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NOTICE OF MEETING

Meeting:	Planning Committee
Date and Time:	Wednesday 9 March 2022 7.00 pm
Place:	Council Chamber
Telephone Enquiries to:	Committee Services Committeeservices@hart.gov.uk
Members:	Ambler, Blewett, Cockarill, Delaney, Kennett, Oliver (Chairman), Quarterman, Radley, Southern, Wheale and Worlock

Joint Chief Executive

CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU51 4AE

AGENDA

This Agenda and associated appendices are provided in electronic form only and are published on the Hart District Council Website.

Please download all papers through the Modern.Gov app before the meeting.

- At the start of the meeting, the Lead Officer will confirm the Fire Evacuation Procedure.**
- The Chairman will announce that this meeting will be recorded and that anyone remaining at the meeting has provided their consent to any such recording.**

1 MINUTES OF PREVIOUS MEETING (Pages 3 - 7)

The Minutes of the meeting held on 9 February 2022 to be confirmed and signed as a correct record.

2 APOLOGIES FOR ABSENCE

To receive any apologies for absence from Members*.

***Note:** Members are asked to email Committee Services in advance of the meeting as soon as they become aware they will be absent.

3 DECLARATIONS OF INTEREST

To declare disclosable pecuniary, and any other, interests*.

***Note:** Members are asked to email Committee Services in advance of the meeting as soon as they become aware they may have an interest to declare.

4 CHAIRMAN'S ANNOUNCEMENTS

5 DEVELOPMENT APPLICATIONS (Pages 8 - 13)

To accept updates via the Addendum and to consider the planning report/schedule from the Head of Place.

6 21/03202/HOU - 8 CONNAUGHT ROAD, FLEET GU51 3RA (Pages 14 - 25)

7 22/00143/HOU - MOOR PLACE, 34 MOULSHAM LANE, YATELEY GU46 7QY (Pages 26 - 32)

8 21/03122/HOU - ORCHARD COTTAGE, BROAD OAK, ODIHAM, HOOK RG29 1AH (Pages 33 - 46)

Date of Publication: Tuesday, 1 March 2022

PLANNING COMMITTEE

Date and Time: Wednesday 9 February 2022 at 7.00 pm

Place: Council Chamber

Present:

Ambler, Blewett, Coburn (substitute), Cockarill, Crampton (substitute), Delaney, Kennett, Oliver (Chairman), Quarterman and Radley

In attendance:

Officers:

Mark Jaggard	Head of Place
Steph Baker	Development Management & Building Control Manager
Peter Lee	Planning Team Leader
Miguel Martinez	Principal Planning Officer
Pat Aird	Planning Officer
Chris Hill	Planning Officer
Dale Jones	Planning Officer
Craig Harman	Planning Assistant
Debbie Berry	Shared Legal Services

72 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 12 January 2022 were confirmed and signed as a correct record.

73 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Southern (substituted by Cllr Crampton) and Worlock (substituted by Cllr Coburn).

74 DECLARATIONS OF INTEREST

None

75 CHAIRMAN'S ANNOUNCEMENTS

The visit to view completed development applications has been postponed due to Member availability and until the weather improves.

76 PAPER A

20 affordable dwellings on an entry-level exception site with vehicular access from Reading Road alongside landscaping, public open space, internal roads, parking and associated drainage infrastructure.

Members were sent an email with attached documents from the applicant on 8 February 2022 which was noted in the verbal Officer's update.

It was noted that the applicant had submitted a non-determination appeal concurrently to submitting another identical application.

Members voted in favour of endorsing the Paper A recommendation for use in the Council's Statement of Case in the planning appeal.

77 DEVELOPMENT APPLICATIONS

The planning reports from the Head of Place were considered and the updates via the Addendum were accepted.

78 21/02002/FUL - THE OLD DAIRY, WHITE LANE, GREYWELL, HOOK RG29 1TL

Demolition and replacement of an agricultural building, silo and stores to provide for a wellness centre with flexible rural workspace and ancillary vitality bar, creation of a secondary access road, parking and landscaping.

Members considered:

- The volume of people on site would be 80-100 maximum at any one time
- The increase in traffic and the 88 on-site car parking spaces

Members voted to Grant which was carried.

