

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 | Katie Herrington |
| Application No. | 21/00235/FULPP |
| Date Valid | 30th March 2021 |
| Expiry date of consultations | 21st April 2021 |
| Proposal | The construction of 3 one bedroom flats and 1 one bedroom maisonette, with integral refuse and cycle storage on land adjacent to 69 Victoria Road, with associated parking at 3A Arthur Street. |
| Address | 69 Victoria Road And 3A Arthur Street Aldershot Hampshire GU11 1SJ |
| Ward | Wellington |
| Applicant | Sally Ravenhill (RBC) |
| Agent | Jonathan Moore |
| Recommendation | GRANT subj. to S.106 Planning Obligation or other suitable mechanism to secure contributions. |

Description

This application is before the committee for determination as it is the Council's own development.

The application site comprises two parcels of land. The first is a vacant parcel of land at the corner of Arthur Street and Victoria Road. This area comprises hardstanding which abuts 69 Victoria Road. It is currently surrounded by Heras fencing.

Permission is sought to erect a two storey building with accommodation in the roofspace attached to 69 Victoria Road. The building would contain four 1 bedrooms flats along with a bin and cycle store.

The second parcel of land is on the other side of Arthur Street and consists of a fenced- off area of hard standing.

This area would accommodate 4 parking spaces to serve proposed development.

Consultee Responses

| | |
|-----------------------------------|--|
| Parks Development Officer | No objection subject to stated obligation. |
| HCC Highways Development Planning | No comments. |
| Environmental Health | No comments. |

Neighbours notified

In addition to posting a site notice 66 individual letters of notification were sent to 69, 69A, 73, 75, 75A & B Victoria Road; Flat 1, 2, 3, 4, 5, 6, 7, 8,9, 10, 11, 12, Copthall House 77 - 79 Victoria Road; 78 – 82 Victoria Road; 84 – 86 Victoria Road (Ground, first, second and third floor); 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Trafalgar Court 88- 90 Victoria Road; 92 Victoria Road; Flat 1, 2, 3, 4, 5 at 2E Arthur Road; Flat 1 1 Arthur Street; 1A, 2, 2A, 2B, 4, 4A, 7 Arthur Street; Flat 3 Arthur Street; Flat 2 5 Arthur Street, 6 Arthur Street; 1A Pickford Street; Flat 8, 9, 10, 11 London House Pickford Street.

Neighbour comments

One objection was received as part of this application;

69 Victoria Road, Aldershot

At this time, as a neighbouring owner I do not feel fully informed of the specific details of the plans. I have concerns surrounding whether my wall will become a party wall, and where boundaries will be. I have concerns around structural damage to my building caused as a result of the adjoining new building being erected. I would like the opportunity to take part in a full consultation meeting to address my concerns.

Officer comment: Issues relating to Party Walls or the Party Wall act, along with structural issues are matters addressed by legislation outside of the planning system. Appropriate consultation has taken place and the Council as applicant will be required to address these matters as part of the implementation process should permission be granted.

Policy and determining issues

The following policies are relevant to the determination of this planning application; SS1 (Presumption in Favour of Sustainable Development), IN2 (Transport), DE1 (Design In The Built Environment), DE2 (Residential Internal space Standards), DE3 (Residential Amenity Space Standards), DE10 (Pollution), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE4 (Biodiversity) of the Rushmoor Local Plan and the Rushmoor Car and Cycle Standards SPD.

The main considerations in the determination of this application are; the principle of development, impact upon visual amenity, living conditions created, impact upon adjoining neighbours, highways considerations, ecological considerations, and public open space.

Commentary

- Principle

The application site is within a residential area and the development in this location would therefore be acceptable in principle, subject to other material planning considerations.

- Impact upon visual amenity

The site occupies a corner plot between Arthur Street and Victoria Road and the proposed building would be attached to the adjacent 69 Victoria Road. Both Victoria Road and Arthur Street are characterised by a mixture of Victorian Townhouses and modern buildings. 69 Victoria Road is a Victorian Town house with a retail unit on the ground floor. It has a rendered façade with ornamentation around the windows.

The design of the proposal has been developed through the pre-application process. The proposed building has been designed to reflect that of 69 Victoria Road, following its lines and proportions in terms of its roof form, width, and pattern and drawing on its window forms and detailing. The building would have contrasting (non-rendered) brick and would feature 'open' winter gardens – surrounded by unglazed openings concealing an amenity area within. The brick texture and colour has been reserved by a proposed condition to ensure an appropriate visual relationship with the Victoria Road property.

The development would involve building closer to 3E Arthur Street, an end of terrace 3 storey building in use as flats. Between it and the application site is an entrance serving the rear of units in Victoria Road and the parking area for 3E Arthur Street.

The long elevation to Arthur Street would be broken up by staggered roof heights and the form of the building. The elevation to Arthur Street would continue the window forms and detailing, with a recessed entrance for the flats. Access to the bin and bike stores would also be from Arthur Street. The development is considered to have an appropriate impact on the character of Arthur Street.

- Living conditions created

Room size standards: The proposal would accord with the space standards set out within Policy DE2 of the Local Plan in terms of minimum internal unit and bedroom sizes.

