



# NOTICE OF MEETING

<b>Meeting:</b>	<b>Planning Committee</b>
<b>Date and Time:</b>	<b>Wednesday 14th April, 2010 at 7.00 pm</b>
<b>Place:</b>	<b>Council Chamber, Civic Offices, Fleet</b>
<b>Telephone Enquiries to:</b>	<b>(01252) 774203 (Mrs P Jackson) email: <a href="mailto:patricia.jackson@hart.gov.uk">patricia.jackson@hart.gov.uk</a></b>
<b>Members:</b>	<b>Cockarill (Chairman), Ambler, Appleton, Band, Bennison, Billings, Blewett, Butler C, Gorys, Gotel, Henderson, Kennett, Maughan, Parker, Radley J E, Simpson, Street and Wheale</b>

G Bonner  
Chief Executive

CIVIC OFFICES, HARLINGTON WAY  
FLEET, HAMPSHIRE GU51 4AE

## AGENDA

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AND BRAILLE ON REQUEST**

### **1. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 10<sup>th</sup> March and the resumed meeting held on 17<sup>th</sup> March 2010 are attached to be confirmed and signed as a correct record. **(Paper A)**

### **2. APOLOGIES FOR ABSENCE**

### **3. CHAIRMAN'S ANNOUNCEMENTS**

**4. DECLARATIONS OF INTEREST (PERSONAL OR PERSONAL AND PREJUDICIAL)**

**5. SUMMARY OF PLANNING APPEAL DECISIONS**

A Summary of Planning Appeal Decisions is attached for information. **(Paper B)**

**6. PLANNING (ENFORCEMENT) SUB-COMMITTEE**

The Minutes of the meeting of the Planning (Enforcement) Sub-Committee held on 8<sup>th</sup> March 2010 are attached for information. **(Paper C)**

**7. DEVELOPMENT APPLICATIONS**

A planning report/schedule from the Head of Planning Services is attached. **(Paper D)**

**Date of Despatch: 6th April 2010**

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. Any recommendation either to take or not to take enforcement action has been assessed to make sure that the decision is compatible with the Act. If there is a potential conflict, this will be highlighted in the individual report on the relevant item.

## **PLANNING COMMITTEE**

**14<sup>TH</sup> APRIL 2010**

### **SUMMARY OF APPEAL DECISIONS**

#### **1.0 Purpose of the report**

1.1 To ask the Planning Committee to NOTE the decisions of either the Secretary of State or the relevant Inspector in relation to appeals determined in the last month. The report sets out the reasoning of the more important appeals and summarises decisions for the remainder. Where costs awards are made (either for or against the Council) these decisions are highlighted.

#### **2.0 Officer Recommendation**

2.1 It is RECOMMENDED that the report be noted.

#### **3.0 Financial Implications**

3.1 There are no specific financial implications in this report.

**Location:** 240 Fleet Road, Fleet, Hampshire, GU51 4BX

**Proposal:** Demolish existing single storey extension and erect single storey and two storey additions. Change of use of enlarged ground floor to be class A1 and/or A2. Change of use of first floor to be C3 (residential) 4 studio flats & 3x 1 bedroom flats.

Application Ref: 09/01261/FUL

Method of determination: Delegated

Officer Recommendation: Refusal

Reasons for Refusal:

- 1) Insufficient justification has been submitted to prove that the site can not be retained as an employment site. As such it is considered that the loss of an existing employment site is contrary to Saved Policies URB7 and URB12 of the Hart District Local Plan.
- 2) The proposed development by reason of its scale, mass, design, siting and lack of spacing around the building would be overly dominant and cramped within the plot to the detriment of the character of the area and the street scene and to the amenity of the visitors to the adjacent public house. As such the scheme is contrary to policies GEN1, GEN4 and URB12 of the Hart District Local Plan.
- 3) The proposed development, by reason of its design and layout would result in a poor outlook and residential amenity for future residents. As such it would be contrary to Policies GEN1 and GEN4 of the Hart District Local Plan and the guidance set out in PPS1:Delivering Sustainable Development and PPS3: Housing.
- 4) It has not been demonstrated that control measures would provide satisfactory longterm protection against the unacceptable level of noise exposure from road traffic at the front of the property. As such the proposal is contrary to national planning guidance in PP24: Planning and Noise and policy GEN7 in the Hart District Replacement Local Plan.
- 5) The proposed development would fail to make adequate provision for the parking of cars in line with national planning advice in PPS3 (Housing) leading to indiscriminate parking within the locality which would

be detrimental to the visual amenities of the area and lead to potential implications for highway safety. As such the proposal is contrary to saved Policies GEN1 and GEN4 of the Hart District Replacement Local Plan, South East Plan policy T4 and the advice in PPS3 and to the Hart District Council's Car Parking Standards.

- 6) In the absence of a financial contribution towards the North Hampshire Transportation Strategy (NHTS), the proposal is contrary to policy T5 of the Hampshire County Structure Plan and policies T1, T2 and T16 of the Hart District Replacement Local Plan.
- 7) In the absence of a suitable legal agreement to secure a contribution towards off-site leisure and recreation facilities, the proposed development is contrary to Planning Policy Guidance 17 and Policy URB23 of the Hart District Local Plan.
- 8) In the absence of an agreement to secure a contribution towards the Interim Avoidance Strategy for Thames Basin Heaths Special Protection Area, the proposal is contrary to para. 4.6.1 and saved policies CON1 and CON2 in the Hart District Local Plan and policy NRM6 in the South East Plan.

**Decision:** **Dismissed**

**Costs:** Not granted

## **APPEAL DECISION**

### *Impact on Street Scene:*

The side elevations would appear overbearing and would lack sufficient interest. Whilst there are other extensive unrelieved walls in the town centre however this added to the Inspector's opinion that such features detract from the character of the area. Whilst this is a sustainable area and PPS3 advises that effective use should be made of land however this should not be done at the expense of design and PPS1 advises that development that fails to take the opportunity to improve the character and quality of the area should not be accepted.

### *Loss of Employment:*

The existing first floor is occupied and no evidence was submitted to demonstrate why that use is harmful or why it can not continue satisfactorily. The Inspector agreed with the appellants that the proposal would assist the regeneration of the town however he was not given any evidence to demonstrate why such regeneration could not be achieved in a way that accords more fully with the Local Plan.

The loss of such a small unit is unlikely to have a significant effect on the local economy however the Inspector was mindful of PPS4 and its objectives and noted that although it was

not a matter on which his decision has turned, he noted that if the appeal was allowed it would make it more difficult for the Council to resist similar proposals.

The Council provided evidence that shows that it expects to meet its five year housing land supply therefore the Inspector gave little weight to the appellant's argument that the dwellings were required as a contribution towards meeting the Council's target.

The proposal was contrary to Policy URB7 and there were no material considerations that would justify making an exception to policy.

*Living Conditions:*

Making effective use of the land should not be at the expense of the living conditions of the occupiers.

There would be an unsatisfactory outlook for future occupiers due to the heavy reliance on skylights, the small number of windows and the proximity of the development to the south.

The Inspector shared the Council's concern about the limited amenity space for occupants however as there was a contribution towards Leisure and Open Space and as the site has a town centre location he attached little weight to this matter.

*Car Parking:*

The Inspector was satisfied that the site is in a sustainable location. No evidence has been provided to enable the Inspector to conclude that the proposal would lead to indiscriminate parking that would be detrimental to visual amenities or highway safety. In the circumstances a relaxation of the Council's parking standards would be appropriate.

*Other Matters:*

A Unilateral Undertaking relating to contributions towards NHTS, Leisure and SPA was completed and submitted to the Inspector; this overcame Reasons for Refusal 6, 7 and 8.

**Location:** **Binstead I Binstead Copse Church Crookham**

**Proposal:** **Erection of a four bedroom house**

Application Ref: 09/01337/FUL

Method of determination: Committee

Officer Recommendation: Grant

**DECISION:** **Appeal Dismissed**

**Costs:** Not applicable

## **APPEAL DECISION**

### *Character and Appearance of the Surrounding Area*

The design of the proposed house, in itself, would not appear out of place as the area is characterised by varied designs. However, the appeal site is effectively a long, narrow, backland site. The proposed dwelling would occupy around 10% of the plot but it would be only some 4.5 metres from the western end of Binstead and would almost fill the narrow width of the plot. It would be approximately 2.2 metres from the newly erected fence subdividing the site from the retained garden of Binstead and in the region of 3.2 metres from the rear boundary of 57 Dinorben Avenue. In the Inspector's view, these relatively tight dimensions would give the impression that the house had been crammed into the garden space between Binstead and No 57 and would be out of keeping with the generally spacious character of the surrounding area.

In addition, the existing large garage at Binstead would be demolished to create the new access and much of the space between the front of the proposed dwelling and the side boundary of 4 Ridley Close would be taken up with car parking and turning space. Notwithstanding the number of trees around the site the Inspector considered that this would create a much 'harder' urban feel than the general 'green' appearance of houses with front gardens and a drive. He concluded that the proposal would be out of keeping with the character of the surrounding area,

### *Overlooking*

Malabar lies to the south-east of the proposed dwelling and its rear garden is separated from the appeal site by a high timber fence. The proposed dwelling would be around 12 metres from the boundary with Malabar and some 18 metres from the house itself. Although two bedroom windows would face towards Malabar's rear garden there would be in the region of 20 metres between the nearest first floor windows in the two houses. Moreover, there is substantial screening from mature trees. In the Inspector's opinion, the separation distances together with the vegetative screening would, even in winter, prevent any unacceptable overlooking of Malabar or its garden.

No 57 Dinorben Avenue stands on higher ground to the north-west of the proposed dwelling and the removal of vegetation along the boundary with No 57 has opened up some views through the trees between the two sites. The bedroom window in the north elevation of the proposed dwelling would have only oblique views towards the rear corner of No 57 some 16-21 metres away which would be screened to some extent by the retained vegetation. The only window that would face directly towards No 57 would be a bathroom window that could be required to be obscure glazed. A bedroom window on the rear elevation of the proposed dwelling would also afford only oblique views towards the gardens of 57, and 59 beyond, which would again be screened to some extent by retained trees.

**Location:** 2 Hound Green Close, Hound Green, RG27 8LG

**Proposal:** Erection of two storey side extension and single storey rear extension following demolition of garage.

Application Ref: 09/01374/HOU

Method of determination: Delegated

Officer Recommendation: Refuse

**DECISION:** **Appeal Dismissed**

**Costs:** Not applicable

HEAD OF PLANNING  
REPORT TO THE PLANNING COMMITTEE OF  
14th April 2010



## **1. INTRODUCTION**

This agenda considers planning applications submitted to the Council, as the Local Planning Authority, for determination.

The reports concerning planning and other applications are divided into two sections.

Those in the first part and number 101 to 108 will not be the subject of debate unless the Chairman or Local Ward Member has requested that a presentation is given or the item is subject to public speaking.

The Chairman will seek confirmation of the items that require presentation and will thereafter call for a proposal "That the remainder of items 101 to 108 be determined in accordance with the recommendation of the Head of Planning Services". If agreed these items will be voted on en bloc and determined without further debate.

Items in the 100 section will be considered in order as printed on the agenda paper.

Item listed in Part 2 of the agenda will always be the subject of a presentation and debate

**Given the number of Part 2 applications to be considered there will not be a resumed meeting in April.**

## **2. STATUS OF OFFICER'S RECOMMENDATIONS AND COMMITTEE'S DECISIONS**

All information, advice, and recommendations contained in this agenda are understood to be correct at the time of preparation, which is more than two weeks in advance of the Committee meeting. Because of the time constraints, some reports may have been prepared in advance of the final date for consultee responses or neighbour comment. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting or where additional information has been received, a separate "Planning Addendum" paper will be circulated at the meeting to assist Councillors. This paper will be available to members of the public. The Planning Addendum report will also set out a report of the Viewing Panel visit (see below).

A decision is made only when the Members of the Committee have formally considered and determined each application and the decision notice issued.

## **3. THE DEBATE AT THE MEETING**

The Chairman of the Committee will introduce the item to be discussed. A Planning Officer will then give a short presentation and, if applicable, public speaking will take place (see below).

## **4. SITE VISITS**

A Panel of Members visits some sites on the day before the Committee meeting. This can be useful to assess the effect of the proposal on matters that are not clear from the plans or from the report. The Panel does not discuss the application or receive representations although applicants and Town/Parish Councils are advised of the arrangements. These are not public meetings. A summary of what was viewed is given on the Planning Addendum.

## **5. PLANNING POLICY**

All planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise (Section 38(6) of the Town and Compulsory Purchase Act 2004). If the development plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with the development plan. Where there are other material considerations, the development plan will be the starting point, and other material considerations will also be taken into account. One such consideration will be whether the plan policies are relevant and up to date. The relevant development plans are the South East Plan, the saved policies in the Hart District Local Plan including

first alterations, the Hampshire, Portsmouth, Southampton, New Forest National Park Minerals and Waste Core Strategy, and the saved policies of the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan.

Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item.

Significant departures must be notified to the Secretary of State who will decide if it is necessary to intervene. The Council should not however, refuse planning permission for a development that accords with the development plan. Where a development represents a departure from the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report. If the Planning Committee is then minded to grant planning permission under the Council's Constitution the Planning Committee has to refer the application to Full Council for determination.

## **6. OTHER MATERIAL CONSIDERATIONS**

Material considerations must be genuine planning considerations, i.e. they must be related to the development and use of land in the public interest. They must also fairly and reasonably relate to the application concerned. The Courts are the arbiters of what constitutes a material consideration. All the fundamental factors involved in land-use planning are included, such as the number, size, layout, siting, design, and external appearance of buildings and the proposed means of access, together with landscaping, impact on the neighbourhood, and the availability of infrastructure.

Matters that should not be taken into account are:

- |  |  |
|--|--|
| a) loss of property value  | b) loss of view  |
| c) land and boundary disputes  | d) matters covered by leases or covenants                              |
| e) the impact of construction work   | f) property maintenance issues   |
| g) need for development (save in certain defined circumstances)  | h) the identity or personal characteristics of the applicant           |
| i) ownership of land or rights of way  | j) moral objections to development like public houses or betting shops |
| k) change to previous scheme   | l) competition between firms,  |
| m) or matters that are dealt with by other legislation, such as the Building Regulations (e.g. structural safety, fire risks, means of escape in the event of fire etc). - The fact that a development may conflict with other legislation is not a reason to refuse planning permission or defer a decision. It is the applicant's responsibility to ensure compliance with all relevant legislation. |  |

Government statements of planning policy are material considerations that must be taken into account in deciding planning applications. These statements cannot make irrelevant any matter that is a material consideration in a particular case. Nevertheless, where such statements indicate the weight that should be given to relevant considerations, decision-makers must have proper regard to them.

In those cases where the development plan is not relevant, for example because there are no relevant policies, the planning application should be determined on its merits in the light of all the material considerations.

