3.45l/s and will be pumped into the public sewer. This rate is the lowest discharge rate practicably possible to pump at and is therefore the closest green field run off rate that is achievable.

The Environment Agency has no comment to make on the application. Hampshire County Council as Lead Local Flood Authority sought further information from the applicant concerning potential impact on Thames Water infrastructure. Further information was provided but did not fully address their query. However it is noted Thames Water, who were consulted in their own right, raises no objection to the proposal subject to an informative concerning its underground waste water assets. Hampshire have been advised of this and any further views received will be updated at the meeting. Subject to the imposition of a condition to secure an appropriate drainage strategy and the informative requested by Thames Water no objection is raised to the proposal in respect of the water environment.

Access for people with disabilities.

Level access is proposed to the retail units. Disabled parking spaces are to be provided to the front and rear of the building. Lift access is provided for the occupiers of the proposed flats. These measures are considered to be acceptable to ensure the accessibility of the scheme.

Affordable housing

Policy CP6 of the Rushmoor Core Strategy requires a minimum of 35% of dwellings on sites of 15 or more net dwellings to be provided as affordable homes, subject to site viability. However, it should be noted that emerging Policy LN2 (Affordable Housing) sets out a different threshold for the provision of affordable housing. On sites of 11 or more dwellings within Aldershot and Farnborough town centres, Policy LN2 requires a minimum of 20% of dwellings to be provided as affordable homes. On sites of 15 or more dwellings, on site-

provision of affordable housing will be expected, although off-site provision or a financial contribution of equivalent value will be accepted in exceptional circumstances. The Council has not proposed any modifications to Policy LN2, and it is highly likely that it will be adopted without any further change. The Head of Planning Policy and Conservation confirm that the determination of the application should be based on the policy which is in force at the time of the decision. In this case this is policy CP6 and as the net gain is less than 15 units no affordable housing is required.

Extension of time

A request has been received from the applicant to extend the time for the determination of this application to 7 December 2018 to enable the planning obligation to be completed. This has been agreed.

Conclusion

It is considered that the proposal would not adversely affect the character of the area, having regard to the site's location adjacent to a building of local importance, the amenities of existing and future occupiers, highway safety or the integrity of the Thames Basin Heaths Special Protection Area. It makes acceptable provision for open space, surface water drainage and for people with disabilities and in overall terms is considered to meet the objectives of development plan policy.

Full Recommendation

It is recommended that subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 to secure financial contributions towards open space, transport, SPA/SAMM mitigation and to vary the 2013 planning agreement as necessary 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 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:
- External walls
 - Roofing materials
 - Window frames
 - Shopfronts.

Reason - To ensure satisfactory external appearance.*

- 3 Construction of access driveways, forecourts or other paths and hard surfaces within the development hereby approved shall not start until a schedule and/or samples of the surfacing materials to be used for them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained

Reason - To ensure satisfactory external appearance and drainage arrangements.*

- 4 Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure including screening for balconies and amenity space, shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

- 5 No works of construction of the buildings hereby approved shall start 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.*

- 6 Prior to first occupation of any part of the development hereby approved, the refuse bin storage areas relevant to the uses they are to serve shall be provided and made available for use. These facilities shall thereafter be retained for their designated purpose.

Reason - To safeguard the amenities of the area.*

- 7 No works shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i) programme of construction work;
- ii) the provision of long term facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) methods and phasing of construction works;

- v) access and egress for plant and deliveries;
- vi) protection of pedestrian routes during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii) controls over dust, noise and vibration during the construction period;
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period

Construction shall only take place in accordance with the approved method statement*

Reason - In the interests of amenity and highway safety.

- 8 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.

- 9 Notwithstanding any details submitted with the application, prior to the use of any of the ground floor units for A3, A4 or A5 purposes details shall be submitted for approval of the Local Planning Authority, for the installation, operation, and maintenance of odour abatement equipment including an extract system, to include the height of the discharge, and the efflux velocity of the effluent at the point of discharge. The systems, as approved, in as far as they relate to the floorspace they serve shall be completed before first occupation of that unit and thereafter permanently retained and maintained.

Reason - In the interests of the amenities of future and adjoining occupiers

- 10 No display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - In the interests of the visual amenities of the area and to safeguard the operation of the service yard

- 11 All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented prior to the plant and machinery becoming operational and thereafter retained and maintained.

Reason - To protect the amenity of neighbouring occupiers.*

- 12 No construction works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and

hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
- iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

- 13 The cycle parking facilities hereby approved shall be implemented prior to the first occupation of that part of the development to which they relate and thereafter retained.

Reason - To promote alternative modes of transport and to encourage cycling to the site

- 14 No dwelling shall be occupied until the off-street parking facilities to serve the proposed flats shown on the approved plans have been completed and made ready for use by the occupiers/visitors. The parking spaces shall be unallocated and thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the proposed flats) and, in the interests of clarity, not used for the storage of caravans, boats or trailers . *

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

- 15 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

- 16 Within six months of the first occupation of the residential dwellings hereby approved a verification report which demonstrates that the energy performance standards for the residential part of the development have achieved Code Level 4 for Sustainable Homes or equivalent shall be submitted to the Local Planning Authority for approval

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

- 17 The development shall take undertaken in accordance with the Flood Risk Assessment and Drainage Strategy 1018197-RPT-CL-001 rev B prepared by Cundall dated July 2018.