Amenity space: The proposal would provide internal balconies/ terraces with an area of 5sqm as required by Policy DE3.

The proposed units are orientated and designed to provide satisfactory levels of daylight, sunlight and outlook to the habitable rooms

- Impact upon adjoining neighbours,

The development would extend beyond the rear elevation of the properties of Victoria Road. There are no habitable windows in the building adjacent to the site and it is considered that the proposal would not result in harm in terms of daylight and sunlight or overbearing impact on these properties. There are no windows in the proposed development that would face towards the rear of the Victoria Road properties.

The proposal would project some 5.8m from the flank elevation of 2E Arthur Street and would contain habitable windows at ground and first floor level. This flank elevation of 2E Arthur Street contains a ground and first floor bedroom and bathroom window. The lower half of the ground floor windows of Arthur Street are obscure glazed, reducing mutual overlooking. The upper floor window is a secondary window and obscure glazing can be secured by condition. This aspect of the proposal is therefore considered acceptable in terms of impact on privacy.

- Highways

The development would provide 4 x 1 bedroom dwellings and would provide 1 off-street parking space per dwelling in the area opposite the site. The proposal would also provide a dedicated cycle and bin store. Subject to a condition securing such parking provision solely for the use of residential occupiers of the proposed units, the proposal would accord with the Rushmoor Car and Cycle parking standards SPD in this regard.

- Public open space

Policy DE6 of the Local Plan requires a contribution towards Public Open Space provision. This is considered to be necessary to account for the increase in residential occupiers potentially using such spaces. This can be secured through a suitable legal mechanism.

- Ecological Considerations:

THBSPA

Policy NE4 of the Local Plan states that proposals should seek to secure opportunities to enhance biodiversity and provide an opportunity, where possible, to provide contribute towards a net gain in biodiversity. A condition is recommended seeking details of biodiversity enhancements on the site.

An appropriate Assessment has been carried out and completed and concludes that the development would lead to a likely significant effect on the integrity of the Thames Basin Heaths Special Protection Area. Policy NE1 of the Local Plan and the Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy sets out that such effects can be mitigated through SANG and SAMM. The development received an offer of an allocation at Southwood Country Park SANG. Payment to secure such mitigation is to be secured by a suitable legal mechanism. Subject to this, the proposal would mitigate its impact upon the Thames Basin Heaths Special Protection Area.

Biodiversity

The application was submitted with an Ecological Assessment. It concludes that the site would have a negligible impact upon bats. It advises bio-diversity enhancements in the form of bat and bird boxes. This can be secured by way of a condition.

Conclusion

The proposal would have an acceptable impact on the character of the area and the amenities of neighbouring residents, it would provide a satisfactory residential environment for prospective occupiers, and appropriate off-street parking. Subject to a suitable legal mechanism, it would address the issues of contributions towards SPA mitigation, and Public Open Space. The proposal would therefore accord with policies SS1 (Presumption in Favour of Sustainable Development), IN2 (Transport), DE1 (Design In The Built Environment), DE2 (Residential Internal space Standards), DE3 (Residential Amenity Space Standards), DE10

(Pollution), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE4 (Biodiversity) and the Rushmoor Car and Cycle Standards SPD.

Full Recommendation

It is recommended that permission be **GRANTED** subject to completion of a suitable legal mechanism securing Open Space and THBSPA contributions, together with the following conditions and informatives:-

Conditions

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 August 2019 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.1.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers:

21-003 003 REV P02 – Ground floor plan
21-003 004 REV P02 – Second floor plan
21-003 006 REV P02 – West Elevation
21-003 007 REV P02 – South Elevation
21-003 008 REV P02 – North elevation
21-003 009 REV P02 – East Elevation
21-003 011 REV P02 – parking plan
21-003 012 REV P02 – Arthur Street Elevation

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

3. No development above ground level shall commence until a schedule and/or samples of the materials to be used 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.*

4. The parking spaces on approved Plan 21 00 011 P2 shall be used only for the parking of private motor vehicles ancillary and incidental to the residential use of the development hereby approved. These spaces shall be individually allocated to the four proposed residential units and kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

5. Notwithstanding the details shown on the submitted plans, any window(s) first floor windows in the rear elevation of the development hereby approved shall be fitted with obscure glass and fixed closed with the exception of:
- High level windows with a cill height not less than 1.7m above the internal floor level of the room.
 - Opening top light windows forming the upper part of a larger window where the horizontal division is no less than 1.7m above the internal floor level of the room, and where the section below the division is obscurely glazed and fixed closed.