## 7. PLANNING CONDITIONS AND OBLIGATIONS

Conditions on planning permissions can only be imposed where there is a clear land-use planning justification for doing so. Conditions should be used in a way that is clearly seen to be fair, reasonable, and practicable. One key test of whether a particular condition is necessary is if planning permission would have to be refused if the condition were not imposed. Otherwise, such a condition would need special and precise justification.

Where it is not possible to include matters that are necessary for a development to proceed in a planning condition the Council can agree a planning obligation under Section 106 of the Town and Country Planning Act 1990. Planning obligations should meet the Secretary of State's policy tests. They should be:

- necessary;
- relevant to planning;
- directly related to the proposed development;
- fairly and reasonably related in scale and kind to the proposed development; and
- reasonable in all other respects.

The use of planning obligations is governed by the fundamental principle that planning permission may not be bought or sold. It is therefore not legitimate for unacceptable development to be permitted because of benefits or inducements offered by a developer, which are not necessary to make the development acceptable in planning terms. Planning obligations are only a material consideration to be taken into account when deciding whether to grant planning permission, and it is for the Council to decide what weight should be attached to a particular material consideration.

## 8. PLANNING APPEALS

Applicants have the right of appeal to the Secretary of State if an application is refused, or granted subject to conditions, or if it has not been determined within the specified period. Appeals are administered by the Planning Inspectorate - an executive agency reporting to the Secretary of State. Appeals are considered by written representation, hearings, and public inquiries. In planning appeals, it is normally expected that both parties will pay their own costs. Costs can however, be awarded against the Council where it:

- (a) fails to determine a planning application in good time – the Council must have good planning reasons to explain and justify why it did not make a decision in time.
- (b) fails to carry out adequate prior investigation consistent with national policy and guidance.
- (c) prevents or delays development that should clearly be permitted having regard to the development plan, national policy statements and any other material considerations. It is the Council's responsibility to produce evidence to show clearly, why the development cannot be permitted. Reasons for refusal must be
  - complete,
  - precise,
  - specific
  - relevant to the application, and
  - supported by substantiated evidence.
- (d) fails to show reasonable planning grounds for taking a decision contrary to officer advice
- (e) gives too much weight to neighbour objections - the Circular highlights the advice of PPS1 - the extent of local opposition is not, in itself, a reasonable ground for resisting development. To carry significant weight, opposition should be founded on valid planning reasons that are supported by substantial evidence.
- (f) relies on unsubstantiated objections where they include valid reasons for refusal but rely almost exclusively on local opposition from third parties, through representations and attendance at an inquiry or hearing, to support the decision.
- (g) fails to show that it has considered the possibility of imposing relevant planning conditions to allow development to proceed.

The following are examples given in Government Circular 03/09 of circumstances that may lead to an award of costs against the Council:

- (a) ignoring relevant national policy – for example, the advice in PPG 8 on Telecommunications concerning health risks arising from a mobile phone base station
- (b) where a proposal is contrary to the development plan but the relevant policy has been superseded by national policy which advocates an entirely different approach. An example might be ignoring national advice in paragraph 52 of PPG 13 Transport on the use of maximum parking standards for individual developments

- (c) acting contrary to, or not following, well-established case law
- (d) persisting in objections to a scheme, or part of a scheme, which has already been granted planning permission or which the Secretary of State or an Inspector has previously indicated to be acceptable.
- (e) not determining like cases in a like manner – for example, imposing an additional reason for refusal on a similar scheme to one previously considered by the planning authority where circumstances have not materially changed
- (f) failing to grant a further planning permission for a scheme the subject of an extant or recently expired permission where there has been no material change in circumstances
- (g) refusing to approve reserved matters when the objections relate to issues that should already have been considered at the outline stage
- (h) imposing a condition that is not necessary, precise, enforceable, relevant to planning, relevant to the development permitted or reasonable and thereby does not comply with the advice in DOE Circular 11/95 on The Use of Conditions in Planning Permissions
- (i) requiring the appellant to enter into or complete a planning obligation which does not accord with the tests in ODPM Circular 05/2005 on Planning Obligations
- (j) not imposing conditions on a grant of planning permission where conditions could effectively have overcome the objection identified – for example, in relation to highway matters.

## **9. THE SECRETARY OF STATE'S ROLE**

The Secretary of State has reserve powers to direct the council to refer an application to him/her for decision. This is what is meant by a 'called-in' application. In general, this power of intervention is used selectively and the Secretary of State will not interfere with the jurisdiction of local planning authorities unless it is necessary to do so. The Secretary of State has set out in Circular 03/09 the type of development proposals that directs local authorities to consult with the Secretary of State before granting planning permission.

## **10. PROPRIETY**

Members of the Planning Committee are obliged to represent the interests of the **whole** community in planning matters and not simply their individual Wards. When determining planning applications they must take into account planning considerations only. This can include views expressed on relevant planning matters. Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission, unless it is founded upon valid planning reasons.

## **11. PRIVATE INTERESTS**

The planning system does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases. It can be difficult to distinguish between public and private interests, but this may be necessary on occasion. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest. Covenants or the maintenance/protection of private property are therefore not material planning consideration.

## **12. OTHER LEGISLATION**

Non-planning legislation may place statutory requirements on planning authorities, or may set out controls that need to be taken into account (for example, environmental legislation, or water resources legislation). The Council, in exercising its functions, also must have regard to the general requirements of other legislation, in particular:

- The Race Relations (Amendment) Act 2000, which prevents discrimination directly or indirectly in any functions, carried out by public authorities.
- The Disability Discrimination Act 1995, which places a duty on all those responsible for providing a service to the public not to discriminate against disabled people by providing a lower standard of service.
- The Human Rights Act 1998, which incorporated provisions of the European Convention on Human Rights (ECHR) into UK law. The general purpose of the ECHR is to protect human rights and fundamental freedoms and to maintain and promote the ideals and values of a democratic society. It sets out the basic rights of every person together with the limitations placed on these rights in order to protect the rights of others and of the wider community. The specific Articles of the ECHR relevant to planning include Article 6 (Right to a fair and public hearing), Article 8 (Right to respect for private and

family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property). All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

### **13. PUBLIC SPEAKING**

The Council has a public speaking scheme, which allows objectors and applicants to address the Planning Committee. Full details of the scheme are on the Council's website and are sent to all applicants and objectors where the scheme applies. Speaking is by invitation only. It is not possible to arrange to speak to the Committee at the Committee meeting itself.

Speakers are limited to a total of three minutes per item for those speaking against the application and three minutes for the applicant /agent. Speakers are not permitted to ask questions of others or to join in the debate. For probity reasons associated with advance disclosure of information under the Access to Information Act, neither the applicant nor an objector will be allowed to circulate, show or display further material at, or just before, the Committee meeting.

### **14. LATE REPRESENTATIONS**

To make sure that all documentation is placed in the public domain and to ensure that the Planning Committee, applicants, objectors, and any other party has had a proper opportunity to consider further or new representations no new additional information will be allowed to be submitted less than 24 hours before the Committee meeting, except where to correct an error of fact in the report.

### **15. INSPECTION OF DRAWINGS**

All drawings are available for inspection on the internet at [www.hart.gov.uk](http://www.hart.gov.uk) and at the Planning Development Reception area during our normal office hours.

### **16. FINANCIAL IMPLICATIONS**

There are no direct financial implications arising from this report. However, in the event of an appeal, further resources will be put towards defending the Council's decision. Rarely and in certain circumstances, decisions on planning applications may result in the Council facing an application for costs arising from a planning appeal. Officers will aim to alert Members where this may be likely and provide appropriate advice in such circumstances.

**Daryl Phillips**  
**Head of Planning Services.**

Background Papers

- *the individual planning application file (reference quoted in each case)*
- *the South East Plan*
- *the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan*
- *the Hart District Local Plan: Second Review*
- *Government advice and guidance contained in circulars, planning policy guidance notes and ministerial statements*
- *any other document specifically referred to in the report.*

**Item No: 101**

**09/02434/HOU**

**Page: 07 – 14  
Grant Permission**

24 Meadow Way, Blackwater, Camberley, Surrey, GU17 0PT

Erection of front and rear dormer extensions. Erection of a single storey rear extension. Demolish front part of garage and extend garage to rear.

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**Item No: 102**

**09/03189/FUL**

**Page: 15 – 19  
Grant Permission**

Elvetham Heath Community Centre, The Key, Fleet, Hampshire, GU51 1DP

Erection of single storey extension to rear of Elvetham Heath Community Centre to extend existing Pre-School facilities

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**Item No: 103**

**10/00001/HOU**

**Page: 20 – 24  
Grant Permission**

4 Albert Cottages, Colt Hill, Odiham, Hook, Hampshire RG29 1AN

Erection of a single storey rear extension.

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**Item No: 104**

**10/00002/LBC**

**Page: 25 – 28  
Grant Listed Building Consent**

4 Albert Cottages, Colt Hill, Odiham, Hook, Hampshire RG29 1AN

Erection of a rear single storey extension

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**Item No: 105**

**10/00127/HOU**

**Page: 29 – 32  
Grant Permission**

6 Kestrel Close, Ewshot, Farnham, Surrey, GU10 5TW

Erection of detached triple garage following conversion of existing integral garage to habitable accommodation.

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**Item No: 106**

**10/00259/HOU**

**Page: 33 – 37  
Grant Permission**

4 Grange Road, Church Crookham, Fleet, GU52 6QS,

Erection of a single storey rear extension. Erection of a single storey front extension and garage conversion with pitched roof over, replacing flat roof.

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**Item No: 107**

**10/00468/HOU**

**Page: 38 – 44  
Grant Permission**

2 South Ridge, King Street, Odiham, Hook, Hampshire RG29 1NG

Erection of a single storey front and side extension and a first floor extension over the existing garage. The existing garage to be converted to habitable accommodation and a new attached garage constructed to the side of property with a new vehicular access.

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**Item No: 108**

**09/02885/FUL**

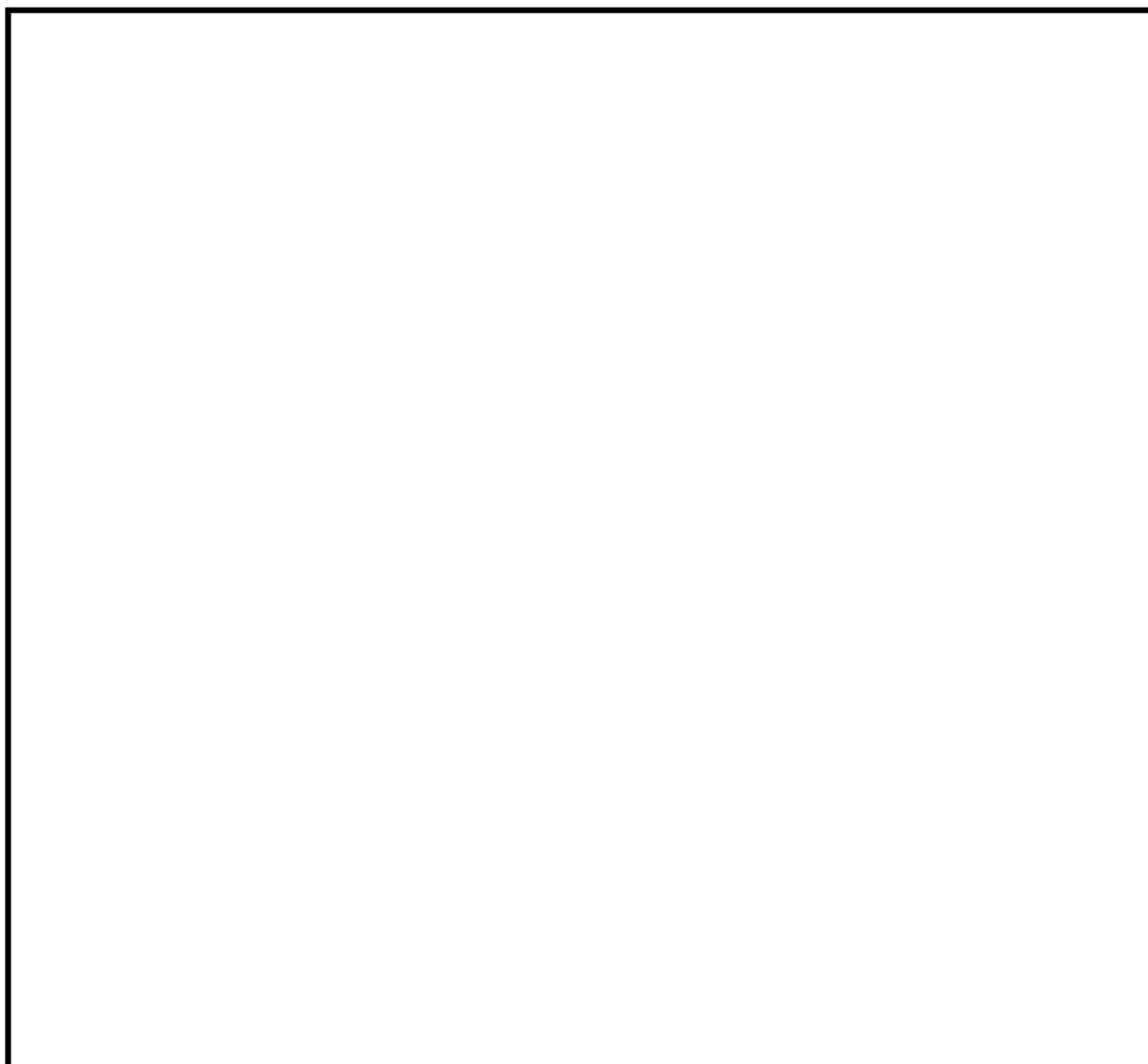
**Page: 45 - 49  
Approve with pre conditions**

Quillets, Farm Lane, Crondall, Farnham, Surrey, GU10 5QE

Erection of two detached dwellings following demolition of existing house.

**APPLICATION REFERENCE NO: 09/02434/HOU**

<b>Site Address:</b>	24 Meadow Way, Blackwater, Camberley, Surrey GU17 0PT
<b>Proposals:</b>	Erection of front and rear dormer extensions. Erection of a single storey rear extension. Demolish front part of garage and extend garage to rear.
<b>Applicant:</b>	Mr David Griggs
<b>Consultation Expiry</b>	24th February 2010
<b>Application Expiry</b>	29th March 2010
<b>Planning Committee Ward Member</b>	Cllr Mrs V Street
<b>Parish Council</b>	Yateley
<b>Officer</b>	Mrs Sheila Andrews
<b>Recommendation:</b>	Grant Permission



## BACKGROUND INFORMATION

Amended plans and additional information were received on the 1st February 2010 detailing the change in the application site ground levels and the proposed soakaway. Yateley Town Council and adjoining neighbours were re-consulted on the 3rd February 2010.

## THE SITE

The application property is a semi-detached chalet style dwelling located on the northern side of Meadow Way. The properties in the immediate vicinity vary in type and design, albeit are of similar character and period as the application property. The property dates from the early 1960's and is constructed of brick walls and has a tiled roof.

There is a change in the application site ground levels and the land slopes downwards in a northerly direction. The plot is rectangular in shape and extends approximately 45 metres from the front to the rear boundary. The property's front boundary is open plan and the frontage has a width of approximately 10 metres.