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

- 18 Notwithstanding any details submitted in the application no dwelling shall be occupied until details of the location and appearance of the communal aerial/satellite/fibre facilities for the development have been submitted to and approved in writing by the Local Planning Authority. The approved system shall then be installed and made operational before the relevant dwellings are occupied. *

Reason - In the interests of the visual amenity of the area.

- 19 Prior to the first occupation of any dwelling the communal amenity space shall be provided, made available for use and thereafter retained for its designated purpose.

Reason - To meet the recreational needs of future residents

- 20 No dwelling shall be occupied shall start on site 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. Once approved the scheme shall be implemented in full prior to the first occupation of the dwelling or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

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

- 21 Prior to the first occupation of any of the non-residential parts of the development the servicing facilities as shown on the approved plans shall be provided in full, made available for use and thereafter retained.

Reason - To meet the functional needs of the retail and leisure uses in the interests of highway safety

- 22 In the event that demolition works are not to take place concurrently as part of the construction of the proposed development, a demolition strategy shall be submitted to the Local Planning Authority for approval. Once approved demolition and associated mitigation measures shall be undertaken in accordance with the approved strategy.

Reason - In the interests of the visual and residential amenities of the area and highway safety

- 23 Prior to first occupation of the building details of the location of the lighting columns/luminaires shall be submitted to the Local Planning Authority for approval. Once approved the lighting shall be installed and made available for use prior to the first occupation of the building.

Reason - in the interests of amenity

- 24 The residential development hereby approved shall not be occupied until measures to protect the dwellings from traffic or other external noise have been implemented in accordance with the Acoustics report 1018197-RPT-AS-001 rev A prepared by Cundall dated July 2018 and thereafter retained.

Reason - To protect the amenity of the occupiers of the development.*

- 25 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds

- 26 Demolition of buildings within the development site shall take place in accordance with the recommendations in the submitted preliminary ecological appraisal and bat scoping report prepared by the Ecology Co-op dated 12 July 2018. In the event that evidence of bats is found, a detailed mitigation statement shall be submitted to the Local Planning Authority for approval and all works shall thereafter be carried out in accordance with the approved mitigation measures *

Reason - To ensure that there is no disturbance of protected species or habitats.

- 27 Deliveries and refuse collection to/from the retail uses shall only take place between the hours of 7am to 8pm

Reason - To safeguard the amenities of adjoining occupiers

- 28 No infiltration of surface water drainage into the ground is permitted other than with the prior written approval of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To safeguard the local water environment having regard to the shallow water table beneath this site

- 29 Any A3, A4 or A5 use which occupies the ground floor of the proposed residential/retail building hereby permitted shall not be open to customers outside the following times:

7am to 11pm Mondays to Saturdays and
8am to 10.30pm on Sundays.

Reason - To safeguard the amenities of neighbouring occupiers.

- 30 No more than 50% of the net ground floor retail space shall be occupied by A3, A4 or A5 uses.

Reason - In the interests of residential amenity and the vitality of the town centre

- 31 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the ground floor uses shall be for Use Classes A1, A2, A3, A4 or A5 only.

Reason - To safeguard the vitality of the town centre, in the interests of the Thames Basin Heaths Special Protection Area and the provision of car parking

- 32 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1435-PL1100, 1101, 1102, 1110 rev A, 1111 rev A, 1112, 1200, 1201, 1202, 1203, 1210, 1211, 1212, 1213, 1214, 1215, 1300, 1301, 1303, 1310, 1311, 1312, 1401 and 1410

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 would not adversely affect the character of the area, having regard to the site's location adjacent to a building of local importance, the amenities of existing and future occupiers, highway safety or the integrity of the Thames Basin Heaths Special Protection Area. It makes acceptable provision for open space, surface water drainage and for people with disabilities and in overall terms is considered to meet the objectives of development plan policy.

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.