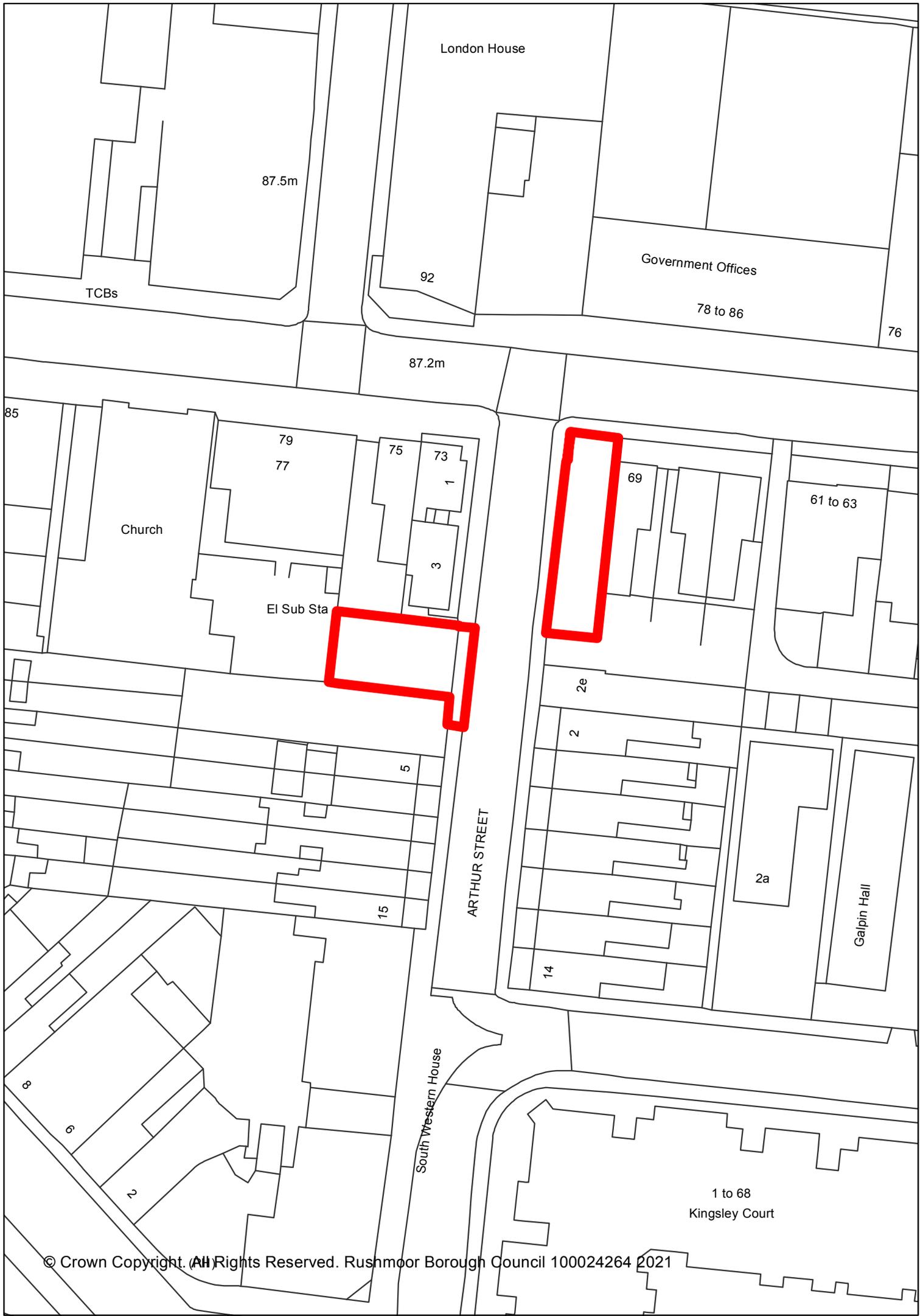
Reason - To prevent overlooking and loss of privacy to neighbouring residential properties.

6. Prior to first occupation of the development hereby approved biodiversity enhancements as set out within the submitted Ecological Impact Assessment by Ecosa Ecological Survey & Assessment A trinity Consults Company dated 2nd March 2021.

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

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 have an acceptable impact on the character of the area and the amenities of residents in the area, prospective occupiers, and transport. Subject to a suitable legal mechanism, it would address the issues of contributions towards SPA mitigation, and Public Open Space. The proposal would therefore accord with policies SS1 (Presumption in Favour of Sustainable Development), IN2 (Transport), DE1 (Design In The Built Environment), DE2 (Residential Internal space Standards), DE3 (Residential Amenity Space Standards), DE10 (Pollution), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE4 (Biodiversity) and the Rushmoor Car and Cycle Standards SPD. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.