DECISION - Authorise the Head of Place to **GRANT** permission following completion of a Section 106 legal agreement to secure the payment of financial contributions toward off-site highways improvement works and traffic management measures in Greywell subject to an additional condition:

A traffic management plan including the maximum number of vehicle trips and the maximum number of parking spaces on site to be provided on site shall be submitted to and approved in writing by the local planning authority.

REASON: Policies NBE9 and INF3 of the Local Plan, for highway safety.

Notes:

No site visit took place.

Ms Joanna Butler spoke for the application.

79 19/01288/FUL - BRAMSHILL HOUSE, BRAMSHILL PARK, BRAMSHILL, HOOK RG27 0JW

Change of use of land shown outlined in red on block plan MR100 01 dated 07.10.21 for film making to include the construction of temporary film sets and supporting activities including storage and parking (part retrospective).

Members considered:

- HGV movements and impact on nearby residents
- That complaints resolution would be via a designated person on site

Members voted to Grant which was carried.

DECISION – GRANT as per officer recommendation, subject to conditions and informatives.

Notes:

No site visit took place.

Mr Bob Coe spoke for Bramshill Parish Council against the application.

Mr Simon Vernon-Harcourt spoke for the application.

80 21/02445/AMCON - LAND ON THE EAST SIDE OF BEACON HILL ROAD, EWSHOT, FARNHAM GU52 8DY

Removal of Condition 14 attached to Planning Permission 16/00564/OUT dated 16/05/2018 which limits the total amount of B8 floorspace to a maximum of 3,031.50 sqm or 65% of the total floorspace to be provided at the site whichever is the lesser.

Members considered:

- HGV movements and impact on nearby residents
- Amalgamation of individual units
- Intensification of use on site
- That a physical amalgamation would require a planning application

Members voted to Grant which was not carried.

An alternative motion was proposed:

Refuse the application due to adverse impacts on neighbouring amenity in line with saved policy GEN1 from the Hart Local Plan 2006 and first alterations.

Members voted to Refuse which was carried.

DECISION – REFUSE

Notes:

No site visit took place.

Ms Helen Ross spoke for the application.

81 21/02607/AMCON - CO-OPERATIVE RETAIL SERVICES LTD, 13 READING ROAD, YATELEY GU46 7UH

Variation of Condition 13 attached to Planning Permission 21/00151/FUL dated 02/06/2021 to amend the delivery times to allow extended delivery hours.

Members considered:

- That residents back garden fence is the boundary with the store
- That the previous planning condition to build out the store hasn't yet been implemented
- Residents affected by early morning weekend deliveries and the noise this creates
- Problems in the past trying to control commercial operations located near residential amenities
- Effectiveness of planning conditions dealing with neighbour disturbance
- That the window for two deliveries a day is ample enough
- That a temporary 12-month permission could be granted as an alternative to assess the impacts

Members voted to Grant which was not carried.

An alternative motion was proposed:

Refuse the application due to adverse impacts on neighbouring amenity in line with saved policy GEN1 from the Hart Local Plan 2006 and first alterations.

Members voted to Refuse which was carried.

DECISION – REFUSE due to the impacts on amenity on nearby residential occupiers in line with safe policy GEN1 of the Hart Local Plan 2006 and first alterations.

Notes:

No site visit took place.

Ms Amy Stevens spoke against the application.

Mr James Berggren spoke for the application.

82 21/00630/FUL - GREY HOUSE, MOUNT PLEASANT, HARTLEY WINTNEY, HOOK RG27 8PW

Demolition of existing buildings and erection of a 65-bed care home (Class C2 use), x4 two bed care dwellings (Class C3 use) and associated landscaping, parking, altered access and ancillary development.

Members considered:

- Whether Hart needs more care home provision
- That there could be restrictions on the age of occupiers
- The height of the proposed building shown on plans
- The demolition of a Non-Designated Heritage Asset located in a conservation area
- The impact on climate change of an old building being demolished given potential unsuitability for conversion
- Potential difficulty for modifying the building to make it energy efficient and accessible
- The positive level of engagement with the Parish and council officers

DECISION – GRANT as per officer recommendation, subject to conditions and informatives listed with the addition of a requirement on age in the unilateral legal agreement.

