

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	<b>69 Victoria Road And 3A Arthur Street Aldershot Hampshire GU11 1SJ</b>
Ward	Wellington
Applicant	Sally Ravenhill (RBC)
Agent	Jonathan Moore
Recommendation	<b>GRANT</b> 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 2<sup>nd</sup> 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.

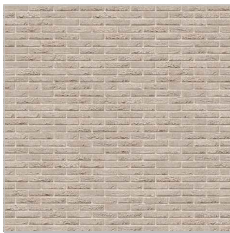








1



Facing brick  
Buff

2



Arch Detail

3



Roof - Slate

4



Windows - Grey

5



Entrance door  
Grey

6



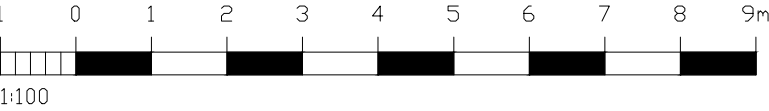
Rainwater goods  
Grey



Victoria Road Elevation

Arthur Street

Elevations 1:100 @ A3



Rushmoor Borough Council  
Land adjacent to 69 Victoria Road

Aldershot

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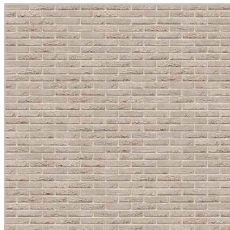
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Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date

Drawing title									
Elevations									
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	008	P02	
Purpose of Issue									
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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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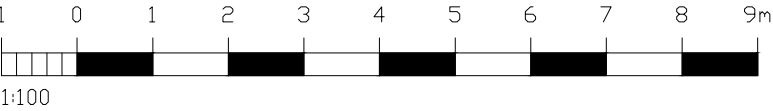


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Arthur Street Elevation

Elevations 1:100 @ A3



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Land adjacent to 69 Victoria Road  
  
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Drawing title								
Elevations								
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Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
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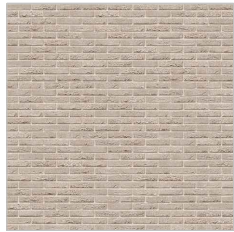
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1



Facing brick  
Buff

2



Arch Detail

3



Roof - Slate

4



Windows - Grey

5



Entrance door  
Grey

6

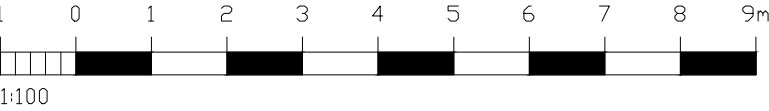


Rainwater goods  
Grey



Rear Elevation

Elevations 1:100 @ A3



Rushmoor Borough Council  
Land adjacent to 69 Victoria Road

Aldershot

Drawing title

Elevations

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Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
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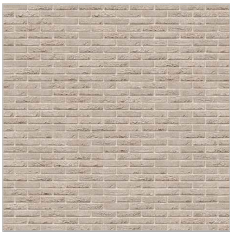
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1



Facing brick  
Buff

2



Arch Detail

3



Roof - Slate

4



Windows - Grey

5



Entrance door  
Grey

6



Rainwater goods  
Grey

Rushmoor Borough Council  
Land adjacent to 69 Victoria Road

Aldershot

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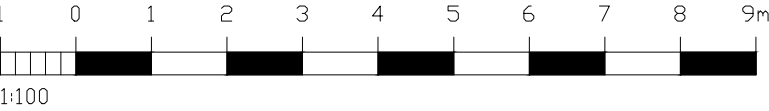
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Side Elevation