London House

87.5m

TCBs

92

Government Offices

78 to 86

76

87.2m

85

79

77

75

73

1

3

69

61 to 63

Church

El Sub Sta

2e

2

5

ARTHUR STREET

2a

Galpin Hall

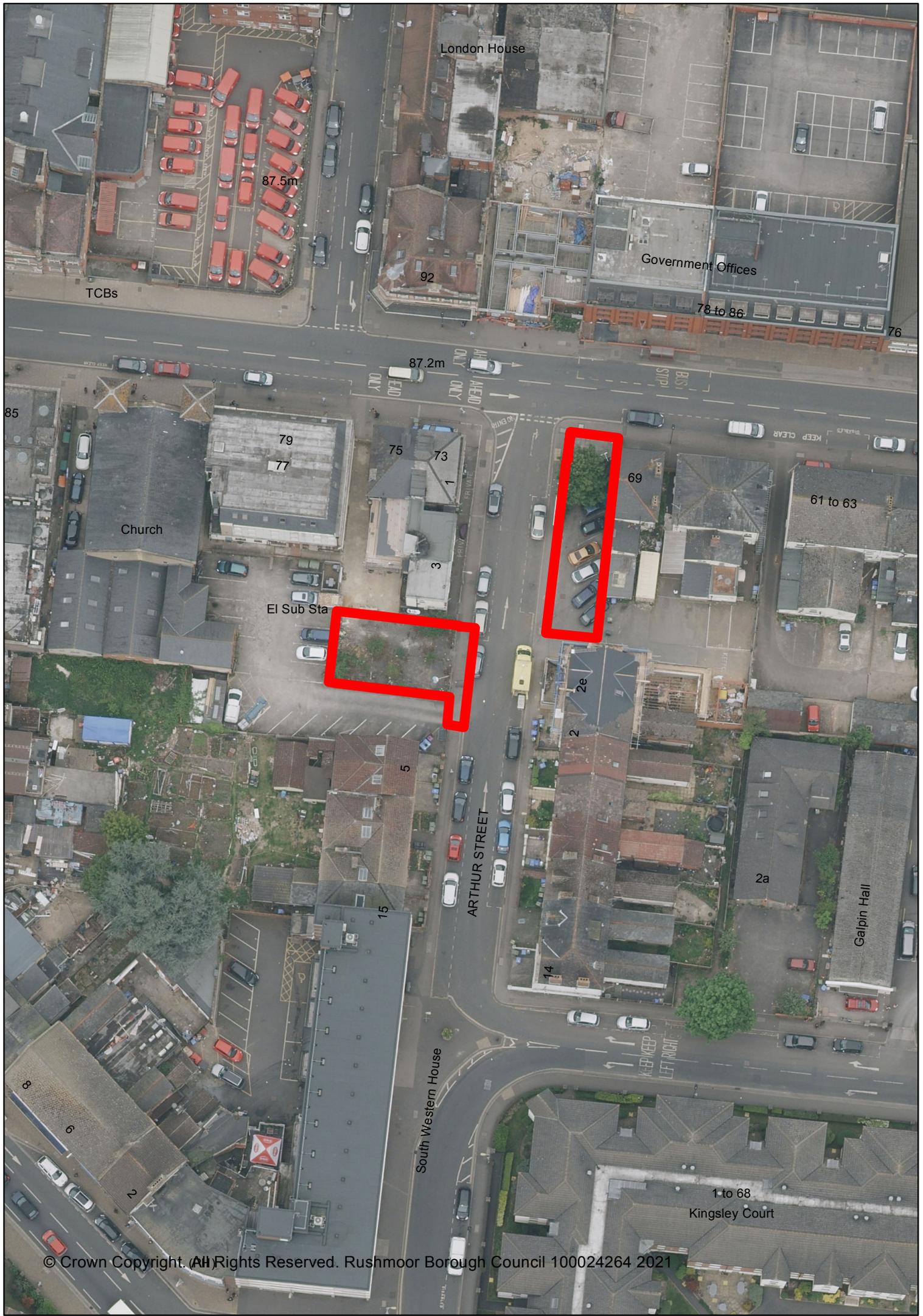
15

14

South Western House

1 to 68

Kingsley Court



London House

87.5m

TCBs

92

Government Offices

78 to 86

76

87.2m

85

Church

79

77

75

73

1

3

69

61 to 63

El Sub Sta

2e

2

5

2a

Galpin Hall

15

ARTHUR STREET

South Western House

KEEP LEFT RIGHT

1 to 68

Kingsley Court

①



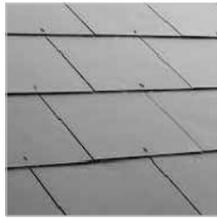
Facing brick
Buff

②



Arch Detail

③



Roof - Slate

④



Windows - Grey

⑤



Entrance door
Grey

⑥



Rainwater goods
Grey



Victoria Road Elevation

Arthur Street

Notes

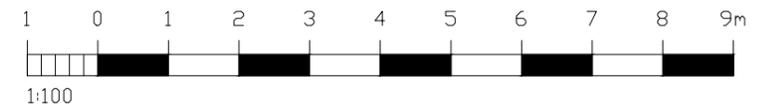
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| X | B - Approved with comments | | | | |
| X | C - Do not use | | | | |
| Rev. | Revision Note/Purpose of Issue | Drw By | Date | Chk By | Date |

Elevations 1:100 @ A3



Rushmoor Borough Council
Land adjacent to 69 Victoria Road

Aldershot

Drawing title

Elevations

| Drawn | Date | Checked | Date | Scale at A3 | | | | |
|------------------|---------|---------|---------|-------------|------|------|-----|------|
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| PLANNING | | | | | | | | |

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West Sussex

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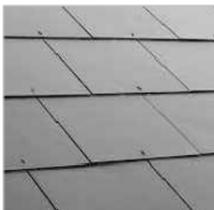


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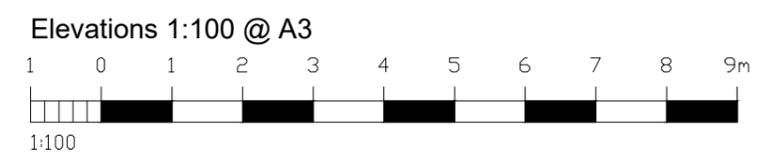
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| | | | | | |