The property's front garden is partly laid to lawn and planted with shrubs and the driveway has a tarmac surface.

The adjoining semi, No. 22 Meadow Way has a conservatory and there is a brick wall, approximately 2 metres high, between the conservatory and the application property. There is 1.8 metres and one metre high timber fencing along the remainder of the common side rear boundary.

The flank wall of the application property's existing flat roof garage building forms the boundary with No. 26 Meadow Way and there is 1.8 metre high timber fencing along the remainder of the common side rear boundary.

The application property's rear garden is terraced and mainly laid to lawn and planted with shrubs and other vegetation.

The property is located in Flood Zones 2 and 3, as designated by the Environment Agency.

## PROPOSAL

This is a full application for the proposed construction of a single storey rear extension, a front dormer extension, a rear dormer extension, an extension to the existing garage and a front extension.

It should be noted that No. 20 Meadow Way has had similar front and rear dormer extensions and a single storey rear extension.

The proposed front extension would form a bay window and would project approximately 200mm beyond the front wall of the dwelling and would have a width of approximately 2.3 metres. The proposed single storey rear extension would project beyond the rear wall of the main dwelling by approximately 6.2 metres and the extension would have a width of approximately 6.4 metres. It is proposed that the roof would be pitched and the ridge would have a height of approximately 4 metres. Two rooflights are proposed in the east facing roof slope. Full height glazed doors and an opening are proposed in the north facing elevation. An entrance door and an opening are proposed in the west facing elevation.

There would be a distance of approximately 500mm between the flank wall of the rear extension and the boundary with No. 22 Meadow Way and a distance of approximately 2.5 metres between the other flank wall and the boundary with No. 26 Meadow Way.

The proposed front dormer extension would have a width of approximately 3.4 metres and the pitched roof a height of approximately 3.8 metres. The dormer would project approximately 3.5 metres beyond the plane of the roof. The extension would provide an en-suite bathroom and, as such, the window in the front opening could be glazed with obscured glass.

The proposed rear dormer extension would have an overall width of approximately 7 metres and the pitched

roofs, which would have valley between, would have a ridge height of approximately 3.8 metres. The dormer would project approximately 3.5 metres beyond the plane of the roof. The dormer extension would extend two existing bedrooms and two openings are proposed.

It is proposed that the front part of the existing garage building would be demolished and the remaining building would be extended to the rear. The resultant building would have a length of approximately 5.7 metres and a width of approximately 2.8 metres. The flat roof would be approximately 2.3 metres high.

The flank wall of the garage would form the boundary with No. 26 Meadow Way and the building would project approximately 3.5 metres beyond the rear wall of No. 26.

An entrance door and an opening are proposed in the east facing elevation and an opening is proposed in the north facing elevation.

It is proposed that the external surface materials, windows and doors would match those used on the main dwelling.

A Flood Risk Assessment has been submitted which states:

“The floor levels are to be installed to match the existing levels.

No electrical cabling to be installed at floor level, all cabling to be installed at high levels and brought down to socket positions.

We intend to install water butts to all new downpipes with over flow pipes to connect to new rainwater drains leading to a soak-away, size to be determined and instructed by building control.

The garden to the property drops down from the proposed rear elevation well below damp course leaving the possibility of flooding within the property very remote”.

## RELEVANT PLANNING HISTORY

HWR/3474, consent for the original dwelling, approved 1959.

## CONSULTATIONS

Original submission: Yateley Town Council - objection to proposal - "We share the neighbours concerns over the drainage and feel this may not be adequate. We ask that this be reviewed”.

Addition information: Yateley Town Council – no further comments received at the time of writing this report.

Local Highway Authority - no objections.

Head of Technical Services & Environmental Maintenance - Drainage: "I am investigating the surface water drainage network in this area.

Water runs off in a north-westerly direction across the rear gardens in Meadow Way and turns northward and collects/ponds in the rear gardens of Rosemary Gardens.

It would appear previous residents have piped a watercourse that existed at the foot of these rear gardens. In the past this section of open watercourse also acted as cut off drainage between the gardens. This section of piped watercourse outfalls into Baileys Stream (EA Main River) downstream of the original outfall.

Residents in Rosemary Gardens are reporting an increase in the frequency and volume of this surface water runoff, particularly in the last six months. At present I am unable to confirm the cause of these observations but investigations are ongoing”.

Environment Agency – “The Environment Agency has no objections to the proposed development on flood risk grounds.

The proposed development is located within flood zone 2. The Flood Risk Assessment (FRA) included within this applicant has demonstrated that adequate flood proofing measures will to be incorporated into the proposed residential extension.

We are reliant on the accuracy and completeness of the reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors”.

Correct notice served on the owners of No. 26 Meadow Way.

## PUBLIC COMMENTS

Six letters of objection have been received raising the following main issues:

- \* Drainage
- \* Garage will spoil outlook from lounge
- \* Loss of light
- \* Will extension interfere with adjoining property’s roof?

It should be noted that four of the letters are from two households.

## RELEVANT PLANNING POLICIES

Hart District Local Plan saved policies: GEN1, GEN4, URBI, URBI6, GEN11, T14 and CON5.

## MAIN ISSUES

- \* Principle
- \* Scale, design and appearance within the street scene
- \* Impact on the amenities of adjoining neighbours
- \* Flood Risk and drainage
- \* Parking
- \* Biodiversity

## CONSIDERATIONS

### Principle

The application property is located within the Blackwater urban settlement boundary where there is a presumption in favour of an extension to a residential property provided the proposal is in compliance with development plan policies and that there is no unacceptable harm.

### Scale, design and appearance within the street scene

Saved policies GEN1 (i), GEN4 and URBI6 (i) permit development where, amongst other requirements, the proposal is in keeping in terms of scale, design, bulk and massing. Generally speaking extensions should be subservient to the existing dwelling.

Saved policy URBI6 (iii) allows development that does not harm the street scene.

Although the proposed development would be fairly substantial and would alter the appearance of the dwelling, given the plot is a reasonable size, the overall increase in the footprint of the dwelling would not appear unduly excessive. Therefore, the proposed development would not result in a cramped appearance or overdevelopment of the site.

The proposed dormer extensions would be fairly substantial. It is considered that their overall scale, massing and height would, on balance, be subordinate and sympathetic to the host dwelling. The style of the roofs would match that of the existing roof and their ridge height would be no higher than the existing roof line which is

considered a reasonable design solution for pitched roofs.

The external materials, windows and doors to be used would match those used on the existing property and are considered to be in keeping with the existing house and the character of the area.

Whilst the proposed front dormer extension and garage building would be visible from the front of the property, given this is a residential area and it is not uncommon to see front/rear additions, and given No. 20 Meadow Way has had a similar front dormer extension, it is considered that the proposal would not detrimentally affect the overall character and appearance of the street scene.

As such, it is considered that the proposal would comply with the above Local Plan saved policies.

Impact on the amenities of the adjoining neighbours

Saved policies GENI (iii) and URBI6 (ii) permits development provided that there is no material loss of amenities to neighbours.

Clearly, the proposed rear additions would be visible from the rear garden areas of the two adjoining properties. However, given the intervening boundary wall and 1.8 metre high fencing with No. 22 Meadow Way it is considered that the proposed single storey rear extension would not have an unacceptable impact on the amenities of the occupiers of No. 22 in terms of visually intrusive appearance or overbearing impact.

The demolition of the garage or any part of it would not, in isolation, require planning permission and the making good of the boundary would be a private matter between the applicant and the owner(s) of No. 26 Meadow Way.

Whilst the flank wall of the proposed garage building would be clearly visible from the garden area of No. 26 and the rear part of the building visible from the lounge window of No. 26, given the existing situation and that the proposed building would have a flat roof it is considered that its appearance would not be unduly intrusive and would not lead to a material loss of light to the occupiers of No. 26. Furthermore, the proposed garage building would form the boundary with No. 26 and, as such, the applicant would need to seek agreement from the owner of No. 26 and go through the procedures of The Party Wall Act 1996.

As such, it is considered that the proposal would not have an unacceptable impact on the residential amenities of the occupiers of the adjoining properties or on the amenities of the occupiers of other properties in the immediate vicinity and that the proposal would comply with Local Plan saved policies GENI (iii) and URBI6 (ii).

Flood risk and drainage

Saved Policy GENII relates to proposal in areas affected by flooding and poor drainage and states that development proposals in areas liable to flood, or which would unacceptably increase the risk of flooding on other land, will not be permitted unless appropriate and satisfactory alleviation or mitigation measures are included.

The Environment Agency raises no objections to the proposal on flood risk grounds and has advised the applicant undertake a surface water management scheme and has provided information.

Clearly from the information submitted as part of the Flood Risk Assessment and outlined above it is proposed that the proposed development would be constructed to include mitigation measures in the event of flooding.

From the comments received from the Head of Technical Services – Drainage, there is clearly a problem in the local area with regard to surface water drainage and this may or may not have been exacerbated by local residents. Essentially this is not, in this instance, a planning matter.

With regards to any connections to the existing foul water drainage system and soakaways. These are technical matters that would be dealt with by whoever carries out the building control function and, as such, these matters would need to comply with the requirements of the current building regulations.

Therefore, it is considered that the proposal would accord with Local Plan saved policy GENI I in this respect.

### Parking

Saved policy GENI (vii) permits development where there would be adequate arrangements on site for access, servicing or the parking of vehicles.

Saved policy T14 states that development proposal which accord with other policies of this plan will be permitted provided, under criterion (iii), they make adequate provision for highway safety, access and internal layout and parking.

More recently the Council's Parking Provision Interim Guidance August 2008 has been adopted. Under this Guidance three bedroom properties in this location, Zone 2, would require three on-site parking spaces,

There would be sufficient space to park three vehicles on-site, in the proposed garage and along the driveway; therefore, it is considered that there would be sufficient on-site parking provision to meet the requirements of the Council's adopted Parking Provision Interim Guidance.

As such, it is considered that the proposal would comply with Local Plan saved policy GENI and the adopted Parking Provision Interim Guidance.

### Biodiversity

Saved policy CON5 requires that development does not harm any protected species or their habitats.

The agent has confirmed that "There are no signs of any bats within the grounds of the property inclusive of the bungalow".

However, an informative can be added to the decision to state that if any evidence of bats is found on site, Natural England must be informed and a European Protected Species Licence for development obtained from them prior to works continuing.

As such, it is considered that the proposal would comply with Local Plan saved policy CON5.

## **RECOMMENDATION Grant Permission**

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

#### Reason

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour, texture and bond, those on the existing building.

#### Reason

To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy saved policy GENI of the Hart District Local Plan

- 3 The first floor window in the new en-suite bathroom shall be glazed with obscure glass only and retained as such.

#### Reason

To prevent overlooking of an adjoining property/adjoining properties and to satisfy saved policy GENI of the Hart District Local Plan.

- 4 The measures described in the Flood Risk Assessment from the agent dated 31st October 2009 shall be implemented as described to mitigate the risk of flooding.

Reason

To prevent the risk of flooding and to satisfy saved policy GEN1 I of the Hart District Local Plan.

- 5 The approved parking facilities for vehicles shall not be used for any purpose other than the parking of motorised vehicles and access shall be maintained at all times to allow them to be used as such.

Reason

To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy saved policy GEN1 in the Hart District Local Plan.

## INFORMATIVES

- 1 The applicant is reminded of the need to ensure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. This will include ensuring works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays and no working on Sunday and Bank Holidays. The storage of materials and parking of operative's vehicles should be normally arranged on site.
- 2 The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats etc.) Regulations 1994, bats are a protected species and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must be informed and a licence for development obtained from them prior to works continuing. For further information go to [www.naturalengland.org.uk](http://www.naturalengland.org.uk) or contact Natural England (S.E. regional office) on 0238 028 6410.
- 3 Environment Agency advice to the applicant:

It has been indicated that the area of the development is prone to flooding due to surface water runoff. If this is the case then we would recommend that the applicant undertake a surface water management scheme. We do not normally comment on surface water management plans for site less than 1 hectare. However, we can provide the following advice.

### Drainage Scheme Requirements

Infiltration rates should be worked out in accordance with BRE 365. If infiltration methods are likely to be ineffective then discharge may be appropriate. In any case the surface water strategy should clearly show that:

- \* Peak discharge rates from site will not increase as a result of the proposed development, up to a 1 in 100 year storm with a suitable allowance for climate change.
- \* Preferred option – We would encourage all developer to strive to achieve Greenfield runoff rates to reduce the impact of the development on the surface water drainage infrastructure.
- \* Discharge volumes from site will not increase as a result of the proposed development, up to a 1 in 100 year storm with a suitable allowance for climate change;
- \* The site will not flood from surface water up to a 1 in 100 year storm with a suitable allowance for climate change, or that any surface water flooding can be safely contained on site up to this event.

### Sustainable Drainage Techniques

All surface water strategy should strive to utilise sustainable drainage techniques, in accordance with the SUDS management train (Ciria C609). Guidance on the preparation of surface water strategies can be found in the Defra/Environment Agency publication "Preliminary rainfall runoff management for developments". Guidance on climate change allowances can be found within Annex B of PPS25.

SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

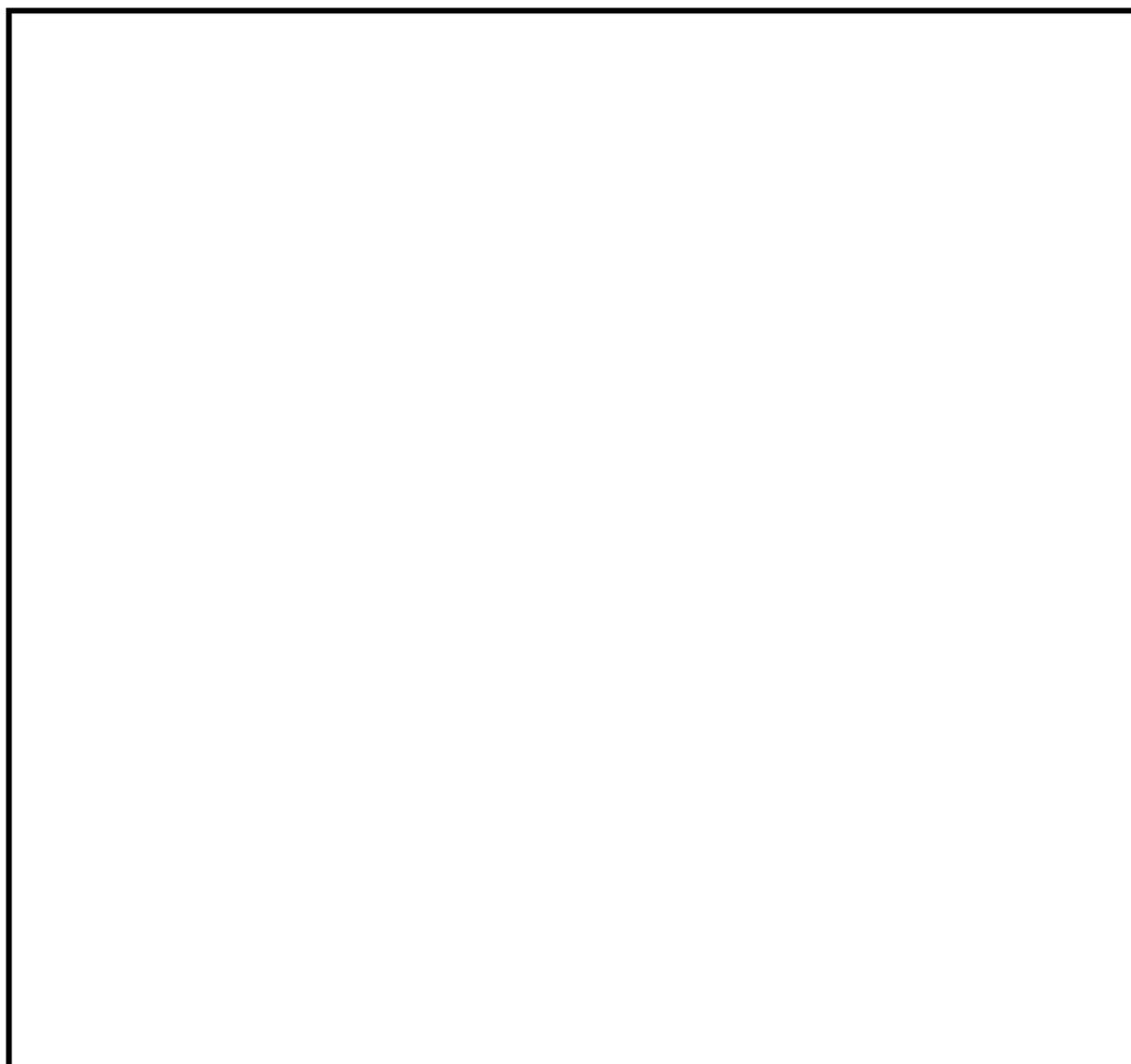
The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles.

Further information on SUDS can be found in:

- \* PPS25 page 33 Annex F
- \* PPS25 Practice Guide
- \* CIRIA C522 document Sustainable Drainage Systems – design manual for England and Wales
- \* CIRIA C697 document SUDS manual
- \* The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency’s website: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) and CIRIA’s website: [www.ciria.org.uk](http://www.ciria.org.uk)”.

**APPLICATION REFERENCE NO: 09/03189/FUL**

<b>Site Address:</b>	Elvetham Heath Community Centre, The Key, Fleet, Hampshire GU51 1DP
<b>Proposals:</b>	Erection of single storey extension to rear of Elvetham Heath Community Centre to extend existing Pre-School facilities
<b>Applicant:</b>	Mrs Kate Wakley
<b>Consultation Expiry</b>	12th February 2010
<b>Application Expiry</b>	12th March 2010
<b>Planning Committee Ward Member</b>	Cllr Stephen Parker
<b>Parish Council</b>	Fleet Parish
<b>Officer</b>	Mrs Sarah Castle
<b>Recommendation:</b>	Grant Permission



## BACKGROUND

The District Council owns some of the land subject to this application.

Amended plans received:

26.1.10 Roof lantern omitted from the scheme and Design and Access Statement revised.

23.2.10 Additional information received regarding the proposed use of the extension.

## THE SITE

The application site (0.03ha) is Elvetham Heath Community Centre which is located within the Fleet settlement boundary, off Elvetham Heath Way and the Key at the entrance to the Elvetham Heath housing development. The Centre forms part of the community hub which comprises the Community Church, play areas, a supermarket, a public house and the school beyond. Surrounding the Centre is an area of informal Open Space. This acts a Green for the local residents. General car parking is available in The Key.

Bentley Lodge is approx 40m away to the south west and to the North West are properties in Elvetham Crescent approx 110m away.

The site is located within Flood Zone 1, suitable for all types of development.

## PROPOSAL

Currently, the pre-school runs two daily sessions 09:00 – 12:00noon and 12:00noon – 15:00, Monday to Friday. Each session is at maximum capacity with 26 children per session aged between 2 years and 9 months and 5 years old. Room hire is from 08:30 – 15:15. There are currently 67 children on the school roll. Spaces are offered on the basis that childcare is available per child for 15 hours a week paid for by a government grant. In order for the current pre-school to offer children their full 15 hours of entitled care the maximum number on the roll would be 104.

The proposal is therefore to extend the Centre by 185.4 sq. m (overall 7.4m high x 10.6m wide x 20.4m long) for additional pre-school facilities to allow for the extra uptake in children. This would mean an increase in six staff taking the total up to 17 staff. However, realistically staffing may only be increased by four depending on the age of the child and the actual uptake.

Proposed hours would range from 08:00 – 19:00 to allow for greater flexibility of the sessions. It is also intended to use the proposed extension once a month for staff/ committee meetings from 20:00 – 22:00.

The proposed materials would match existing.

## CONSULTATIONS

Planning Advisory Group: Support

Head of Leisure: No objection. The following comments were received:

In this particular case the amount of recreational open space was originally identified for the community through the planning process relating to the development of the housing estate. Volumes of space would have been calculated in respect of the type of activities that the space was designed to be used for. The value of open space for personal exercise, walking of dogs, playing of games and general enjoyment is well documented so any subsequent reduction in its volume needs to be weighed against this.

This location serves a great deal of local residents and has recently (Spring 2009) been reduced by the size of half of one adult football pitch to accommodate an extension to the adjacent school. Additionally the car park on Turners Way which serves the open space has been reduced in size to accommodate the building of a young persons centre. Both of these projects were supported by my Department.

I recognise that this proposal to provide pre school facilities is an opportunity to expand the indoor education

and learning opportunities of the younger community whilst providing parents with child care facilities. It also represents a further permanent loss of community open space. As a result it is difficult to judge which is more important to the community and therefore I can only offer a professional opinion which is as follows.

I support the planning application in principle but recognise that the proposal can only ever be pertinent to the age group concerned. The loss of open space can be quantified and it does not represent a major loss of amenity. However when one aggregates this with the loss of open space for the school extension and the loss of car parking space for provision of a building it is apparent that the immediate built environment has already expanded at the expense of the public open space and public open vistas originally provided for the residents of Elvetham Heath. As a result I feel that I must exhibit greater support for the retention of the open space than the proposal to build upon it.

Local Highways Authority: No objection. The following were received:

With the Elvetham Heath development being of a modern design providing cycleways, bus facilities throughout and it benefiting from a high level of accessibility, the seeking of a NHTS contribution is not recommended.

Environmental Health: No objection

Natural England: No objection

HCC Archaeology: No objection

Thames Water: No objection

## PUBLIC COMMENTS

No letters of objection received.

Thirteen letters of support received with the following comments.

- \* Would benefit the pre-school and the community

## RELEVANT PLANNING POLICIES

- \* PPG/PPS 17
- \* South East Plan: Policies CC1
- \* Local Plan: Saved Policies GEN1, GEN4, URB1, URB20, URB21, URB22

## MAIN ISSUES

- \* Principle of development
- \* Impact on residential amenity

## CONSIDERATIONS

- \*Principle of development

The principle to expand existing community facilities is considered to be acceptable under saved local plan policy URB20 providing other policies are satisfied. However, there is general a presumption that existing Open Space shall not be built on unless it can be shown that the land is surplus to requirements (PPG 17: Planning for open space, sport and recreation, para. 10). This is reiterated in the supporting text for saved local plan policy URB21.

Policy URB21 allows for development of existing Open Space where (i) there is a local excess of amenity open space measured against the Council's standards; or (ii) the development is for sporting or recreational uses which retain the open character. Point (ii) is not applicable in this case and the National Playing Fields Association standards that are referred to in point (i) relate to "formal" sports open space provision of which Elvetham Heath would have been designed to adhere to.

However, the Open Space surrounding the Centre of which part of it would be lost to new facilities is classed as

informal amenity/ recreational space (Annex, PPG17). Under saved local plan policy URB22 small informal open space areas can be lost to new uses where it can be demonstrated that the benefits of the new use outweighs the loss. In this case, an extension to the Centre for the expansion of existing pre-school facilities, where it has been demonstrated by the applicant in their supporting documentation that there is demand and therefore a need, would benefit the local community. The amount of Open Space that would be lost is considered to be small (approx 185sq.m), and despite the existing loss of formal open space for the primary school extension, the remaining Open Space (approx. 0.9ha) surrounding the Centre would still be considered as a substantial area of informal amenity/ recreational space. Moreover, the proposal has local support. The loss of Open Space is therefore considered to be acceptable in principle under saved local plan policies URB20 and URB22 and meets the advice given in PPG17.

**\*Impact on residential amenity**

Saved local plan policy GEN1 allows for development which is in keeping and does not create a material loss to residential amenity through noise and disturbance.

The proposed extension is considered to be in keeping in terms of its scale, siting and use of materials and given that the nearest residential properties at Bentley Lodge are approx. 40m away, it is very unlikely that there would be an additional loss to residential amenity through noise and disturbance over and above that which the Community Centre already generates. Despite this, it is apparent that the proposed use of the extension would have its peak times and associated traffic generation. However, in extending the hours of use and by spreading the number of sessions throughout the day, it is considered that the additional demand on parking provision in The Key would be met by the current arrangements and would not lead to an additional loss to residential amenity. As such the proposal is considered to satisfy saved local plan policy GEN1.

**RECOMMENDATION Grant Permission**

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

**Reason**

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 No work shall take place until details of the means of protection, including method statements where appropriate, for all trees, hedges, hedgerows and shrubs on site, unless indicated as being removed, have been submitted to and approved in writing by the Local Planning Authority. The trees, hedges, hedgerows and shrubs shall be retained and protected in accordance with the approved details for the duration of works on the site and for at least five years following occupation of the approved development, unless otherwise agreed by the Local Planning Authority. Any such vegetation immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site.

Any such vegetation removed without the Local Planning Authority's consent, or which die or become, in the Authority's opinion, seriously damaged or otherwise defective during such period shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented as soon as is reasonably practicable and, in any case, replacement planting shall be implemented by not later than the end of the following planting season, with planting of such size and species and in such number and positions as may be agreed with the Authority in writing.

**Reason**

To ensure the continuity of amenity afforded by existing vegetation and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 3 No development shall take place until details of measures to be taken to prevent mud and spoil from vehicles leaving the site during the construction works being deposited on the public highway and measures to be taken for the parking and turning on site of operatives and construction vehicles during the construction period have been submitted to and approved by the Local Planning Authority in writing. The agreed measures shall be fully implemented before the development commences. Such measures shall be retained throughout the duration of the construction period.

Reason

In the interests of highway safety and to satisfy saved policy GEN I in the Hart District Local Plan.

- 4 No development or demolition work or delivery of materials shall take place at the site except between 07:30 hours to 18:00 hours weekdays or 08:00 to 13:00 hours Saturdays. No development or demolition work or deliveries of materials shall take place on Sundays or Public Holidays.

Reason

To protect the amenity of nearby residential occupiers and to satisfy saved policy GEN I of the Hart District Local Plan.

- 5 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour, texture and bond, those on the existing building.

Reason

To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy saved policy GEN I of the Hart District Local Plan

- 6 All WC windows shall be obscured glazed and retained as such.

In the interests of the privacy of the users of the extension and to satisfy saved policy GEN I in the Hart District Local Plan.

**APPLICATION REFERENCE NO: 10/00001/HOU**

<b>Site Address:</b>	4 Albert Cottages, Colt Hill, Odiham, Hook Hampshire RG29 1AN
<b>Proposals:</b>	Erection of a single storey rear extension.
<b>Applicant:</b>	Mr Roger Peters
<b>Consultation Expiry</b>	25th February 2010
<b>Application Expiry</b>	24th March 2010
<b>Planning Committee Ward Member</b>	Cllr Stephen Gorys
<b>Parish Council</b>	Odiham
<b>Officer</b>	Mrs Helen Jones
<b>Recommendation:</b>	Grant Permission



## BACKGROUND INFORMATION

An amended site/block plan was submitted to show the proposed extension and the existing extensions of Nos. 2 & 3 Albert Cottages. A further revised plan was received on 4.03.10 reducing the depth of the proposed extension in response to comments from the Parish Council and the Conservation Officer.

## THE SITE

The property is an end of terrace cottage on the west side of Colt Hill in the urban settlement of Odiham. It is built of brick which is painted white and has a clay tiled roof. The terrace consists of four cottages with a half hip at each end. No.4 has a single storey side extension of similar age to the main house, an attic bedroom with rear dormer and a small single storey lean-to at the rear. The whole terrace is Grade II listed buildings and it is also within the Odiham Conservation Area.

The cottage is situated in a modest plot of some 240 square metres. The site is generally level. There is a shallow front garden area to the dwelling which is enclosed by low picket fencing and hedging. At the rear, the garden/courtyard is enclosed by 1.8m - 2m brick walls. There is no vehicular access or on-site garaging/parking.

The buildings date from the early C19th and were first listed in 1987. The adjoining cottage No.3 has a single storey, flat roofed extension which extends across the whole width of the property. No.2 also has a single storey gable extension at the rear.

Most of the properties along Colt Hill are older style dwellings but at the rear is the modern development of Addison Gardens.

## PROPOSALS

The application seeks permission to demolish the existing single storey structure at the rear and to build a single storey pitched roof extension.

The extension would measure 4.7m deep and 5.1m wide, abutting the common boundary with No.3. It would have a hipped gable roof 3.3m high. There would be a door and two windows on the garden side elevation. Accommodation would be a bedroom, shower/WC and utility area.

Materials would be painted brickwork to match the existing with a slate tile roof.

## RELEVANT PLANNING HISTORY

HDC 701/LBC - Re-roofing the rear extension and internal alterations. Permitted 4.05.1990

## CONSULTATIONS

Odiham Parish Council: Objection. 'The proposed extension would have an overbearing effect on No.3 as it would be sandwiched between two projecting extensions at No.2 and No.4. Given they are all listed buildings and regardless of ownership, the OPC believes that a particular duty of care is owed to No.3'. The Parish also commented on some perceived inaccuracies in the submitted plans.

Odiham Parish Council comments on amended plans: Objection 'The revised block plan confirms the previous objection from Odiham Parish Council that the proposed extension would have an overbearing effect on No 3 as it would be sandwiched between two projecting extensions at No.2 and No.4. Given that they are all listed buildings and regardless of ownership, the OPC believes that a particular duty of care is owed to No.3. The OPC further queries whether Listed Building Consent should also be sought for No.3 given the proposal to block up the opening of the lounge of No.3 on the north side.'

Site notice displayed: 28.01.10

Press notice: 4.02.10

## PUBLIC OBSERVATIONS

No comments received

## MATERIAL PLANNING POLICIES

- \* National Planning Guidance - PPG15, PPS1
- \* South East Plan - None relevant
- \* Saved Local Plan Policies - GEN1, GEN4, URBI, URBI6, CONI3, CONI7, T14

## MAIN ISSUES

- \* Principle of development
- \* Design and appearance
- \* Impact on the listed building
- \* Impact on the Odiham Conservation area.
- \* Impact on amenities of the neighbours
- \* Parking

## CONSIDERATIONS

- \* Principle of development

Saved Policy URBI is a definition of the urban settlement areas.