Elevations 1:100 @ A3



Drawing title

Elevations

Drawn	Date		Checked		Date		Scale at A3	
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Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
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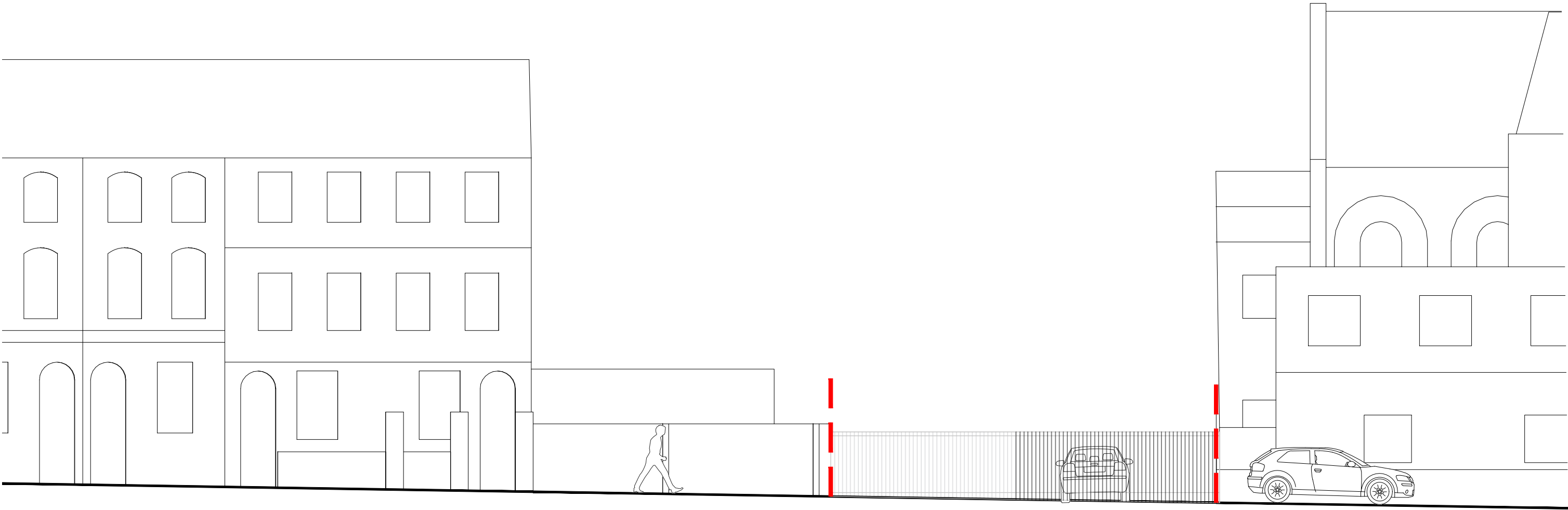
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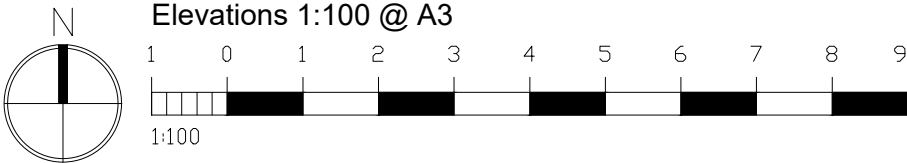
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Proposed Elevation to Arthur Street

1.8m Metal Railing Fence



Rushmoor Borough Council

Arthur Street

Aldershot

Drawing title

Arthur Street Elevation

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	012	P02
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Accommodation schedule