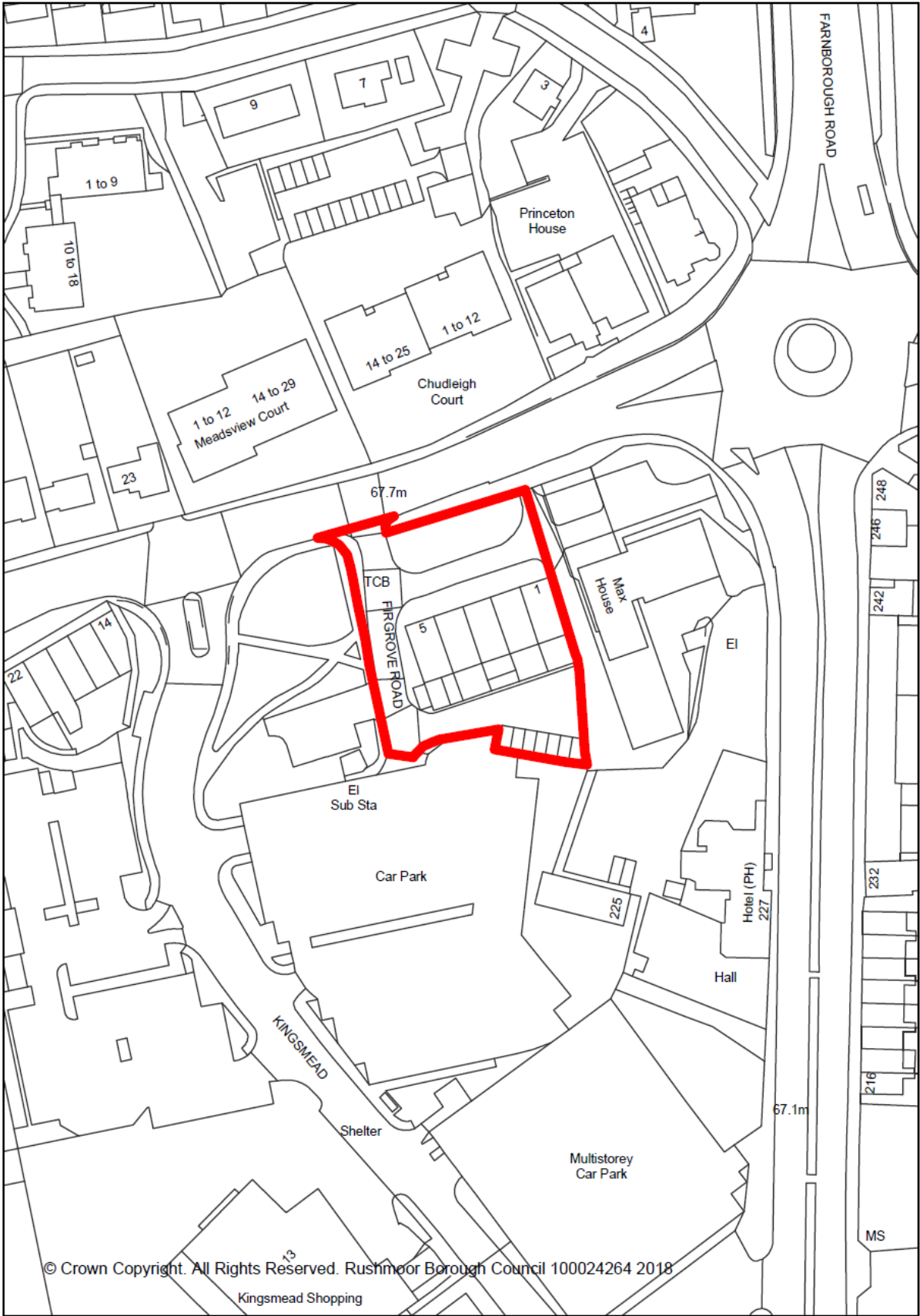
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or prior to the start of specified elements or require works to be carried out BEFORE 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.
- 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/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.
- 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 - Future occupiers of the development should be made aware that aircraft approaching and departing TAG Farnborough Airport could be seen, and (dependent on weather conditions and ambient noise from other sources) heard from the application site.
- 12 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
- 13 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.
- 14 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.
- 15 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 16 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.



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Kingsmead Shopping

Scale: 1/8" = 1'-0"

Site Boundary



Proposed Front Elevation



Proposed Rear Elevation
Proposed Front and Rear Elevations



PLANNED
Bridle Path Investments, LLC
Pittsford, NY
Project Name: Pittsford
Project Number: 2024-001

DATE: 08/15/24
SCALE: 1/8" = 1'-0"
ACCORD
ARCHITECTS
1000 Main Street, Suite 100
Pittsford, NY 14534
Phone: 518.255.1111
Fax: 518.255.1112
www.accordarchitects.com



— Site Boundary



PLANNING
 1000 East Investments, Ltd.
 Eugene Office, Eugene, OR
 Project No. 2023-001