- ①  Facing brick
Buff
- ②  Arch Detail
- ③  Roof - Slate
- ④  Windows - Grey
- ⑤  Entrance door
Grey
- ⑥  Rainwater goods
Grey



Arthur Street Elevation



Rushmoor Borough Council
Land adjacent to 69 Victoria Road
Aldershot

Drawing title: Elevations

| Drawn | Date | Checked | Date | Scale at A3 | | | | |
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①



Facing brick
Buff

②



Arch Detail

③



Roof - Slate

④



Windows - Grey

⑤



Entrance door
Grey

⑥



Rainwater goods
Grey

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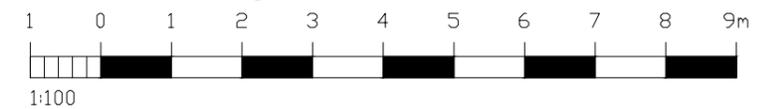
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Rear Elevation

Elevations 1:100 @ A3



Rushmoor Borough Council
Land adjacent to 69 Victoria Road

Aldershot

Drawing title

Elevations

| Drawn | Date | Checked | Date | Scale at A3 | | | | |
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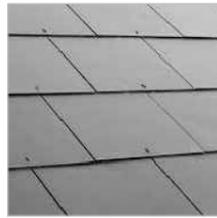
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Buff

②



Arch Detail

③



Roof - Slate

④



Windows - Grey

⑤



Entrance door
Grey

⑥

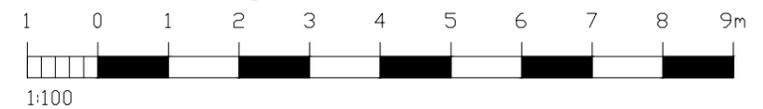


Rainwater goods
Grey



Side Elevation

Elevations 1:100 @ A3



Rushmoor Borough Council
Land adjacent to 69 Victoria Road

Aldershot

Drawing title

Elevations

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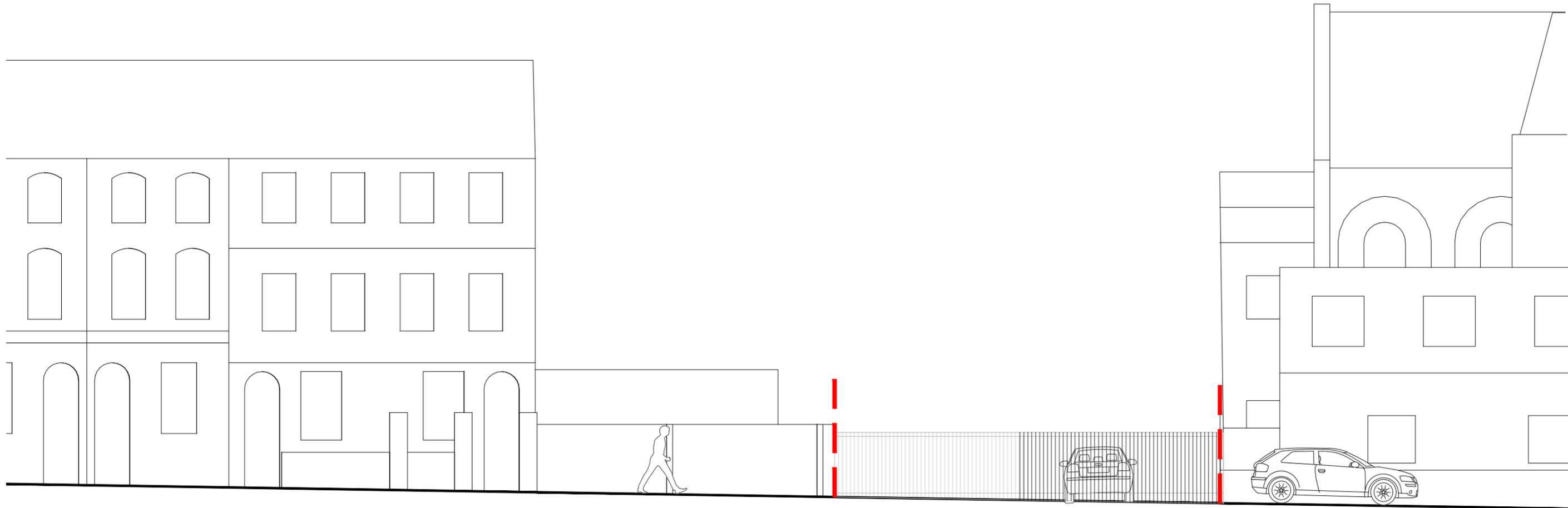


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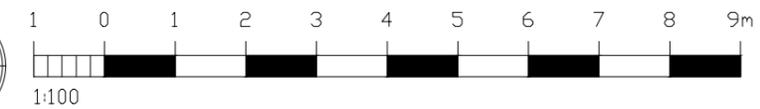