flat 01

1 bed 2person @ 50.1sqm

flat 02

1 bed 2person @ 50.1sqm

flat 03

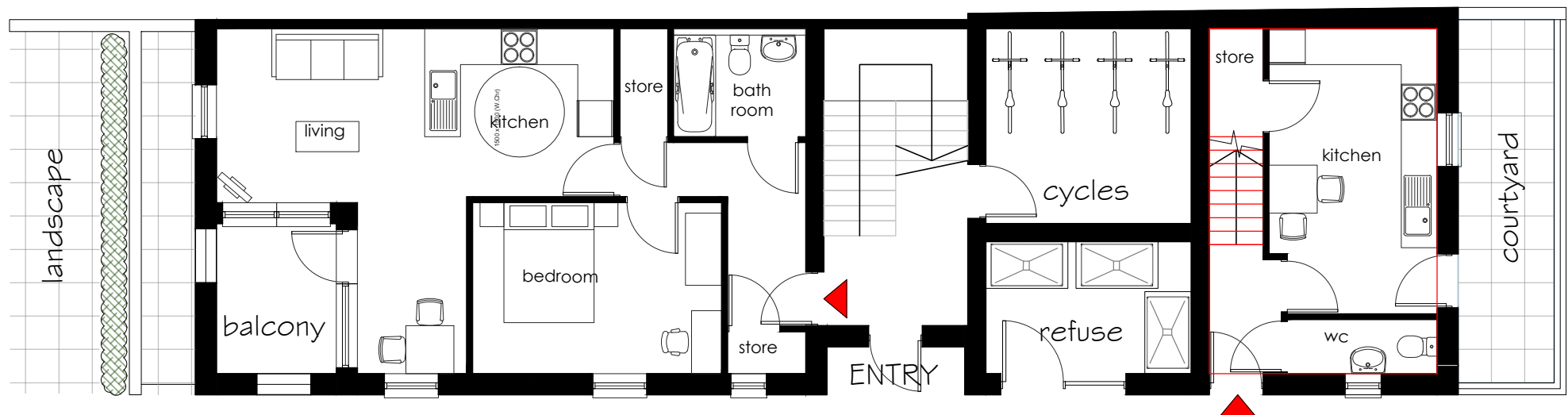
1 bed 2person @ 50.1sqm

flat 04

1 bed 2person @ 58.67sqm

4 x cycles and refuse

4 x parking spaces at 3A Arthur Street



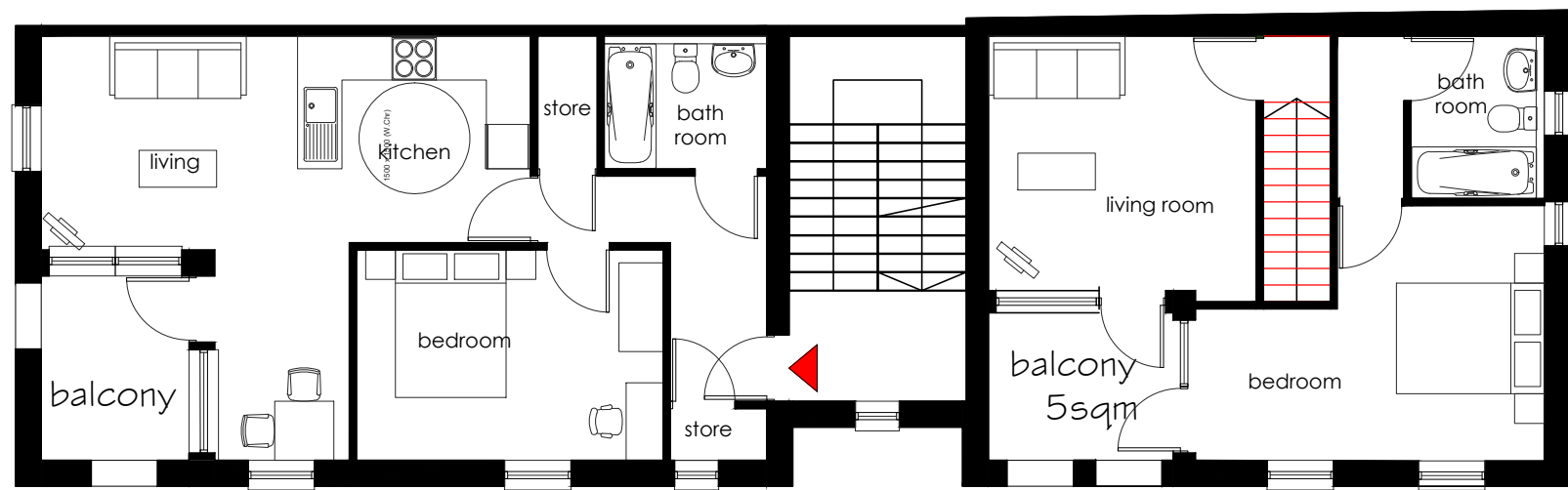
GROUND FLOOR

FLAT 1

1 BED 2 PERSON

FLAT 4 (maisonette)