DATE: 10/26/23
 1000 EAST INVESTMENTS, LTD.
accord
 ARCHITECTS

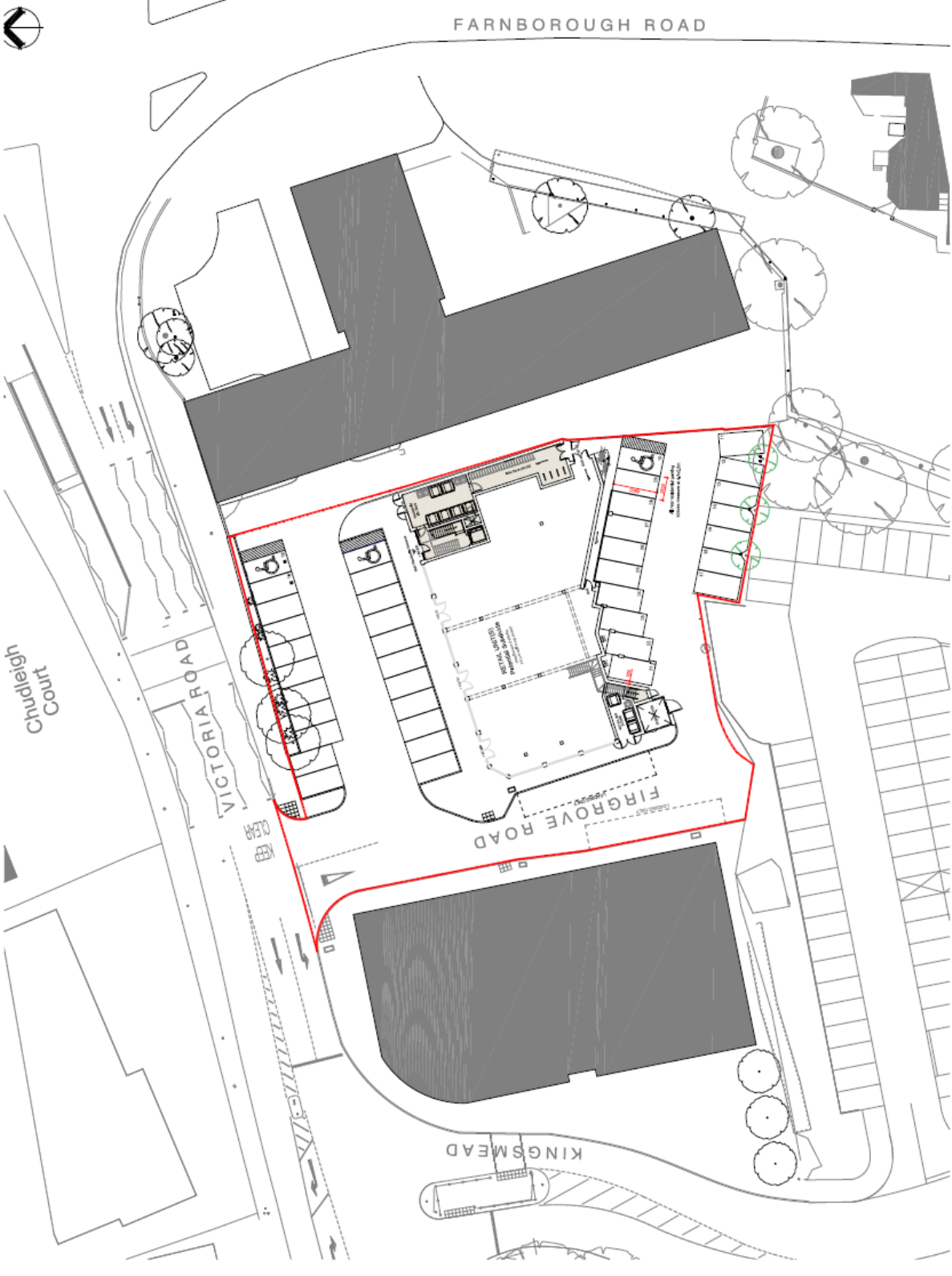


Proposed Side Elevation C-C
 Proposed Side Elevation A-A, B-B

DATE: 10/26/23

It is a condition of approval that the applicant is to provide a copy of this plan to the relevant authorities for their records. The plan is to be submitted to the relevant authorities for their records.

— Site boundary



Proposed Ground Floor Plan
Scale: 1:200 @ A1

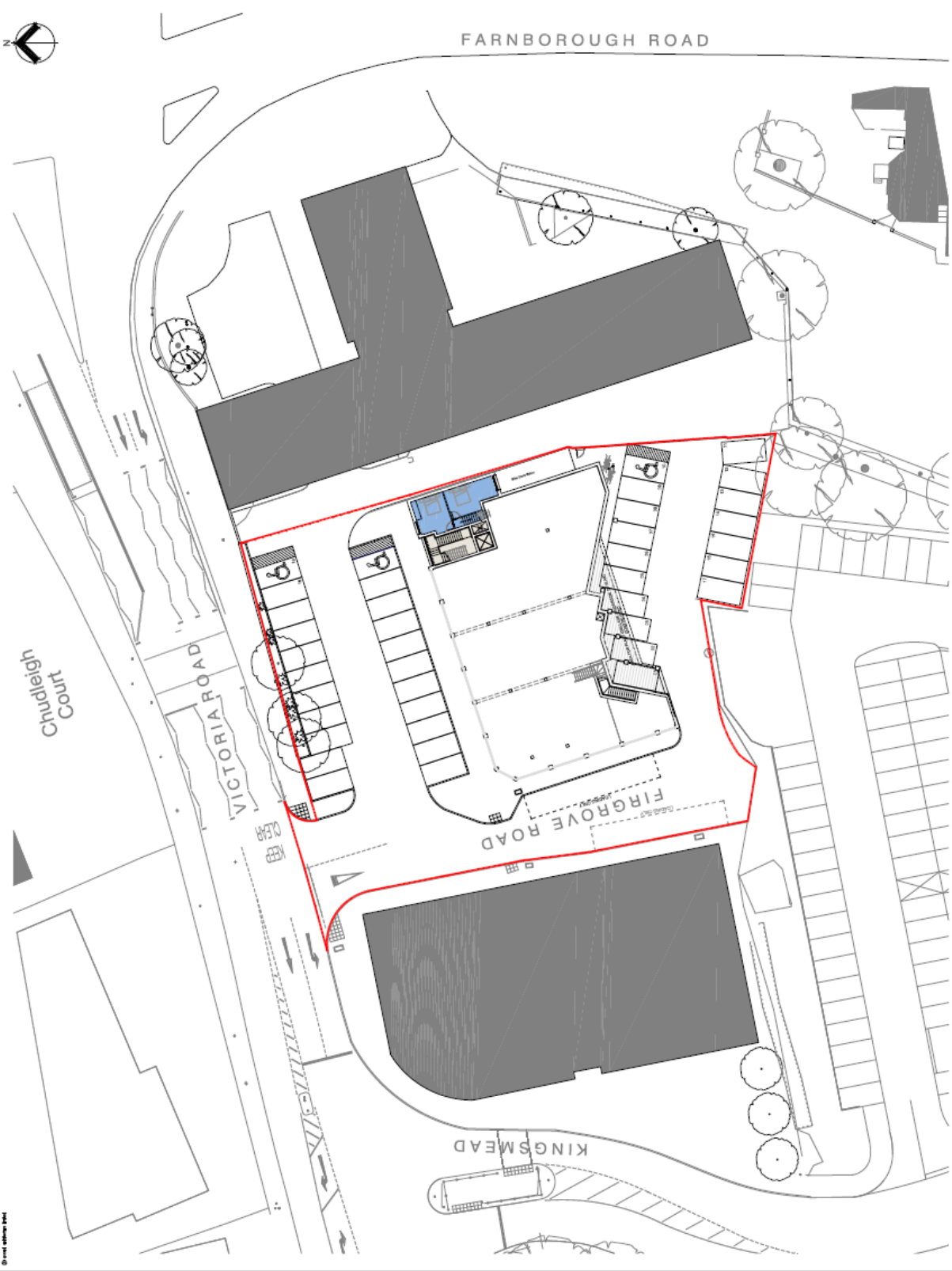
A 1:200 scale of the ground floor plan is shown in this drawing.
The drawing is for the proposed ground floor plan.
PLANNING
Bride Hall Investments Ltd.
Figgrove Parade, Farnborough
Hants, GU14 7JF
Proposed Ground Floor Plan
Date: 12/01/2018
Scale: 1:200
Drawing No: 1433 - PL1210
accord
ARCHITECTS
Company House, 100, The Old, Guildford, Surrey, GU1 2AA
Tel: 01483 811111 Fax: 01483 811111