Proposed Elevation to Arthur Street

1.8m Metal Railing Fence



Elevations 1:100 @ A3



Rushmoor Borough Council
Arthur Street

Aldershot

Drawing title
Arthur Street Elevation

| | | | | | | | | |
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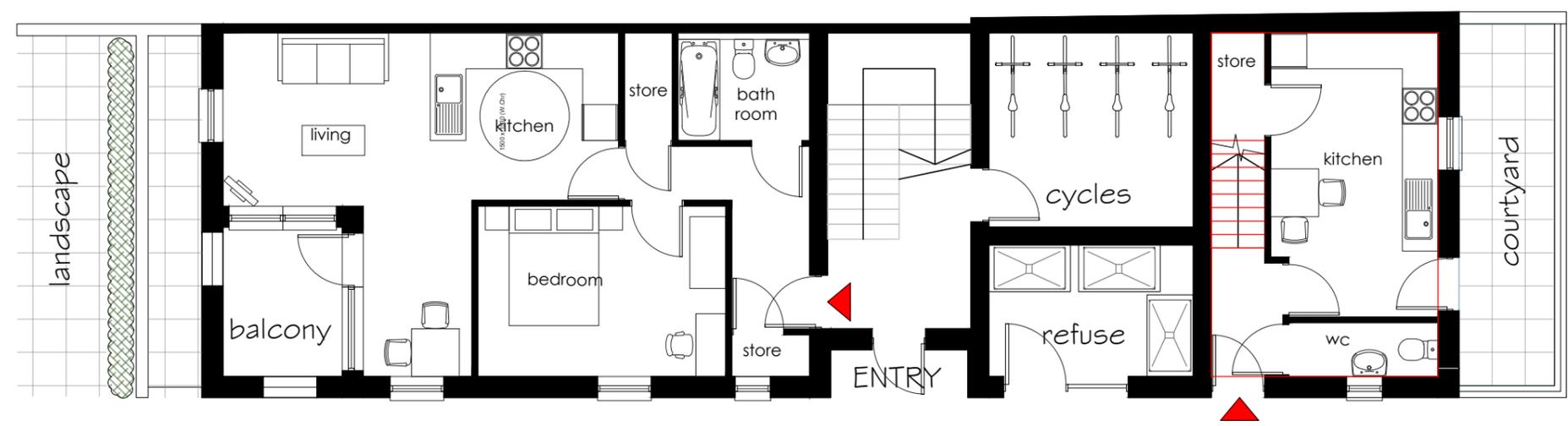
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| X | C - Do not use |

| Rev. | Revision Note/Purpose of Issue | Drw By | Date | Chk By | Date |
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| | | | | | |

Accommodation schedule

flat 01 1 bed 2 person @ 50.1sqm
 flat 02 1 bed 2 person @ 50.1sqm
 flat 03 1 bed 2 person @ 50.1sqm
 flat 04 1 bed 2 person @ 58.67sqm

4 x cycles and refuse
 4 x parking spaces at 3A Arthur Street



GROUND FLOOR

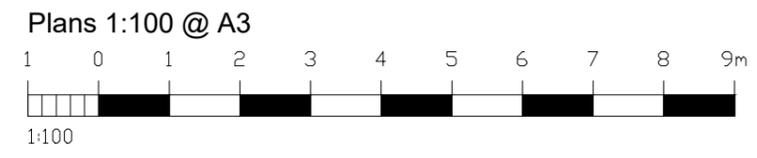
FLAT 1
1 BED 2 PERSON

FLAT 4 (maisonette)
1 BED 2 PERSON



FIRST FLOOR

FLAT 2
1 BED 2 PERSON



Rushmoor Borough Council
 Land adjacent to 69 Victoria Road

Aldershot

Drawing title: Floor Plans

| | | | | |
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| BT | 01/2021 | JDM | 01/2021 | 1:100 |

| Job No. | Pro. | Org. | Zone | Level | Type | Role | No. | Rev. |
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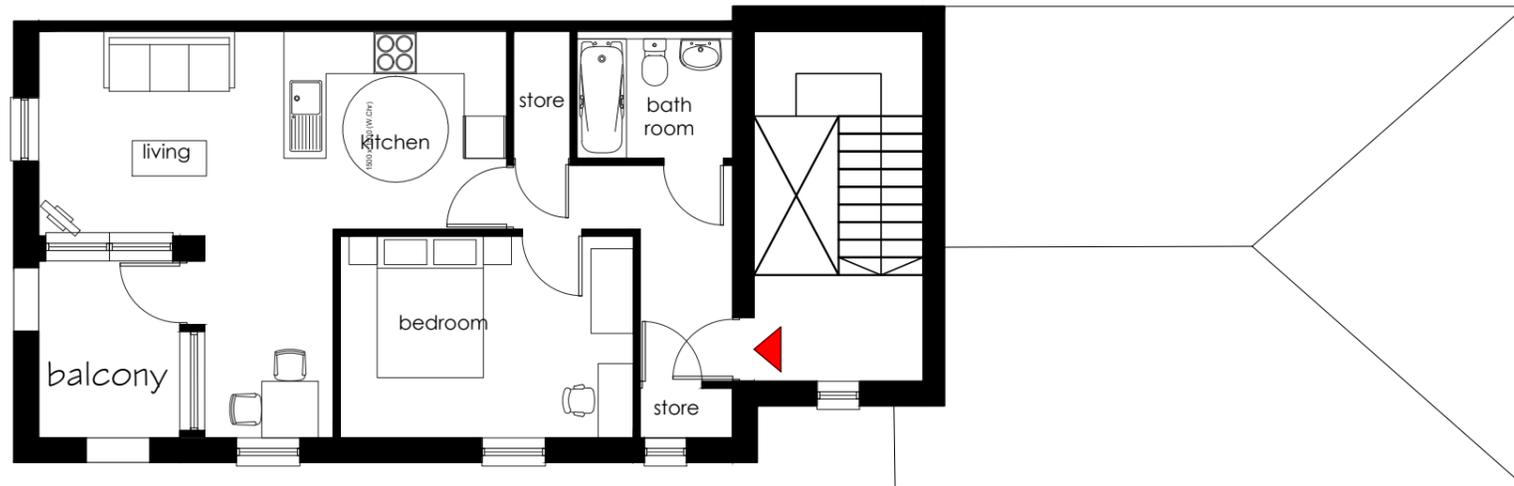
Purpose of Issue: PLANNING