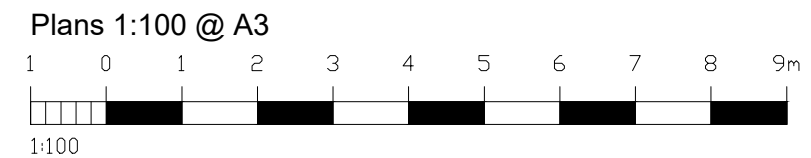
1 BED 2 PERSON



FIRST FLOOR

FLAT 2

1 BED 2 PERSON



Rushmoor Borough Council

Land adjacent to 69 Victoria Road

Aldershot

Drawing title

Floor Plans

Drawn	Date	Checked	Date	Scale at A3
BT	01/2021	JDM	01/2021	1:100
Job No.	Pro.	Org.	Zone	Level
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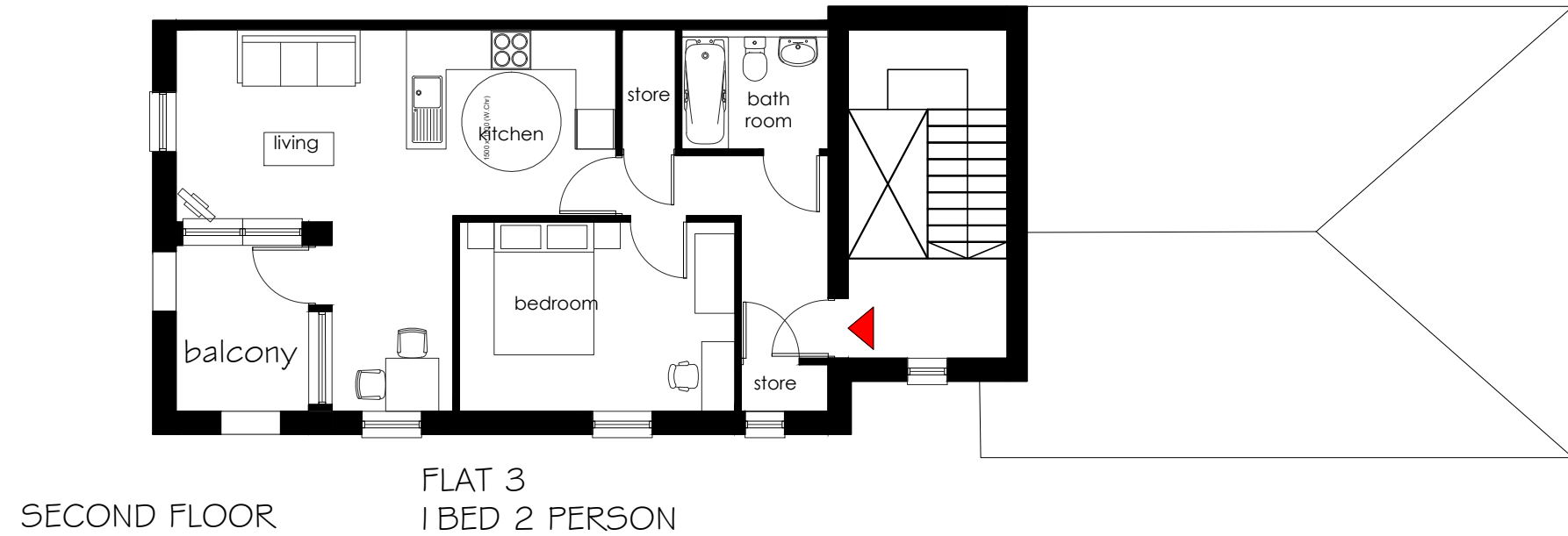
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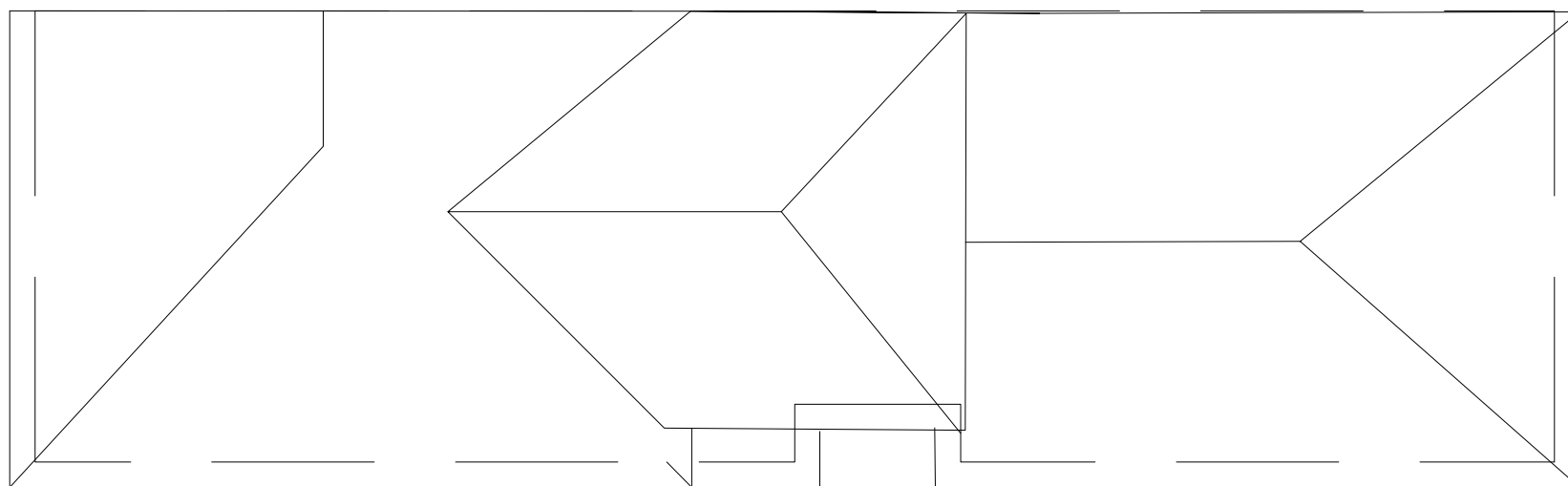