NOTES

1. All dimensions are to the face of the wall unless otherwise stated.
 2. All dimensions are to the face of the wall unless otherwise stated.
 3. All dimensions are to the face of the wall unless otherwise stated.
 4. All dimensions are to the face of the wall unless otherwise stated.

- Site boundary
- 1 Bedroom Unit
- 2 Bedroom Unit

Project: **PLANNING**
 Client: **Bride Hall Investments Ltd.**
 Location: **Fingrove Parade, Farnborough**
 Drawing: **Proposed Mezzanine Floor Plan**
 Date: **14/03/2018**
 Scale: **1:50**
 Drawing No: **1435 - PL1211**
accord
 architecture
 101 Farnborough Road, Farnborough, Hampshire, GU14 7AB
 Tel: 01489 480100 | Email: info@accordarchitecture.com



Proposed Mezzanine Floor Plan



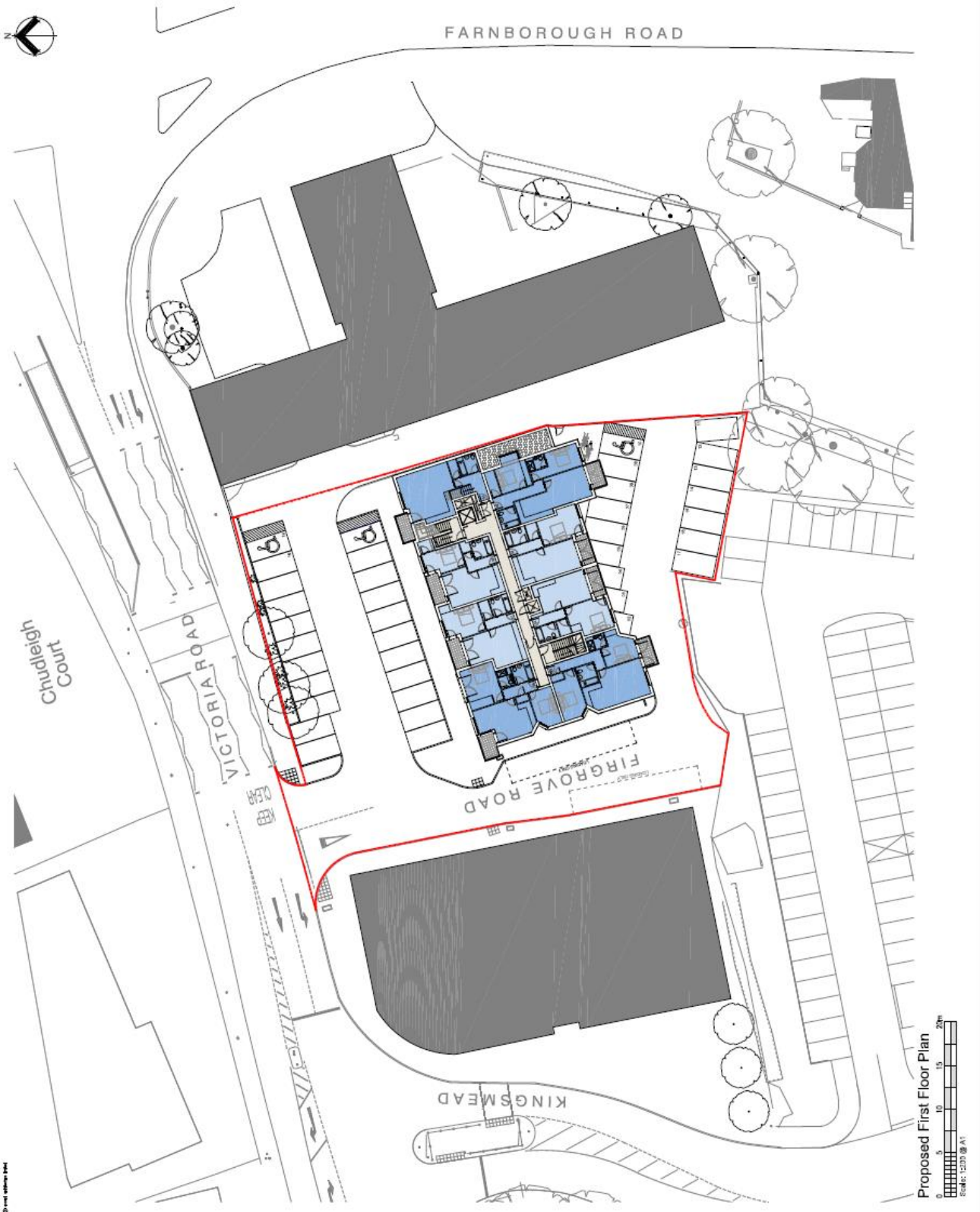