The property lies within the Odiham urban settlement boundary, where there is a presumption in favour of development subject to compliance with development plan policies and that there is no unacceptable harm.

- \* Design and appearance and impact on the character and appearance of the listed building.

Saved policies GEN1, URBI6 and GEN4 require that development should be sympathetic to the existing building and in keeping with the character of the area. Saved policy CONI7 requires that the character and appearance of listed buildings should not be harmed.

The proposed extension would be subservient to the existing building, being only a modest height of 3.4m, so it would not be overly dominant or out of proportion to the original cottage. Although a modest plot, there would still be adequate amenity space remaining for a dwelling of this size, and the proposal would not result in a cramped appearance. The design has traditional form and proportions and is considered acceptable - it is very similar to the scheme approved at No.2 in 2005 (05/01807/FUL and 05/01808/LBC). The only part of the historic fabric of the building that would be affected is the blocking up of a ground floor window on the rear elevation. It is considered that this would not harm the character of the building, provided it could still be identified and easily reversed. These details could be secured by condition.

It is considered that the design and appearance are acceptable and there would be no harm to the character of the listed building and so the proposal complies with saved policies GEN1, GEN4 and CONI7.

- \* Impact on the conservation area

Saved Policy CONI3 requires that the character and appearance of the Conservation area is preserved.

The extension would be at the rear, in a well secluded site out of the public domain; therefore it is considered that there would be no detrimental impact on the appearance of the Odiham Conservation Area or the street scene, thereby complying with saved policy CONI3.

Saved Policies GEN1 (iii) and URBI6 (i) require development to have no material loss of amenity to adjoining residential uses.

The extension would be 3.4m high at the ridge and 2.3m high at the eaves and the pitched roof would slope away from the common boundary with the adjoining property No.3. It would only extend 1m beyond the rear elevation of the extension at No.3 which is 1m less than the extension at No.2. There is an existing 2.5m wall on the common boundary. Given these circumstances, it is considered that there would be no unacceptable impact on the amenities of No.3 by virtue of overbearing impact or visual intrusion.

The proposed extension would comply with the '45 degree rule', an accepted method for assessing loss of light. It would be located to the north-east of No.3; therefore there would be no material loss of direct sunlight. No windows are proposed on the south-west flank elevation, therefore there would be no loss of privacy.

Therefore, it is considered that there would be no material loss of amenity to the adjoining neighbour by virtue of loss of privacy, light or overbearing impact thereby complying with saved Policies GEN1 and URBI6.

#### \* Parking

Saved policies GEN1 and T14 require that there is adequate parking on-site.

The property will be increasing the number of bedrooms from 3 to 4. The Councils Interim Guidance on parking standards requires that a 4-bedroomed property in this location, Zone 2, should have 3.5 car parking spaces on-site. There has never been any on-site parking provision, nor is there any scope for this to be provided in the future. However Colt Hill is a normal width road in excess of 5m, which is not a residential street and there are no parking restrictions. Other properties in the vicinity, in general have on-site parking so the highway is used mainly for visitor parking. So any additional parking on the road required by this proposal is unlikely to have any harmful impact on highway safety or result in parking in inappropriate locations on verges and footways.

Therefore, it is considered that although there is no on-site parking facility, the alternative (existing) on-street parking is acceptable in this instance.

### **RECOMMENDATION                      Grant Permission**

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

#### Reason

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Notwithstanding the annotations on the plans hereby approved, no development shall take place until details and samples of all external surfaces, including tiles, bricks, bond and type/colour of mortar, have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with approved details.

#### Reason

To ensure that the external appearance of the building(s) is/are satisfactory and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 3 No works shall take place until details of the windows; including glazing bar details at 1:2, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

#### Reason

In the interests of preserving the architectural/historic interest of the Listed Building and to satisfy saved policy GEN1 in the Hart District Local Plan.

- 4 No works shall take place until a method statement for the blocking of the window in the rear elevation, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

#### Reason

In the interests of preserving the architectural/historic interest of the Listed Building and to satisfy saved policy GEN1 in the Hart District Local Plan.

#### INFORMATIVES

- I The applicant is reminded of the need to ensure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. This will include ensuring works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays and no working on Sunday and Bank Holidays. The storage of materials and parking of operative's vehicles should be normally arranged on site.

**APPLICATION REFERENCE NO: I0/00002/LBC**

<b>Site Address:</b>	4 Albert Cottages, Colt Hill, Odiham, Hook Hampshire RG29 1AN
<b>Proposals:</b>	Erection of a rear single storey extension
<b>Applicant:</b>	Mr Roger Peters
<b>Consultation Expiry</b>	25th February 2010
<b>Application Expiry</b>	24th March 2010
<b>Planning Committee Ward Member</b>	Cllr Stephen Gorys
<b>Parish Council</b>	Odiham
<b>Officer</b>	Mrs Helen Jones
<b>Recommendation:</b>	Grant Listed Building Consent



## BACKGROUND INFORMATION

An amended site/block plan was submitted to show the proposed extension and the existing extensions of Nos. 2 & 3 Albert Cottages. A further revised plan was received on 4.03.10 reducing the depth of the proposed extension in response to comments from the Parish Council and the Conservation Officer.

## THE SITE

The property is an end of terrace cottage on the west side of Colt Hill in the urban settlement of Odiham. It is built of brick which is painted white and has a clay tiled roof. The terrace consists of four cottages with a half hip at each end. No.4 has a single storey side extension of similar age to the main house, an attic bedroom with rear dormer and a small single storey lean-to at the rear. The whole terrace is Grade II listed buildings and it is also within the Odiham Conservation Area.

The cottage is situated in a modest plot of some 240 square metres. The site is generally level. There is a shallow front garden area to the dwelling which is enclosed by low picket fencing and hedging. At the rear, the garden/courtyard is enclosed by 1.8m - 2m brick walls. There is no vehicular access or on-site garaging/parking.

The buildings date from the early C19th and were first listed in 1987. The adjoining cottage No.3 has a single storey, flat roofed extension which extends across the whole width of the property. No.2 also has a single storey gable extension at the rear.

Most of the properties along Colt Hill are older style dwellings but at the rear is the modern development of Addison Gardens.

## PROPOSALS

The application seeks consent to demolish the existing single storey structure at the rear and to build a single storey pitched roof extension.

The extension would measure 4.7m deep and 5.2m wide, abutting the common boundary with No.3. It would have a hipped gable roof 3.3m high. There would be a door and two windows on the garden side elevation. Accommodation would be a bedroom, shower/WC and utility area.

Materials would be painted brickwork to match the existing with a slate tile roof.

## RELEVANT PLANNING HISTORY

HDC 701/LBC - Re-roofing the rear extension and internal alterations. Permitted 4.05.1990

## CONSULTATIONS

Odiham Parish Council comments on original plans: Objection. 'The proposed extension would have an overbearing effect on No.3 as it would be sandwiched between two projecting extensions at No.2 and No.4. Given they are all listed buildings and regardless of ownership, the OPC believes that a particular duty of care is owed to No.3'. The Parish also commented on some perceived inaccuracies in the submitted plans.

Odiham Parish Council comments on amended plans: Objection 'The revised block plan confirms the previous objection from Odiham Parish Council that the proposed extension would have an overbearing effect on No 3 as it would be sandwiched between two projecting extensions at No.2 and No.4. Given that they are all listed buildings and regardless of ownership, the OPC believes that a particular duty of care is owed to No.3. The OPC further queries whether Listed Building Consent should also be sought for No.3 given the proposal to block up the opening of the lounge of No.3 on the north side.'

Site notice displayed: 28.01.10

Press notice: 4.02.10

## PUBLIC OBSERVATIONS

No comments received

## MATERIAL PLANNING POLICIES

- \* National Planning Guidance - PPG15,
- \* South East Plan - None relevant
- \* Saved Local Plan Policies - CON17

## MAIN ISSUES

- \* Impact on the listed building

## CONSIDERATIONS

- \* Impact on the character and appearance of the listed building.

Saved policy CON17 requires that the character and appearance of listed buildings should not be harmed.

The proposed extension would be subservient to the existing building, being only a modest height of 3.4m, so it would not be overly dominant or materially alter the scale of the cottage. The design has traditional form and proportions and is considered acceptable - it is very similar to the scheme approved at No.2 in 2005 (05/01807/FUL and 05/01808/LBC). The only part of the historic fabric of the building that would be affected is the blocking up of a ground floor window on the rear elevation. It is considered that this would not harm the character of the building, provided it could still be identified and easily reversed. These details could be secured by condition.

The proposed extension would be subservient to the existing building, both in height and width; therefore it would not be overly dominant. The design has traditional form and proportions and is considered acceptable - it is very similar to the scheme approved at No.2 in 2005 (05/01807/FUL and 05/01808/LBC). The only part of the historic fabric of the building that would be affected is the blocking up of a ground floor window on the rear elevation. It is considered that this would not harm the character of the building, provided it could still be identified and easily reversed. These details could be secured by condition.

It is considered that the design and appearance are acceptable and there would be no harm to the character of the listed building and so the proposal complies with saved policy CON17 and with advice in PPG15 - Planning and the Historic Environment.

## RECOMMENDATION

### Grant Listed Building Consent

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

#### Reason

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 Notwithstanding the annotations on the plans hereby approved, no development shall take place until details and samples of all external surfaces, including tiles, bricks, bond and type/colour of mortar, have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with approved details.

#### Reason

To ensure that the external appearance of the building(s) is/are satisfactory and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 3 No works shall take place until details of the windows; including glazing bar details at 1:2, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason

In the interests of preserving the architectural/historic interest of the Listed Building and to satisfy saved policy GEN1 in the Hart District Local Plan.

- 4 No works shall take place until a method statement for the blocking of the window in the rear elevation, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason

In the interests of preserving the architectural/historic interest of the Listed Building and to satisfy saved policy GEN1 in the Hart District Local Plan.

## INFORMATIVES

- I The applicant is reminded of the need to ensure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. This will include ensuring works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays and no working on Sunday and Bank Holidays. The storage of materials and parking of operative's vehicles should be normally arranged on site.

**APPLICATION REFERENCE NO: 10/00127/HOU**

<b>Site Address:</b>	6 Kestrel Close, Ewshot, Farnham, Surrey GU10 5TW
<b>Proposals:</b>	Erection of detached triple garage following conversion of existing integral garage to habitable accommodation.
<b>Applicant:</b>	Mr & Mrs Dudley Hammatt
<b>Consultation Expiry</b>	4th March 2010
<b>Application Expiry</b>	7th April 2010
<b>Planning Committee Ward Member</b>	Cllr John Bennison
<b>Parish Council</b>	Crondall
<b>Officer</b>	Mr Graham Cann
<b>Recommendation:</b>	Grant Permission



## THE SITE

The application site is a detached dwelling located at the turning head of Kestrel Close in Ewshot. The dwelling on site is two storey in height and is of modern construction and appearance. The property is constructed using facing bricks at ground floor with tile hanging at first floor. To the front of the dwelling is an area of hardstanding which provides access to the attached double garage and front entrance to the dwelling. Adjacent to the driveway, to the south of the dwelling is an area of landscaping, which forms part of the front garden area to the property.

## PROPOSAL

This is a full application for the erection of a detached garage within the front garden area of the site. The garage would have a depth of 6.3m, a width of 9m and an overall height of 4.4m to the roof ridge. It is stated that the materials would be constructed using materials which would match the existing property. The garage would have space for the parking of three cars although there would only be two vehicular access doors. On the flank elevation there would be an access door, with a window located on the rear, south facing elevation. The existing integral garage would be converted into living accommodation. The existing up and over garage door would be replaced with facing bricks and a window.

## CONSULTATIONS

Crandall Parish Council: Objection as the mass is excessive and the whole structure is not in-keeping with the streetscene.

Highways Officer: No objections.

## PUBLIC COMMENTS

Five letters of objection received raising the following main issues:

- \* Size of the development;
- \* Loss of open space around the property;
- \* Accuracy of the plans/information provided;
- \* Concern regarding the window on the rear elevation of the garage building;
- \* Lack of screening around the structure;
- \* Detrimental to the views and out look of neighbouring residents;
- \* Development would set a precedent for development in this area;
- \* Size is proportionate to a small dwelling;
- \* Light pollution;
- \* Impact on the parking and turning of vehicles;
- \* Caveat on the properties about alterations to open areas of land;
- \* Impact of development on underground utilities; and
- \* Potential for development to be converted into a separate dwelling.

## RELEVANT PLANNING POLICIES

The following policies of the Development Plan, which comprises the South East Plan 2009 - 2026 and the Hart District Council replacement Local Plan are considered relevant to the determination of this application:

The South East plan 2009-2026:

CC4 sustainable design and construction  
CC6 Sustainable communities and character of the environment  
NRM6 Thames Basin Heath Special Protection Area

Hart District Council replacement Local Plan;

GEN1 – General policy for development  
GEN4 – General design policy  
URBI – Definition of areas

URB16 – Residential extensions  
T14 – Transport and development

Relevant National planning guidance is contained in PPS1 (Delivering Sustainable Development), PPS3 (Housing) and PPG13 (Transport).

## MAIN ISSUES

- \* Principle of the proposal
- \* Site constraints and affect on character
- \* Parking and highway

## CONSIDERATIONS

### \* Principle of the proposal

The proposed development lies within the rural area of Ewshot where residential use is acceptable in principle, subject to any material planning considerations. The proposal would involve the construction of a detached garage within the residential curtilage on land that already comprises a dwelling house. As such, the principle is acceptable.

### \* Site constraints and affect on character

There site is not unacceptably constrained and whilst the area of the site between the house and the highway is predominantly open, what is proposed is a development which would have a conventional layout. The siting of the garage, in relation to the position of the dwelling would retain a sense of space and openness around the dwelling. The minimum distance from the garage to the nearest neighbouring property would be 17.5m and as such, there would be no unacceptable impact in terms of loss of light or overlooking. The development proposal is wholly in-keeping with the surrounding area, wherein there are other examples of developments of this nature. The conversion of the garage would have no adverse impacts on the character of either the existing dwelling or the surrounding residential area. The scale and mass of the garage is acceptable given the size of the main dwelling house.

It is observed that concerns have been raised by local residents regarding the loss of view as a result of the development. However given that there is no right to a view, this is not a material planning consideration.

### \* Parking and highway

Access to the site is via the driveway to the front of the dwelling and there would be no alteration to this arrangement. Given that the existing double garage is to be replaced with a triple garage, with additional parking available on the driveway, the Highway Engineer considered that there is no material difference that would lead to any greater highway danger.

### \* Other matters

There have been concerns raised by local residents regarding the use of the building and the potential for it to form a separate residential unit. The structure proposed would be ancillary to the enjoyment of the main dwellinghouse and can reasonably be used as such. If it were to be converted into another use, planning permission would be required and this would have to be considered upon its merits.