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SECOND FLOOR
 FLAT 3
 1 BED 2 PERSON

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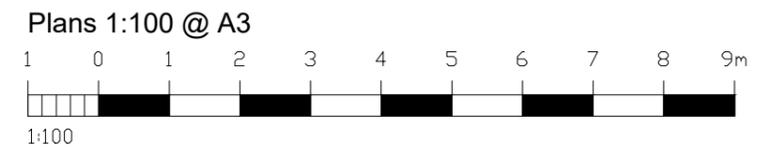
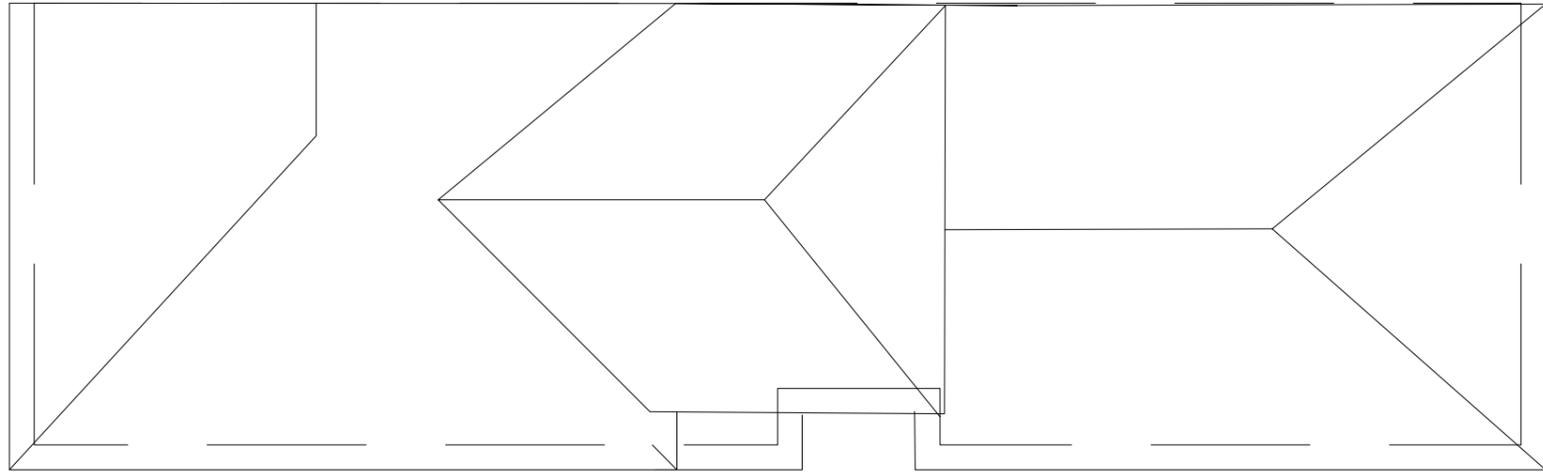
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Accommodation schedule

| | |
|---------|--------------------------|
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| flat 02 | 1 bed 2person @ 50.1sqm |
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 4 x parking spaces at 3A Arthur Street