NOTES

1. All units are to be built to a minimum of 2.5m clear height. 2. All units are to be built to a minimum of 2.5m clear height. 3. All units are to be built to a minimum of 2.5m clear height.

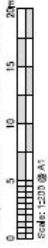
- Site boundary
- 1 Bedroom Unit
- 2 Bedroom Unit

Project Name: **WAINING**
 Client: **Bride Hall Investments Ltd.**
 Address: **Fig Grove Parade, Farnborough**
 Project Ref: **Proposed First Floor Plan**
 Date: **14/05/2014**
 Scale: **1:200**
 Drawing No: **14/05 - PL1212**

accord
 architects



Proposed First Floor Plan



Scale: 1:200 @ A1

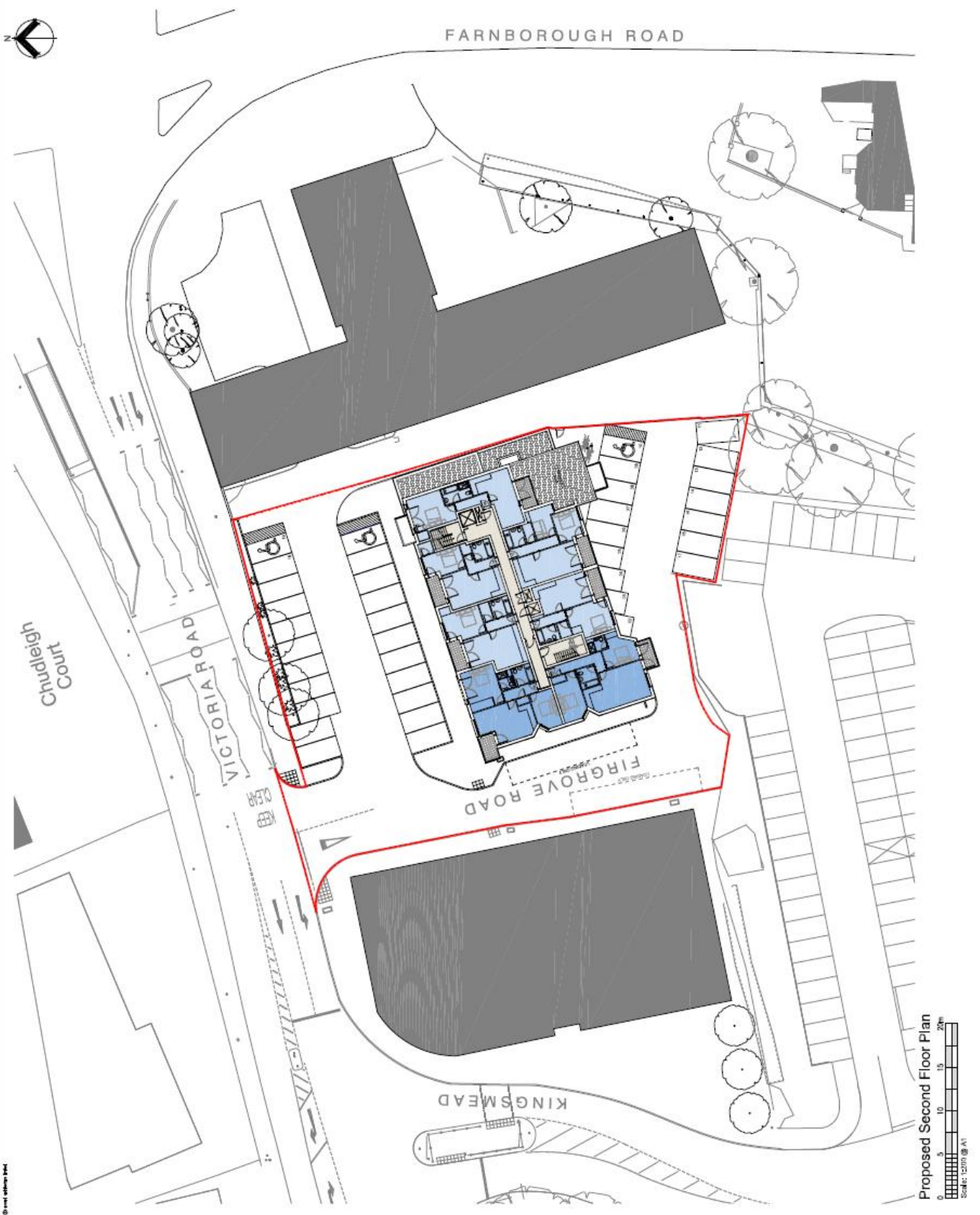
NOTES
 1. The site boundary is shown in red.
 2. The site boundary is shown in red.
 3. The site boundary is shown in red.