## RECOMMENDATION

### Grant Permission

- I The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### Reason

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour, texture and bond, those on the existing building.

Reason

To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy saved policy GEN1 of the Hart District Local Plan

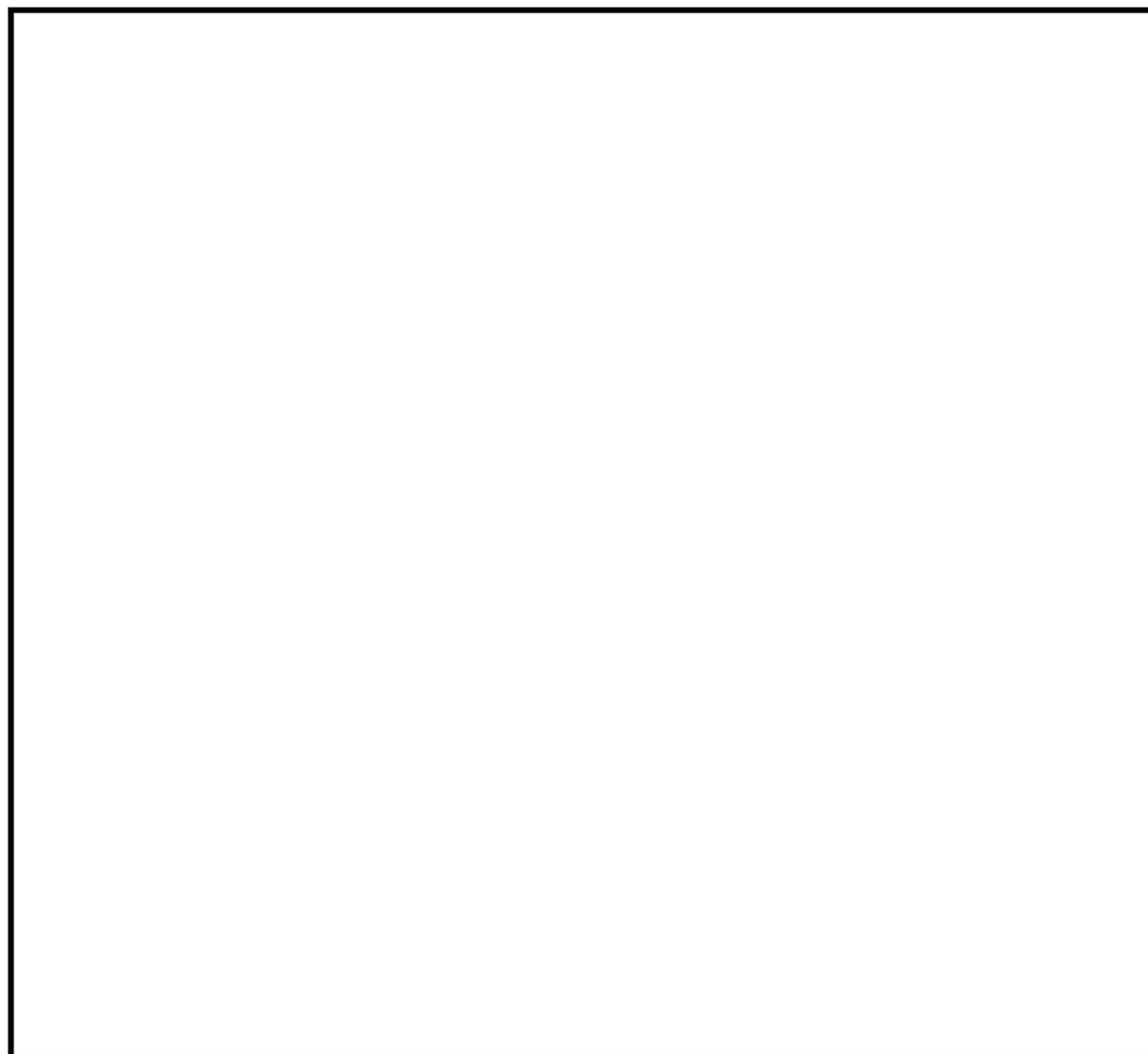
- 3 The approved parking facilities for vehicles shall not be used for any purpose other than the parking of motorised vehicles and access shall be maintained at all times to allow them to be used as such.

Reason

To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy saved policy GEN1 in the Hart District Local Plan.

**APPLICATION REFERENCE NO: I0/00259/HOU**

<b>Site Address:</b>	4 Grange Road, Church Crookham, Fleet, GU52 6QS
<b>Proposals:</b>	Erection of a single storey rear extension. Erection of a single storey front extension and garage conversion with pitched roof over, replacing flat roof.
<b>Applicant:</b>	A Carr
<b>Consultation Expiry</b>	26th March 2010
<b>Application Expiry</b>	1st April 2010
<b>Planning Committee Ward Member</b>	Cllr Simon Ambler
<b>Parish Council</b>	Fleet Parish
<b>Officer</b>	Mrs Sheila Andrews
<b>Recommendation:</b>	Grant Permission



## BACKGROUND INFORMATION

This application is reported to the Planning Committee as the Agent is an employee of Hart District Council.

## THE SITE

The application property is a semi-detached two storey dwelling located on the eastern side of Grange Road. Grange Road is a cul-de-sac of 5 properties and is located off Cranford Avenue.

There is a change in the application site ground levels and the land slopes downwards in an easterly direction.

The application site has an area of approximately 0.05ha. The plot is rectangular in shape and extends approximately 48 metres from the front to the rear boundary. There is low post and rail fencing and a mature hedgerow planted along the front boundary and the frontage has a width of approximately 12 metres.

There is a 1.8 metre high timber along the common side front and rear boundary with No. 5 Grange Road and there allotments to the rear of this property. No 5 is a bungalow and at the time of the site visit was unoccupied and was in a poor state of repair.

The adjoining semi is No. 3 Grange Road. There is a low brick wall and fence along the common side front boundary, a low brick wall and shrubs planted along the common side rear boundary and No. 3 has a rear conservatory.

The property dates from the mid 1970's and is constructed of brick walls and has a tiled roof.

## PROPOSAL

This is a full application for the proposed construction of a single storey rear extension, a single storey front extension, conversion of the garage to living accommodation and a store and a pitched roof above the existing flat roof.

It is proposed that approximately two thirds of the garage space would be converted to form a study and the remaining one third would be used as a store, it is proposed that the garage door would remain. It is proposed that the flat roof above the garage, utility room to the rear of the garage would be change to a low pitched roof. The roof would be hipped back towards the main dwelling and would be approximately 3.5 metres high where it would abut the dwelling, two rooflights are proposed in the resultant roof slope.

The single storey front extension would, essentially, in-fill an open porch. The extension would measure approximately 1.4 metres by approximately one metre and the roof would be low pitched and would be approximately 3 metres high where it would abut the main dwelling. An entrance door and small window in the flank elevation is proposed.

The proposed single storey rear extension would project approximately 3.8 metres beyond the rear wall of the dwelling and the extension would be approximately 3.8 metres wide. It is proposed that the roof would be pitched and would be hipped away from the boundary with No. 3 Grange Road.

The ridge height of the roof would be approximately 3.6 metres and a rooflight is proposed in each side of the roof slope.

An opening is proposed in the rear facing elevation and full height glazed doors with side lights are proposed in the south facing elevation.

It is proposed that the space underneath the rear extension would be used as a storage area.

It is proposed that the external surface materials, doors and windows would match those used on the main dwelling.

The site plan details that three on-site parking spaces would be provided.

## RELEVANT PLANNING HISTORY

HDC/12032, first floor extension to form bedroom, approved 09.11.1984.

07/00523/FUL, erection of single storey garage and a first floor extension, approved 04.05.2007. (To date, the permission has not been implemented).

HDC/705, consent for the original dwelling, approved 1974.

## CONSULTATIONS

Fleet and Church Crookham Planning Advisory Group – no objections.

Local Highway Authority – no objections.

Site notice expiry date: 26/03/2010.

## PUBLIC COMMENTS

No letters of representation have been received.

## RELEVANT PLANNING POLICIES

Hart District Local Plan saved policies: GEN1, GEN4, URBI, URBI6, T14 and CON5.

## F. MAIN ISSUES

- \* Principle
- \* Scale, design and appearance within the street scene
- \* Impact on the amenities of adjoining neighbours
- \* Parking
- \* Biodiversity

## G. CONSIDERATIONS

### \* Principle

The application property is located within the Fleet and Church Crookham urban settlement boundary where there is a presumption in favour of an extension to a residential property provided the proposal is in compliance with development plan policies and that there is no unacceptable harm.

### Scale, design and appearance within the street scene

Saved policies GEN1 (i), GEN4 and URBI6 (i) permit development where, amongst other requirements, the proposal is in keeping in terms of scale, design, bulk and massing. Generally speaking extensions should be subservient to the existing dwelling.

Saved policy URBI6 (iii) allows development that does not harm the street scene.

The overall increase in the footprint of the dwelling would not be unduly excessive. Given that the plot is a reasonable size for this type of dwelling; the proposed extensions would not be disproportionate to the original dwelling and would not result in a cramped appearance.

Due to their design, it is considered that the overall height of the proposed extensions would be subordinate and sympathetic to the host dwelling. The style of the roofs would match that of the existing dwelling and other properties in the vicinity which is considered a reasonable design solution for pitched roofs.

Given the single storey nature of the proposed front extension and rear extension it is considered that their design and appearance would be acceptable and in keeping with character of the main dwelling.

The external materials, windows and doors to be used would match those used on the existing property and are considered to be in keeping with the existing house and the character of the area.

Whilst the proposed front extension and new pitched roof would be visible from the front of the property, given this is a residential area and it is not uncommon to see glimpses of front/side additions, it is considered that the proposal would not detrimentally affect the overall character and appearance of the street scene.

As such, it is considered that the proposal would comply with the above Local Plan saved policies.

\* Impact on the amenities of the adjoining neighbours

Saved policies GENI (iii) and URBI6 (ii) permits development provided that there is no material loss of amenities to neighbours.

Given the siting and single storey nature of the proposed rear and front extensions it is considered that the proposal would not have an unacceptable impact on the residential amenities of the occupiers of the adjoining properties or the residential amenities of the occupiers of other adjoining properties or other properties in the immediately vicinity.

As such, it is considered that the proposal would comply with the above Local Plan saved policies.

\* Parking

Saved policy GENI (vii) permits development where there would be adequate arrangements on site for access, servicing or the parking of vehicles.

Saved policy T14 states that development proposal which accord with other policies of this plan will be permitted provided, under criterion (iii), they make adequate provision for highway safety, access and internal layout and parking.

More recently the Council's Parking Provision Interim Guidance August 2008 has been adopted.

The property has 3 bedrooms and the proposal would not result in an increase in the number of bedrooms.

Under the adopted Parking Provision Interim Guidance a three bedroom property in this location, Zone 2, would require 3 on-site parking spaces.

There is sufficient space to park three vehicles on-site, on the driveway and to the front of the property; therefore, it is considered that there is sufficient on-site parking provision to meet the requirements of the Council's adopted Parking Provision Interim Guidance.

As such, it is considered that the proposal would comply with Local Plan saved policy GENI and the adopted Parking Provision Interim Guidance.

\* Biodiversity

Saved policy CON5 requires that development does not harm any protected species or their habitats.

The applicant has stated that "...since my occupation of the property there have been no siting of bats on the premises. The existing roof which is affected is a flat roof and is easily accessed and visible. There is no evidence of bats being around..."

However, an informative can be added to the decision to state that if any evidence of bats is found on site, Natural England must be informed and a European Protected Species Licence for development obtained from them prior to works continuing.

As such, it is considered that the proposal would comply with the above Local Plan saved.

## **RECOMMENDATION**                      **Grant Permission**

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

### Reason

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour, texture and bond, those on the existing building.

### Reason

To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy saved policy GEN1 of the Hart District Local Plan

## **INFORMATIVES**

- 1 The applicant is reminded of the need to ensure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. This will include ensuring works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays and no working on Sunday and Bank Holidays. The storage of materials and parking of operative's vehicles should be normally arranged on site.
- 2 The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats etc.) Regulations 1994, bats are a protected species and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must be informed and a licence for development obtained from them prior to works continuing. For further information go to [www.naturalengland.org.uk](http://www.naturalengland.org.uk) or contact Natural England (S.E. regional office) on 0238 028 6410.

**APPLICATION REFERENCE NO: 10/00468/HOU**

<b>Site Address:</b>	2 South Ridge, King Street, Odiham, Hook Hampshire RG29 ING
<b>Proposals:</b>	Erection of a single storey front and side extension and a first floor extension over the existing garage. The existing garage to be converted to habitable accommodation and a new attached garage constructed to the side of property with a new vehicular access.
<b>Applicant:</b>	Mr Adam Forbes
<b>Consultation Expiry</b>	3rd April 2010
<b>Application Expiry</b>	26th April 2010
<b>Planning Committee Ward Member</b>	Cllr Stephen Gorys
<b>Parish Council</b>	Odiham
<b>Officer</b>	Mrs Sheila Andrews
<b>Recommendation:</b>	Grant Permission



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## THE SITE

The application property is a detached two storey dwelling located on the northern side of South Ridge. South Ridge is a cul-de-sac and is located off King Street. The cul-de-sac has a mix dwelling types, detached bungalows and detached two storey dwellings, albeit of similar character and period as the application property. It should be noted that a number of other properties have been extended. The application property dates from the early 1960's and is constructed of brick walls and has a tiled roof.

There is a change in the application site ground levels and the lands slopes downwards in a southerly direction. The site has an area of approximately 0.06ha. The plot is irregular in shape and at its deepest point extends approximately 34 metres from the front to the rear boundary. The property's frontage is open plan and has a width of approximately 18 metres.

The property's front garden area is partly laid to lawn and the driveway has a concrete and block paved surface.

There is 1.8 metre high timber fencing along the common side rear boundaries with Nos. 1 and 3 South Ridge. There is mature hedgerow planted along the boundary with the footpath that runs to the rear of the property.

Nos. 1 and 3 are two storey detached dwellings. No. 1 has had a two storey side extension and has recently had planning permission to convert its integral garage into living accommodation. No. 3 has had a first floor side extension.

The boundary of the Odiham Conservation Area abuts the rear boundary of the property; however, the application site is outside the defined boundary.

## PROPOSAL

This is a full application for the proposed construction of a single storey front and side extension and a first floor extension over the existing garage. The existing garage would be converted to habitable accommodation and a new attached garage constructed to the side of the property. A new vehicular access is proposed and the existing access would be stopped up.

The front wall of the proposed ground floor extension would have a width of approximately 6.6 metres and the extension would project approximately 1.5 metres beyond the front wall of the main dwelling. The flank wall would have a length of approximately 4 metres, then would step out by approximately 2 metres and then would extend rearwards by approximately 5.3 metres. It is proposed that the side projection would be single storey. The extension would provide an entrance porch, a w.c, a family room, a dining room and a utility room.

