

Appeals Progress Report

1. New Appeals

- 1.1 There are no new started appeals to report.

2. Decided Appeal

- 2.1 Appeal against refusal of s73 planning application reference 24/00712/REVPP for “Variation of Conditions 2 (approved plans) and 4 (building materials storage heights) of permission 24/00460/FULP for a change of use of office/light industrial to a Builders Merchant with external display and storage areas, and a trade counter (Sui generis) (dated 27/09/2024), *to increase outdoor building-materials storage heights to 5.5m*” was allowed, at **Unit 1, 106 Hawley Lane, Farnborough**, in the Hawley Lane Employment Area.
- 2.2 In granting the original planning permission (reference 24/00460/FULP) the Council accepted the principle of stacking various and different materials on the external parts of the site forward of the main building, but the storage area locations were designated on a site plan and the height of the storage restricted to 2.4m.
- 2.3 The Council considered that 5.5m heights of stored building materials as proposed would harm the open character of the employment area established forward of the industrial buildings, which would cause undue visual harm due to the site’s location on a main vehicular route through and into the Borough. The application was refused for the following reason:
- “The proposed development, as a result of the heights, siting and design of the external building-materials storage shelves would result in a visually intrusive, untidy form of development that would be out of keeping with the character of the area and be materially detrimental to the visual amenities of the site and surrounding area and therefore contrary to Policy DE1 of the Rushmoor Local Plan (2014-2032). (in January 2025).”*
- 2.4 The Inspector concluded that due to the designated employment land use and the site’s distinctly commercial character, and the relatively low landscape value of the surrounding area, introducing building material storage heights to a maximum of 5.5 metres would not result in a materially harmful visual change to the character or appearance of the locality. However, they stressed that the permitted heights should be limited to two specific areas with the yard which are set back from the front boundary.
- 2.5 The Inspector iterated that those storage areas marked in green on the site layout plan nearer the front should be retained at 2.4m high. It is noted that the outcome of this appeal is an improvement over the maximum storage materials heights of

5.5m across the site, which the applicant has sought with their original planning application.

2.6 The appeal was **ALLOWED**.

3. Recommendation

3.1 It is recommended that the report be **NOTED**.

Tim Mills
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