- Site boundary
- 1 Bedroom Unit
- 2 Bedroom Unit

Project: **PLANNING**
 Client: **Bride Hall Investments Ltd.**
 Address: **Figgrove Parade, Farnborough**
 Project No: **1435 - PL1213**

Scale: 1:200
 Date: 14/07/2016
 Drawn by: [Name]
 Checked by: [Name]

accord
 architects



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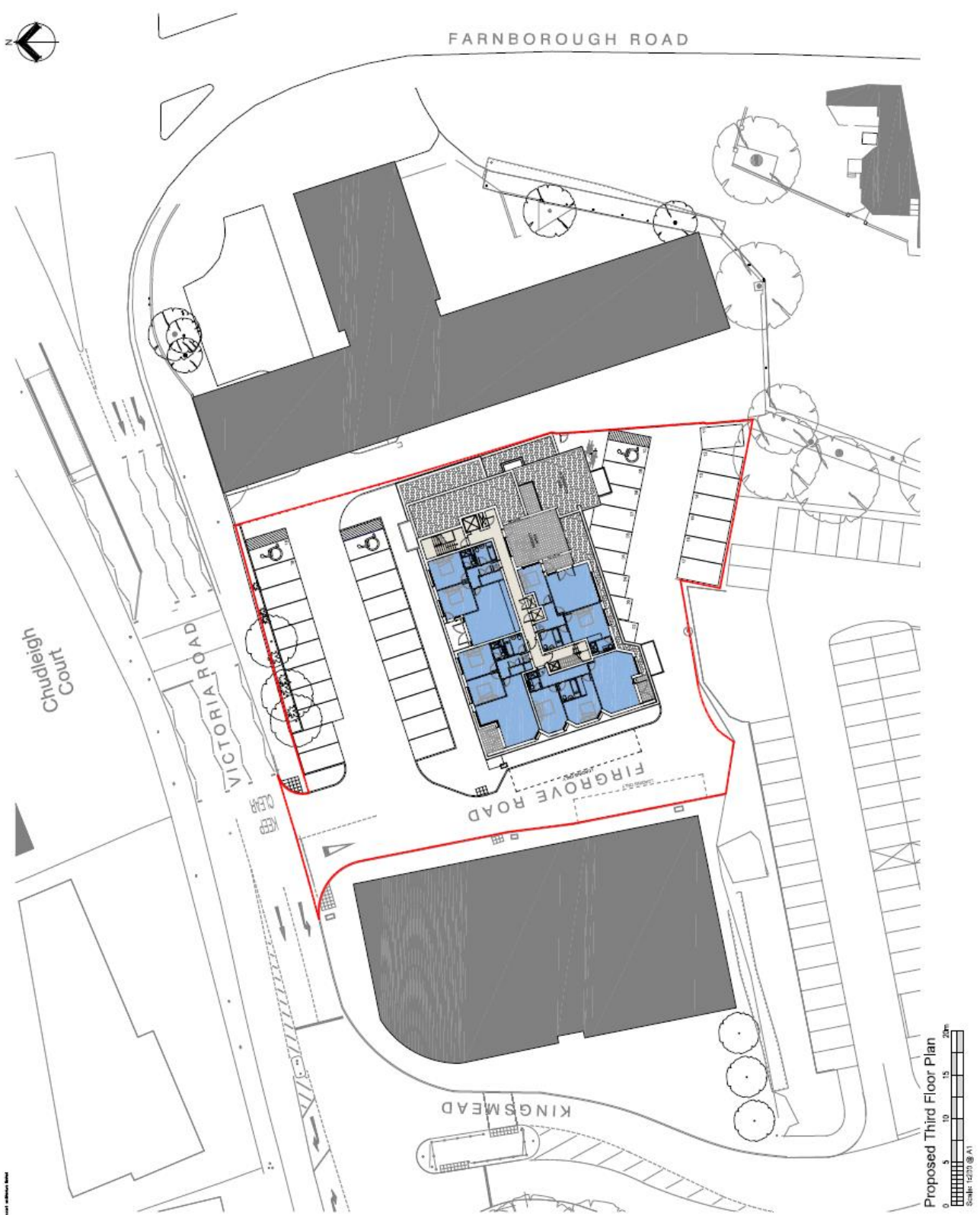
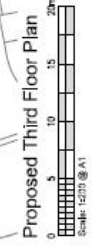
Proposed Second Floor Plan
 Scale: 1:200 @ A1

NOTES

The above drawings are for the proposed development only. They are not to be used for any other purpose. The client is responsible for ensuring that the drawings are used for the intended purpose.