It is proposed that the roof above the single storey side extension would be hipped back towards the main dwelling and would be approximately 3.8 metres high. Similarly, it is proposed that the roof above the front element would be hipped back towards the main dwelling and would be approximately 3.6 metres high.

The proposed first floor extension above the existing garage and above part of the proposed ground floor front extension would provide a bedroom with en-suite facilities. The front wall of the extension would be set back approximately 1.5 metres from the main front wall; the flank wall would have a length of approximately 6.8 metres and the rear wall a width of approximately 3.5 metres. The roof would be pitched and would be approximately 7.3 metres high at its ridge. The ridge line would be set down approximately 300mm below the ridge line of the main dwelling.

It is proposed that the external walls of the single storey side extension and garage building would be brick and the walls of the main dwelling would be rendered and part of the upper walls on the front and rear would be tile hung. It is proposed that roof tiles on the side extensions would match the existing dwelling and the roof tiles on the garage would be Cambrian slate. It is proposed that the windows and doors would match those used on the existing dwelling and the new driveway/parking area would be block paved.

A Design and Access Statement has been submitted.

## RELEVANT PLANNING HISTORY

HWR/3571 and HWR/3751/2, consent for the original dwelling, approved 27.05.1960 and 30.06.1961.

HWR/3751/6, extension, approved 28.07.1964.

## CONSULTATIONS

Odiham Parish Council – Objection. “The application increases the number of habitable rooms whilst reducing off road car parking in an area which become particularly congested during school times. The property extension moves the building line forward with numbers 1 and 3”.

Local Highway Authority – no objections subject to condition.

Hampshire County Council – Ecologist – “Although information from the applicant states that there is no evidence of bats present, no formal ecological information from an ecologist has been provided with this application. The proposal involves a first floor extension and therefore may impact the existing roof and roof space of the building. Should bats (European protected species) be present they may be impacted by the works. The site is not within close proximity to woodland or water and the property appears to be fairly modern. However the condition of the property is not clear and I would advise you to refer to the attached Bat Survey Trigger list to determine whether bat information is required”.

Site notice expiry date: 03/04/2010.

## PUBLIC COMMENTS

One letter of objection has been received raising the following main issues:

- \* Object to rendering
- \* Over developing side width
- \* Damage to drainage

One letter of support has been received:

- \* No adverse effect upon visual or other amenities in the road and neighbourhood
- \* Improve appearance of house and make it more in keeping

## RELEVANT PLANNING POLICIES

Hart District Local Plan saved policies: GEN1, GEN4, URBI, URBI6, CON13, T14 and CON5.

## MAIN ISSUES

- \* Principle
- \* Scale, design, appearance within the street scene and impact on the adjacent Conservation Area
- \* Impact on the amenities of adjoining neighbours
- \* Parking
- \* Biodiversity

## CONSIDERATIONS

### Principle

The application property is located within the Odiham urban settlement boundary where there is a presumption in favour of an extension to a residential property provided the proposal is in compliance with development plan policies and that there is no unacceptable harm.

Scale, design, appearance within the street scene and impact on the adjacent Conservation Area

Saved policies GEN1 (i), GEN4 and URBI6 (i) permit development where, amongst other requirements, the proposal is in keeping in terms of scale, design, bulk and massing. Generally speaking extensions should be subservient to the existing dwelling. Saved policy URBI6 (iii) allows development that does not harm the street scene. Saved policy CON13 specifically relates to conservation areas and states that proposals must meet the objectives of conserving or enhancing the character of appearance of the conservation area.

Comments of the Council's Conservation Officer:

“Site Considerations

- \* Adjoining Conservation Area
- \* Modern housing development
- \* Proposal would not cause any visual harm to the appearance or setting of the Conservation Area

Recommendation

Subject to all other planning considerations I have no objections to this proposal”.

Although the proposed extensions would be fairly substantial, the overall increase in the footprint of the dwelling would not be unduly excessive. Given the plot is a reasonable size; the proposed extensions would not be disproportionate to the original dwelling and would not result in a cramped appearance.

Due to its design, it is considered that the overall scale, massing and height of the proposed first floor extension would be subordinate and sympathetic to the host dwelling. The style of the first floor extension roof would match that of the existing roof and the ridge line would be set down below the existing ridge line, which is considered a reasonable design solution for a pitched roof.

The roof tiles, windows and doors to be used would match those used on the existing property and are considered to be in keeping with the existing house and the character of the area.

Whilst the external walls of the existing dwelling are constructed of brick, it is proposed that the resultant dwelling, not the single storey side additions, would be rendered. The objector has raised concerns about this, however, other properties in the cul-de-sac are rendered and, as such, the appearance of the resultant would not be out of keeping with the locality. Furthermore, a suitable planning condition could be imposed to ensure that the external materials are submitted to and approved by the Local Planning Authority.

Whilst the front wall of the proposed ground floor element would project forwards of the main front wall, it is considered that this projection would not be unduly excessive. The proposed development would be visible from certain view points at the front, side and rear of the property, however, given the property is set back in its plot and that this is a residential area and it is not uncommon to see glimpses of front/side/rear additions, it is considered that the proposal would not detrimentally affect the overall character and appearance of the street scene or the adjacent Odiham Conservation Area.

As such, it is considered that the proposal would comply with the above Local Plan saved policies.

Impact on the amenities of the adjoining neighbours

Saved policies GEN1 (iii) and URBI6 (ii) permits development provided that there is no material loss of amenities to neighbours.

Given the siting of the proposed single storey side extensions, the intervening boundary fencing and planting along the boundaries with Nos. 1 and 3 South Ridge it is considered that the proposed side extensions would not have an unacceptable impact on the residential amenities of the occupiers of the adjoining properties or on the residential amenities of the occupiers of other properties in the immediately vicinity.

Clearly, the proposed first floor side extension would be visible from the garden of No. 1 South Ridge. However, there would be a distance of between 2 and 2.5 metres between the flank wall and the boundary with No. 1.

Given this distance, the intervening boundary fencing and that no openings are proposed in the first floor flank elevation, which could be controlled by a suitable planning condition, it is considered that the proposed first floor extension would not appear visually intrusive or overbearing to the occupiers of No. 1 South Ridge.

As such, the proposal would comply with Local Plan saved policies GEN1 (iii) and URBI6 (ii).

#### Parking

Saved policy GEN1 (vii) permits development where there would be adequate arrangements on site for access, servicing or the parking of vehicles.

Saved policy T14 states that development proposal which accord with other policies of this plan will be permitted provided, under criterion (iii), they make adequate provision for highway safety, access and internal layout and parking. More recently the Council's Parking Provision Interim Guidance August 2008 has been adopted.

The existing property has three bedrooms and the proposed first floor side extension would result in a four bedroom property.

Under the adopted Parking Provision Interim Guidance 4 or more bedroom properties in this location, Zone 2, would require 3 on-site parking spaces,

It should be noted that the Local High Authority has raised no objections to the proposal on highway safety grounds.

The submitted site layout plan details that there would be sufficient space to park three vehicles on-site, in the new garage and to the front of the property on the new driveway, therefore, it is considered that there would be sufficient on-site parking provision to meet the requirements of the Council's adopted Parking Provision Interim Guidance.

No details have been submitted with regards to the construction methods for the block paving. However, a suitable planning condition could be imposed to ensure that the block paving would be made of porous materials or provision made to direct run off water from the hard surface to a permeable or porous area or surface.

As such, it is considered that the proposal would comply with Local Plan saved policies GEN1 and T14 and the adopted Parking Provision Interim Guidance.

#### Biodiversity

Saved policy CON5 requires that development does not harm any protected species or their habitats.

The agent has confirmed that "...there is no evidence of bats present in the roof of area.....".

Hampshire County Council's Ecologist advised that "as the condition of the property is not clear", the Local Planning Authority refer to their Bat Survey Trigger list. As the property is post 1960 and is not within 200 m of woodland and/or water, it is considered unlikely that bats to be present.

However, an informative can be added to the decision to state that if any evidence of bats is found on site, Natural England must be informed and a European Protected Species Licence for development obtained from them prior to works continuing.

As such, it is considered that the proposal would comply with Local Plan saved policy CON5.

#### Other matters

The parking of cars in South Ridge and the locality during school times is not a planning matter.

Any damage caused to drainage during any construction works would be the responsibility of the applicant.

## RECOMMENDATION

## Grant Permission

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

### Reason

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 No development shall take place until details and samples of all external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with approved details.

### Reason

To ensure that the external appearance of the building(s) is/are satisfactory and to satisfy saved policy GENI of the Hart District Local Plan.

- 3 The new area of hardstanding shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

### Reason

To comply with saved policies GENI and GENII of the Hart District Local Plan and with national advice in PPS25.

- 4 The window in the ground floor W.C. and first floor en-suite bathroom shall be glazed with obscure glass only and retained as such.

### Reason

To prevent overlooking of an adjoining property/adjoining properties and to satisfy saved policy GENI of the Hart District Local Plan.

- 5 Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (as amended) (or any Order revoking or re-enacting this Order with or without modification) no openings shall be constructed in the first floor west facing elevation of the extension hereby permitted.

### Reason

In the interest of the privacy of the occupiers of the adjoining property/properties and to satisfy saved policy GENI of the Hart District Local Plan.

- 6 The approved parking facilities for vehicles shall not be used for any purpose other than the parking of motorised vehicles and access shall be maintained at all times to allow them to be used as such.

### Reason

To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy saved policy GENI in the Hart District Local Plan.

## INFORMATIVES

- 1 The applicant is reminded of the need to ensure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. This will include ensuring works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays and no working on Sunday and Bank Holidays. The storage of materials and parking of operative's vehicles should be normally arranged on site.
- 2 The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats etc.) Regulations 1994, bats are a protected species and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must

be informed and a licence for development obtained from them prior to works continuing. For further information go to [www.naturalengland.org.uk](http://www.naturalengland.org.uk) or contact Natural England (S.E. regional office) on 0238 028 6410.

**APPLICATION REFERENCE NO: 09/02885/FUL**

**COMMITTEE REPORT ITEM NUMBER: 108**

**EXECUTIVE SUMMARY**

**APPLICATION REFERENCE NO: 09/02885/FUL**

<b>Site Address:</b>	Quillets, , Farm Lane, Crondall, Farnham Surrey GU10 5QE
<b>Proposals:</b>	Erection of two detached dwellings following demolition of existing house.
<b>Applicant:</b>	Mr Roger Wade
<b>Consultation Expiry</b>	12th April 2010
<b>Application Expiry</b>	20th January 2010
<b>Planning Committee Ward Member</b>	Cllr John Bennison
<b>Parish Council</b>	Crondall
<b>Officer</b>	Mr Graham Cann
<b>Recommendation:</b>	Approve with Pre Conditions



## BACKGROUND INFORMATION

This Planning application was considered by the Planning Committee on 14th January 2010 and the resolution was to grant permission subject to;

(1) The submission of amended plans to show a less bulky roof to be agreed in conjunction with the Chairman Local Ward Member and Conservation Officer; and

(2) The completion of a S106 Agreement to secure the financial contributions of £9,725.03 towards SANGS for the SPA, £11,760 for Leisure and Open Spaces, £5,457 for NHTS and £10,168 for Education, that planning permission be granted subject to conditions.

Following discussion the applicant has submitted amended drawings. These have removed the accommodation within the roofspace which results in the loss of the roof windows and the reduction in the roof ridge heights by 1.3m. Furthermore, due to the change in levels across the site, the applicant has been able to set the properties lower into the ground.

As a result of reducing the bulk of the roofs, it was not proposed to have accommodation within this area. Therefore, the applicant has proposed to extend the properties by 2.5m from the rear elevation to compensate for the loss of the roof accommodation and provide a single storey side extension. The applicant has also removed the conservatories from the rear.

### Public Observations

The neighbouring residents have been consulted on the amendment and there have been five letters of representation received, although there have been no new matters raised. The letter confirms the original objections. A model of the development has been provided by local residents and this has been viewed by the Local Ward Councillor, the Planning Officer and the Conservation Officer.

### Main Issue

The removal of the proposed accommodation within the roof spaces has resulted in a significant reduction in the bulk of the building along with a much reduced ridge line. In this regard the first part of the Planning Committee's resolution has been met in full and so the development is now acceptable in full.

However, as a result of reducing the bulk of the roofs, it was now no longer viable to have accommodation within this area. Therefore, the applicant has been proposed to extend the properties by 2.5m from the rear elevation to compensate for the loss of the roof accommodation and provide a single storey side extension. The applicant has also removed the conservatories from the rear.

It is only this latter issue that requires consideration by Planning Committee as this change in footprint was not shown on the original drawings considered by Planning Committee and therefore do not form part of the original resolution to grant planning permission.

### Considerations

Although the site does not lie within a Conservation Area, the Conservation Officer has reviewed the amended plans. He comments that

"I feel the agent as, subject to other planning considerations, satisfactorily responded to a reasonable degree in terms of reduced height and bulk as proposed. The design will appear less imposing and introduction of narrower plan forms will visually help to reduce the scale. I would be happy now to support'.

Focusing in the second matter, the addition of the two storey elements to the rear of the properties, this is considered to be an acceptable compromise. The extensions would project an additional 2.5m from the original rear elevations. The additional bulk created by these extensions would be minimal and due to the distance from the neighbouring properties, there would be no additional impacts on their residential amenities. The location of the extensions, in conjunction with the screening on the common boundaries of the sites would ensure that these extensions would not be detrimental to the character or setting of the adjacent Conservation Area.

In conclusion, the applicant has successfully met the requirements of the Planning Committee in terms of reducing the bulk of the roofs. The addition of the extensions to the rear of the properties is acceptable and gives rise to no material implications. Having said that, it is proposed to impose a condition removing permitted development rights for extensions and alterations to the properties.

## **RECOMMENDATION**

### **Approve with Pre Conditions**

A Subject to the completion of the legal agreement by 19.01.10, to secure the financial contributions of £9,725.03 towards SANGS for the SPA, £11,760 for Leisure and Open Spaces, £5,457 for NHTS and £10,168 for Education, then Permission GRANTED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

#### **REASON**

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prioritise delivery of housing given the limited supply of SANG at Hitches Lane.

2 No development shall take place until details of all external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with approved details.

#### **Reason**

To ensure that the external appearance of the building(s) is/are satisfactory and to satisfy saved policy GEN1 of the Hart District Local Plan.

3 The dwelling shall achieve a Code Level 4 in accordance with the requirements for the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

#### **Reason**

In order to secure the sustainable design and construction of the development in accordance with PPS1.

4 Before the development hereby permitted is begun a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

#### **Reason**

In order to secure sustainable design and construction of the development in accordance with PPS1: Delivering Sustainable Development and policy CC4 in the South East Plan.

5 No works shall start on site until plans showing details of the proposed ground levels and proposed finished roof ridge levels within the area covered by the application have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the details so approved.

Reason: To ensure that the works are carried out at suitable levels in relation to adjoining properties and highways and in the interest of visual amenity.

6 Before the development hereby permitted is begun a scheme for grey water recycling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

#### **Reason**

To satisfy the requirements of the Planning and Climate Change Supplement to PPS1 and policy CC4 in the South East Plan.