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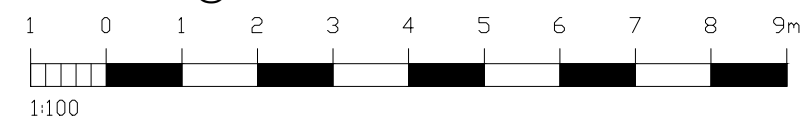
#### Accommodation schedule

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

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



Plans 1:100 @ A3



Rushmoor Borough Council  
Land adjacent to 69 Victoria Road

Aldershot

Drawing title

Floor Plans

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
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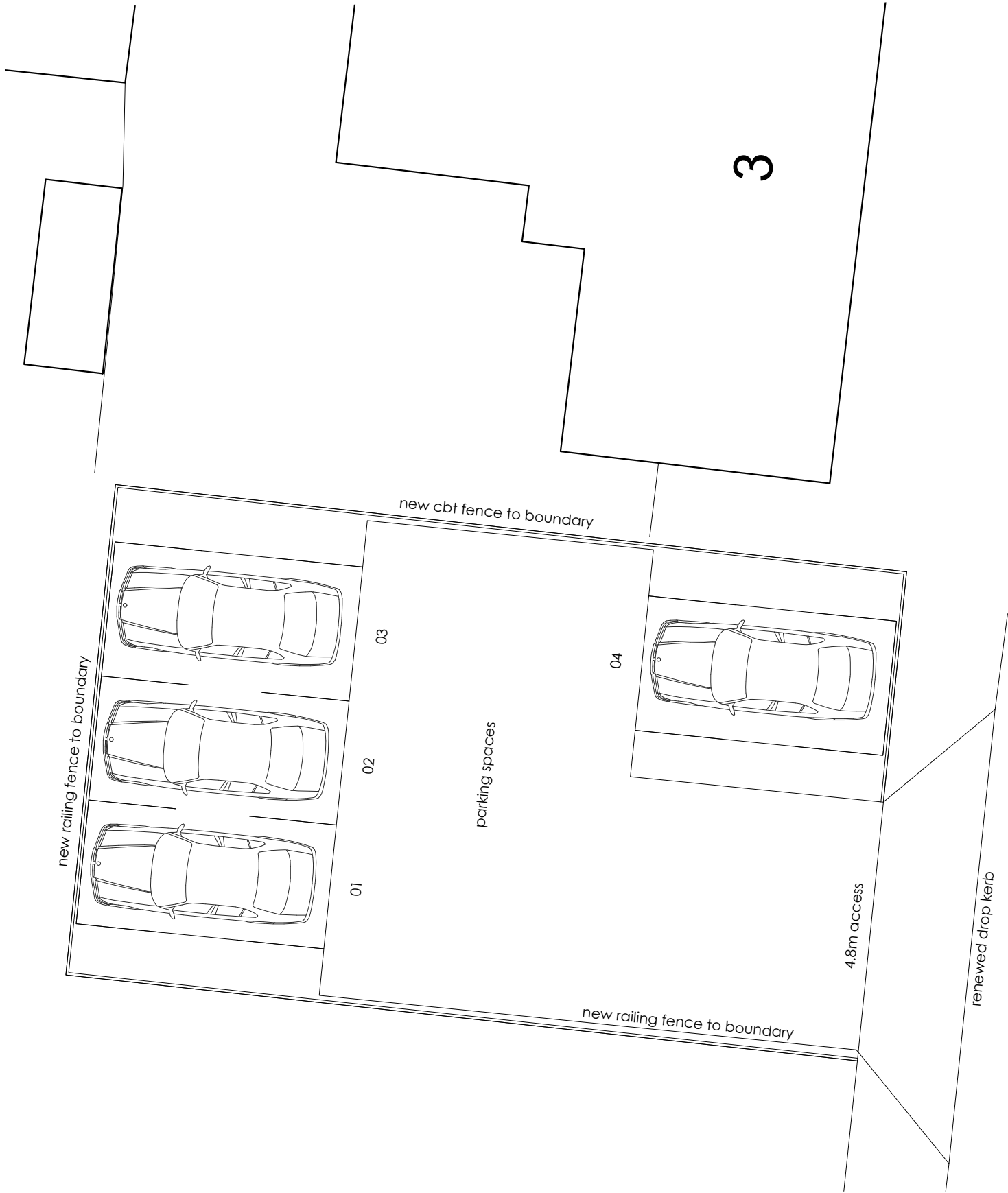
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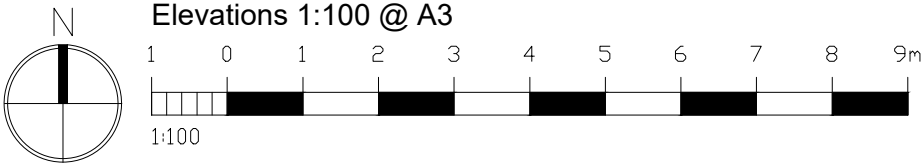
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Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
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Rushmoor Borough Council  
Arthur Street  
  
Aldershot

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	
Purpose of Issue									
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