- Site boundary
- 1 Bedroom Unit
- 2 Bedroom Unit

Project Name	Figgrove Road, Farnborough
Client	Bride Hall Investments Ltd.
Project	Figgrove Parade, Farnborough
Drawn By	Proposed Third Floor Plan
Scale	1:200
Date	July 2018
Sheet No.	1435 - PU1214



NOTES

The client agrees that they accept full responsibility for the accuracy of the information provided and that they warrant that the information is true and correct. The client agrees to indemnify and hold the architect harmless from and against all claims, damages, costs and expenses, including reasonable legal fees, which may be incurred by the architect in connection with the preparation of the drawings.

— Site boundary

Scale: 1:500

DATE: 14/07/2015

PROJECT: Farnborough Investments Ltd.

LOCATION: Farnborough Parade, Farnborough

DESCRIPTION: Proposed Roof Plan

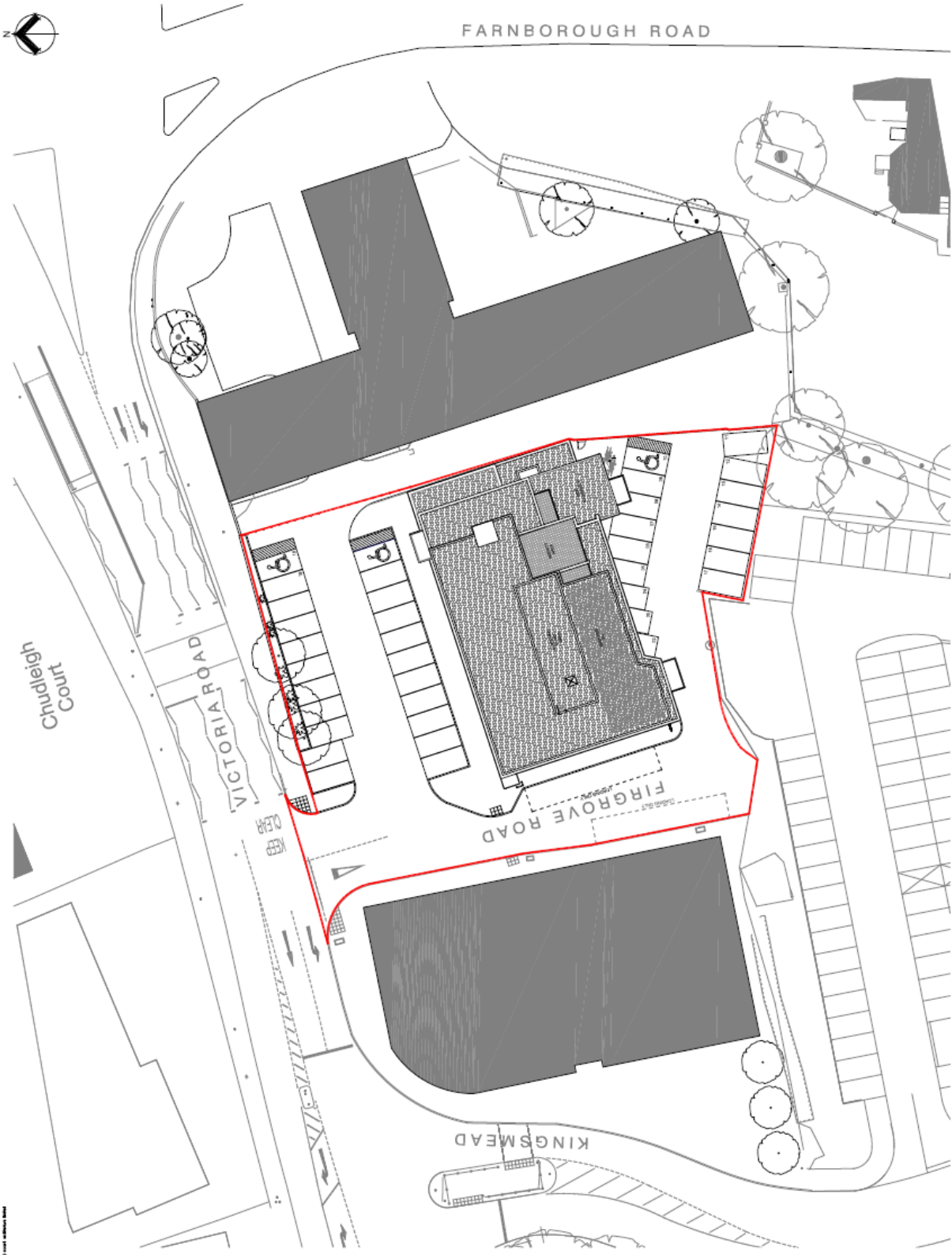
DATE: 14/07/2015

BY: [Signature]

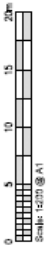
1435 - PL1215

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Proposed Roof Plan



Scale: 1:500 @ A1