- 7 No work shall take place until details of the means of protection, including method statements where appropriate, for all trees, hedges, hedgerows and shrubs on site, unless indicated as being removed, have been submitted to and approved in writing by the Local Planning Authority. The trees, hedges, hedgerows and shrubs shall be retained and protected in accordance with the approved details for the duration of works on the site and for at least five years following occupation of the approved development, unless otherwise agreed by the Local Planning Authority. Any such vegetation immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site.

Any such vegetation removed without the Local Planning Authority's consent, or which die or become, in the Authority's opinion, seriously damaged or otherwise defective during such period shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented as soon as is reasonably practicable and, in any case, replacement planting shall be implemented by not later than the end of the following planting season, with planting of such size and species and in such number and positions as may be agreed with the Authority in writing.

Reason

To ensure the continuity of amenity afforded by existing vegetation and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 8 No development shall take place until the existing building has been demolished and all resultant materials removed from site.

Reason

To protect the amenities of the area and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 9 There shall be no burning of demolition materials on the site.

Reason

To protect the amenities of the area and to satisfy saved policy GEN1 of the Hart District Local Plan

- 10 The approved parking facilities for vehicles shall not be used for any purpose other than the parking of motorised vehicles and access shall be maintained at all times to allow them to be used as such.

Reason

To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy saved policy GEN1 in the Hart District Local Plan.

- 11 The development shall be carried out in accordance with the site level drawing provided on drawing number CRO 1421/9 rev.C and the ridge height of the properties shall not exceed the height shown. Development shall be carried out in accordance with the approved details.

Reason

To protect the amenities of the area and to satisfy saved policy GEN1 in the Hart District Local Plan.

- 12 Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (as amended) (or any Order revoking or re-enacting this Order with or without modification) no enlargement of the dwelling house, as permitted by Class A, B, C or D of Part I of the Second Schedule of the Order, shall be constructed.

Reason

To ensure the retention of a satisfactory appearance to the development, to avoid overdevelopment of the site and to satisfy saved Policy GEN1 of the Hart District Local Plan.

- B Should the requirements set out in A above not be satisfactorily secured, then the Development Services Manager be authorised to REFUSE permission for the following reasons.

- 1 The proposed development will give rise to additional detrimental impacts on the transport infrastructure, which includes community based transport initiatives, cycling and pedestrian links and public transport. As such the proposal is contrary to South East Plan policies CC7 and T7, saved policies T14 and T16 in the adopted Hart District Local Plan (Replacement) 1996-2006 and the Local Transport Plan.
- 2 The site is located within 5km of the Bourley and Long Valley Site of Special Scientific Interest (SSSI) which forms part of the Thames Basin Heaths Special Protection Area (SPA). In the absence of any evidence that the test of no alternatives under Regulation 49 of The Conservation (Natural Habitats, etc.) Regulations 1994 can be satisfied, or evidence that there are grounds of overriding public interest, the proposed development, either alone or in combination with other plans or projects, would be likely to have a significant adverse effect on the SPA. As such the proposal is contrary to South East Plan Policy NRM6 and saved policies CON 1 and CON 2 in the adopted Hart District Local Plan (Replacement) 1996-2006.
- 3 The proposed development would exacerbate the existing deficiency in provision for leisure facilities within the vicinity of the site. As such the proposal would be contrary to the Hart District adopted Leisure Strategy.

## **PLANNING COMMITTEE**

**Date and Time:** Wednesday, 14<sup>th</sup> April 2010 at 7.00 pm

**Place:** Council Chamber, Civic Offices, Fleet

**Present:**

### **COUNCILLORS –**

Cockarill - (Chairman)

Ambler	Gotel	Simpson
Appleton	Kennett	Street
Bennison	Parker	Wheale
Butler C	Radley J E	

In Attendance: Councillor Healey

Officers Present:

Robert Jackson - Development Control Manager  
Graham Cann - Senior Planning Officer  
Tricia Jackson - Senior Committee Services Officer  
Brendan Gollogly - Planning Solicitor (Shared Legal Services)

### **90. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 10<sup>th</sup> March and the resumed meeting held on 17<sup>th</sup> March 2010 were confirmed and signed as a correct record.

### **91. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Band, Billings, Blewett, Gorys, Henderson and Maughan.

### **92. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made the following announcements:

1. The Environment Agency would be in attendance on Wednesday, 12<sup>th</sup> May at 6.00 pm prior to the Planning Committee meeting to give a briefing on their work, particularly in relation to flooding. The presentation would take approximately 30 to 40 minutes.
2. On 9<sup>th</sup> June, representatives from Taylor Wimpey would be in attendance prior to the Planning Committee meeting, to give a short presentation on the Queen Elizabeth Barracks application so that Members could ask any questions prior to the application being considered at a future meeting.

**93. DECLARATIONS OF INTEREST (PERSONAL OR PERSONAL AND PREJUDICIAL)**

Councillor Butler declared a personal interest in Application No 10/00127/HOU – 6 Kestrel Close, Ewshot – as he was acquainted with the public speaker.

**94. SUMMARY OF PLANNING APPEAL DECISIONS**

The Summary of Planning Appeal Decisions was noted.

**95. PLANNING (ENFORCEMENT) SUB-COMMITTEE**

The Minutes of the Planning (Enforcement) Sub-Committee meeting held on 8<sup>th</sup> March 2010 were noted.

**96. DEVELOPMENT APPLICATIONS**

The applications set out in the accompanying schedule were considered and decisions made as shown.

The meeting closed at 8.30 pm

## HART DISTRICT COUNCIL

### DEVELOPMENT APPLICATIONS

Decisions/Recommendations – 14<sup>th</sup> April 2010

- 09/02434/HOU**     **24 Meadow Way, BLACKWATER**  
Erection of front and rear dormer extensions. Erection of a single storey rear extension. Demolish front part of garage and extend garage to rear (*Permission Granted*)
- 09/03189/FUL**     **Elvetham Heath Community Centre, The Key, FLEET**  
Erection of single storey extension to rear of Elvetham Heath Community Centre to extend existing Pre-School facilities (*Permission Granted*)
- 10/00001/HOU**     **4 Albert Cottages, Colt Hill, ODIHAM**  
Erection of a single storey rear extension (*Permission Granted*)
- 10/00002/LBC**     **4 Albert Cottages, Colt Hill, ODIHAM**  
Erection of a rear single storey extension (*Listed Building Consent Granted*)
- 10/00259/HOU**     **4 Grange Road, CHURCH CROOKHAM**  
Erection of a single storey rear extension. Erection of a single storey front extension and garage conversion with pitched roof over, replacing flat roof (*Permission Granted*)
- 10/00468/HOU**     **2 South Ridge, King Street, ODIHAM**  
Erection of a single storey front and side extension and a first floor extension over the existing garage. The existing garage to be converted to habitable accommodation and a new attached garage constructed to the side of property with a new vehicular access (*Permission Granted*)
- 10/00127/HOU**     **6 Kestrel Close, EWSHOT**  
Erection of detached triple garage following conversion of existing integral garage to habitable accommodation

Permission GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).*

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour, texture and bond, those on the existing building.

*Reason: To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy saved policy GEN1 of the Hart District Local Plan*

3. No development shall take place until full details of both hard and soft landscape have been submitted to and approved in writing by the Local Planning Authority.

Hard details shall include, as appropriate, proposed finished levels and/or contours, means of enclosure of unbuilt open areas and hard surfacing materials.

Soft landscape details shall include planting plans, written specifications (including cultivation and other operations associated with plant establishment), schedules of plants, noting species, planting sizes and proposed densities where appropriate.

Details shall further include a proposed timetable for planting and laying out of hard surfaces.

*Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN1 of the Hart District Local Plan.*

4. The building hereby permitted shall not be used for any purpose other than the parking of motorised vehicles or other purposes ancillary to the occupation of 6 Kestrel Close as a dwellinghouse and access shall be maintained at all times to allow them to be used as such. The building shall not be used for any other purpose without the prior written approval of the Local Planning Authority.

*Reason: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy saved policy GEN1 in the Hart District Local Plan.*

5. No exterior lighting shall be installed on the building hereby permitted without the prior written approval of the Local Planning Authority.

*Reason: To protect the amenities of the surrounding area and to satisfy saved policy GEN1 in the Hart District Local Plan.*

6. No development or demolition work or delivery of materials shall take place at the site except between the hours of 07:30 to 18:00 weekdays or 08:00 to 13:00 hours Saturdays. No development or demolition work or deliveries of materials shall take place on Sundays or Public Holidays.

*Reason: To protect the amenity of nearby residential occupiers and to satisfy saved policy GEN1 of the Hart District Local Plan.*

7. Hard and soft landscaping works shall be fully carried out in accordance with the approved details, including the approved timetable, and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice. The Council shall be notified in writing of the completion of the scheme or any agreed phase of such scheme.

Any trees or plants which, within a period of five years after approved completion, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved, unless the Council gives its written consent to any variation.

*Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN1 of the Hart District Local Plan.*

Note: Mr Michael W Hall spoke AGAINST the application.

**09/02885/FUL      Quillets, Farm Lane, CRONDALL**  
**Erection of two detached dwellings following demolition of existing house**

A

In the event that submission of protected species information and proposed mitigation is submitted by 30 June 2010 and that the Head of Planning Services is satisfied that the proposed information/mitigation is satisfactory, and subject to the completion of the legal agreement to secure the financial contributions of £9,725.03 towards SANGS for the SPA, £5,457 for NHTS and £10,168 for Education, then Permission GRANTED subject to the relevant conditions (essentially as set out in the agenda papers with any amendments necessary in the light of the protected species information/mitigation).

1. The development hereby permitted shall be begun before the expiration of one year from the

date of this permission.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prioritise delivery of housing given the limited supply of SANG at Hitches Lane.*

2. No development shall take place until details of all external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with approved details.

*Reason: To ensure that the external appearance of the building(s) is/are satisfactory and to satisfy saved policy GEN1 of the Hart District Local Plan.*

3. The dwelling shall achieve a Code Level 3 in accordance with the requirements for the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

*Reason: In order to secure the sustainable design and construction of the development in accordance with PPS1.*

4. Before the development hereby permitted is begun a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

*Reason: In order to secure sustainable design and construction of the development in accordance with PPS1: Delivering Sustainable Development and policy CC4 in the South East Plan.*

5. The development shall be carried out in accordance with the site levels shown on drawing number CRO 1421/9 rev. C and the ridge height of the properties shall not exceed the heights shown. Development shall be carried out in accordance with the approved details. To this extent details of setting out of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the development being commenced.

*Reason: To protect the amenities of the area and to satisfy saved policy GEN1 in the Hart District Local Plan.*

6. Before the development hereby permitted is begun a scheme for grey water recycling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development..

*Reason: To satisfy the requirements of the Planning and Climate Change Supplement to PPS1 and policy CC4 in the South East Plan.*

7. No work shall take place until details of the means of protection, including method statements where appropriate, for all trees, hedges, hedgerows and shrubs on site, unless indicated as being removed, have been submitted to and approved in writing by the Local Planning Authority. The trees, hedges, hedgerows and shrubs shall be retained and protected in accordance with the approved details for the duration of works on the site and for at least five years following occupation of the approved development, unless otherwise agreed by the Local Planning Authority.

Any such vegetation immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site.

Any such vegetation removed without the Local Planning Authority's consent, or which die or become, in the Authority's opinion, seriously damaged or otherwise defective during such period shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented as soon as is reasonably practicable and, in any case, replacement planting shall be implemented by not later than the end of the following planting season, with planting of such size and species and in such number and positions as may be agreed with the Authority in writing.

Reason: *To ensure the continuity of amenity afforded by existing vegetation and to satisfy saved policy GEN1 of the Hart District Local Plan.*

8. No development shall take place until the existing building has been demolished and all resultant materials removed from site.

Reason: *To protect the amenities of the area and to satisfy saved policy GEN1 of the Hart District Local Plan.*

9. There shall be no burning of demolition materials on the site.

Reason: *To protect the amenities of the area and to satisfy saved policy GEN1 of the Hart District Local Plan.*

10. The approved parking facilities for vehicles shall not be used for any purpose other than the parking of motorised vehicles and access shall be maintained at all times to allow them to be used as such.

Reason: *To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy saved policy GEN1 in the Hart District Local Plan.*

11. No development or demolition work or delivery of materials shall take place at the site except between the hours of 07:30 to 18:00 weekdays or 08:00 to 13:00 hours Saturdays. No development or demolition work or deliveries of materials shall take place on Sundays or Public Holidays.

Reason: *To protect the amenity of nearby residential occupiers and to satisfy saved policy GEN1 of the Hart District Local Plan.*

12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (as amended) (or any Order revoking or re-enacting this Order with or without modification) no enlargement of the dwelling house, as permitted by Class A, B, C or D of Part I of the Second Schedule of the Order, shall be constructed.

Reason: *To ensure the retention of a satisfactory appearance to the development, to avoid overdevelopment of the site and to satisfy saved Policy GEN1 of the Hart District Local Plan.*

## B

In the event that protected species information and proposed mitigation information is not submitted, or that the Head of Planning Services is satisfied that the proposed information/mitigation is not satisfactory, the Head of Planning Services be delegated to REFUSE planning permission, following consultation with the Chairman and Ward Member, for the following reasons:

1. The bat survey shows that the existing dwelling is used by bats for roosting however further surveys are required to establish the nature of the roost and what mitigation is required to ensure that the species are protected. As a result, the Local Planning Authority does not have sufficient information to satisfy itself that the three tests set out as applied by Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 can be satisfied. As such, the proposal is contrary to the Hart District Local Plan Policy CON5 and PPS9.
2. The proposed development will give rise to additional detrimental impacts on the transport infrastructure, which includes community based transport initiatives, cycling and pedestrian links and public transport. As such the proposal is contrary to South East Plan policies CC7 and T7, saved policies T14 and T16 in the adopted Hart District Local Plan (Replacement) 1996-2006 and the Local Transport Plan.
3. The site is located within 5 kilometres of the Bourley and Long Valley Site of Special Scientific Interest (SSSI) which forms part of the Thames Basin Heaths Special Protection Area (SPA). In the absence of any evidence that the test of no alternatives under Regulation 62 of The Conservation of Habitats and Species Regulations 2010 can be

satisfied, or evidence that there are grounds of overriding public interest, the proposed development, either alone or in combination with other plans or projects, would be likely to have a significant adverse effect on the SPA. As such the proposal is contrary to South East Plan Policy NRM6 and saved policies CON 1 and CON 2 in the adopted Hart District Local Plan (Replacement) 1996-2006.

4. The proposed development would exacerbate the existing deficiency in provision for primary and secondary schooling in the vicinity of the site. As such the proposal would be contrary to South East Plan Policy CC7 and the accompanying text to saved Policy URB20 of the Hart District Local Plan (Replacement) 1996-2006.

Note:

1. A site visit had been made to this location.
2. M J Coomber spoke AGAINST the application.
3. Sarah Conlan (Agent) spoke FOR the application.