Rushmoor Borough Council
 Land adjacent to 69 Victoria Road

Aldershot

Drawing title: Floor Plans

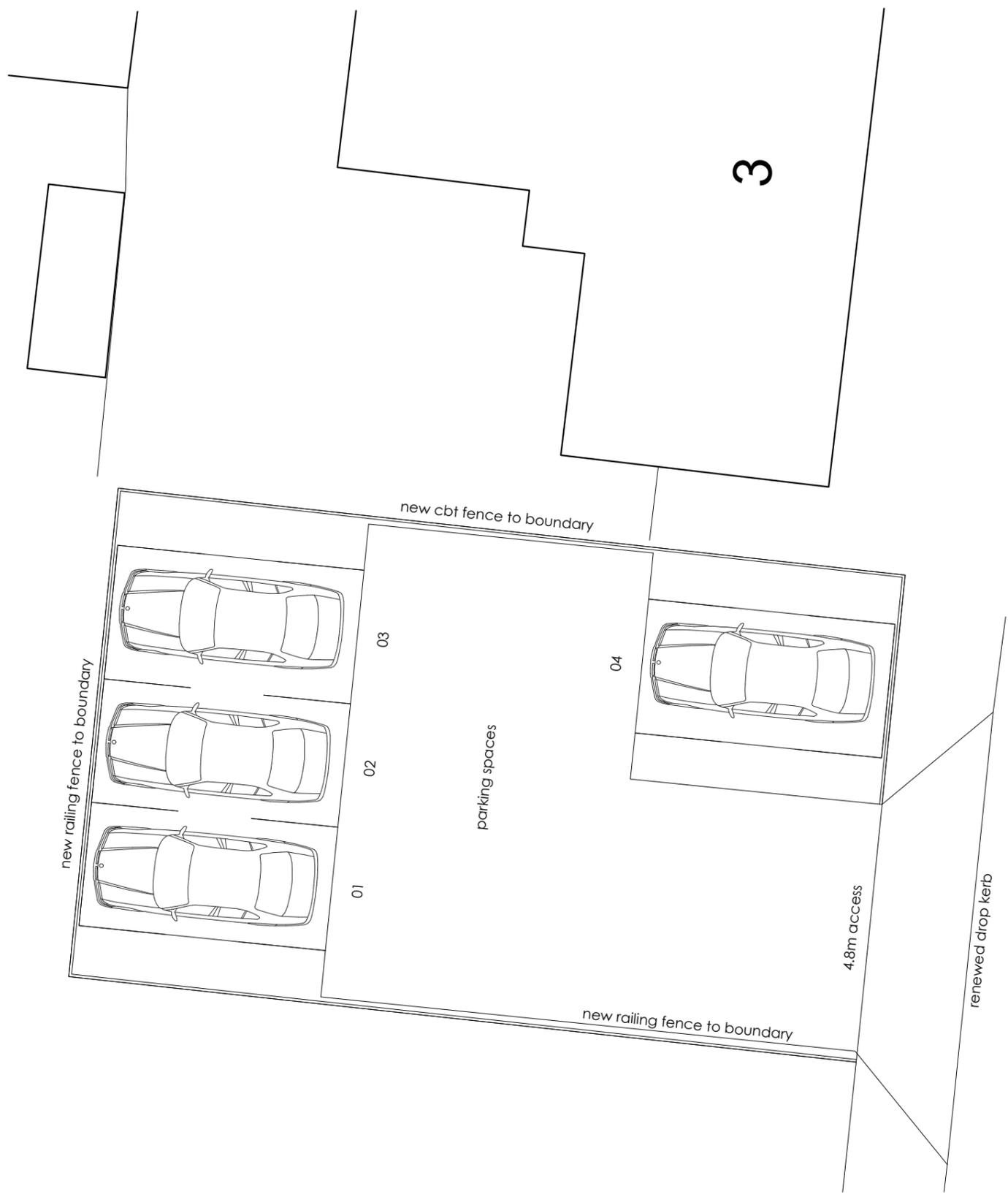
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| Drawn | Date | Checked | Date | Scale at A3 |
| BT | 01/2021 | JDM | 01/2021 | 1:100 |

| Job No. | Pro. | Org. | Zone | Level | Type | Role | No. | Rev. |
|---------|------|------|------|-------|------|------|-----|------|
| 21-003 | RBC | MHA | 00 | 00 | DR | A | 004 | P02 |

Purpose of Issue: PLANNING

Ground Floor Bicentennial Building | Southern Gate Chichester West Sussex PO19 8EZ
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ARTHUR STREET

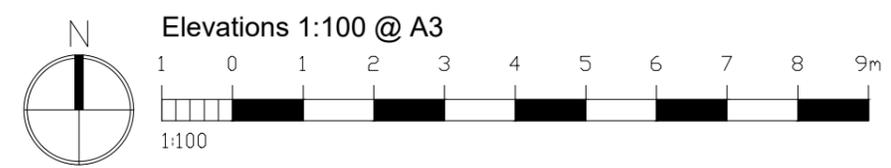
Notes
 1. This drawing is the copyright of MH Architects Ltd
 2. Do not scale this drawing except for Local Authority planning purposes
 3. All dimensions must be checked on site by the contractor prior to commencement of the works.



Client Approval

| | |
|---|----------------------------|
| X | A - Approved |
| X | B - Approved with comments |
| X | C - Do not use |

| Rev. | Revision Note/Purpose of Issue | Drw By | Date | Chk By | Date |
|------|--------------------------------|--------|------|--------|------|
| | | | | | |



Rushmoor Borough Council
 Arthur Street
 Aldershot

Drawing title: Site Plan

| Drawn | Date | Checked | Date | Scale at A3 |
|-------|---------|---------|----------|-------------|
| BT | 01/2021 | JDM | 17/01/20 | 1:100 |

| Job No. | Pro. | Org. | Zone | Level | Type | Role | No. | Rev. |
|---------|------|------|------|-------|------|------|-----|------|
| 21-003 | RBC | MHA | 00 | 00 | DR | A | 011 | P02 |

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