Notes:

No site visit took place.

Cllr Diana Harvey spoke for Hartley Wintney Parish Council for the application.

Mr Turner spoke against the application.

Mr Paul Dickinson spoke for the application.

The meeting closed at 9.56 pm



HEAD OF PLACE
REPORT TO THE PLANNING COMMITTEE OF
2021-22

1. INTRODUCTION

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

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 approximately two weeks in advance of the Committee meeting. Because of the time constraints, some reports may have been prepared before 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.

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). The Committee will then debate the application with the starting point being the officer recommendation.

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. THE COUNCIL'S APPROACH TO THE DETERMINATION OF PLANNING APPLICATIONS

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. This means that any discussions with applicants and developers at both pre-application and application stage will be positively framed as both parties work together to find solutions to problems. This does not necessarily mean that development that is unacceptable in principle or which causes harm to an interest of acknowledged importance, will be allowed.

The development plan is the starting point for decision making. Proposals that accord with the development plan will be approved without delay. Development that conflicts with the development plan will be refused unless other material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date the Council will seek to grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Local Plan taken as a whole; or
- Specific policies in the development plan indicate that development should be restricted.

Unsatisfactory applications will however, be refused without discussion where:

- The proposal is unacceptable in principle and there are no clear material considerations that indicate otherwise; or
- A completely new design would be needed to overcome objections; or
- Clear pre-application advice has been given, but the applicant has not followed that advice; or
- No pre-application advice has been sought.

6. PLANNING POLICY

The relevant development plans are:

- Hart Local Plan (Strategy and Sites) 2032, adopted April 2020
- Saved Policies from the Hart Local Plan (Replacement) 1996-2006 (updated 1st May 2020)
- Policy NRM6 (Thames Basin Heaths Special Protection Area) of the South East Plan (adopted May 2009)
- Hampshire, Portsmouth, Southampton, New Forest National Park and South Downs National Park Minerals and Waste Local Plan 2013
- 'Made' Neighbourhood Plans for the following Parishes: Crondall; Crookham Village; Dogmersfield; Fleet; Hartley Wintney; Hook; Odiham and North Warnborough; Rotherwick; Winchfield.

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.

7. THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING PRACTICE GUIDANCE

Government statements of planning policy are material considerations that must be taken into account in deciding planning applications. Where such statements indicate the weight that should be given to relevant considerations, decision-makers must have proper regard to them.

The Government has also published the Planning Practice Guidance which provides information on a number of topic areas. Again, these comments, where applicable, are a material consideration which need to be given due weight.

8. OTHER MATERIAL CONSIDERATIONS

Material planning considerations must be genuine planning considerations, i.e. they must be related to the purpose of planning legislation, which is to regulate the development and use of land in the public interest. Relevant considerations will vary from circumstance to circumstance and from application to application.

Within or in the settings of Conservation Areas or where development affects a listed building or

its setting there are a number of statutory tests that must be given great weight in the decision making process. In no case does this prevent development rather than particular emphasis should be given to the significance of the heritage asset.

The Council will base its decisions on planning applications on planning grounds alone. It will not use its planning powers to secure objectives achievable under non-planning legislation, such as the Building Regulations or the Water Industries Act. The grant of planning permission does not remove the need for any other consents, nor does it imply that such consents will necessarily be forthcoming.

Matters that should not be taken into account are:

- loss of property value
- land and boundary disputes
- the impact of construction work
- need for development (save in certain defined circumstances)
- ownership of land or rights of way
- change to previous scheme
- 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.
- loss of view
- matters covered by leases or covenants
- property maintenance issues
- the identity or personal characteristics of the applicant
- moral objections to development like public houses or betting shops
- competition between firms,

The Council will base its decisions on planning applications on planning grounds alone. It will not use its planning powers to secure objectives achievable under non-planning legislation, such as the Building Regulations or the Water Industries Act. The grant of planning permission does not remove the need for any other consents, nor does it imply that such consents will necessarily be forthcoming.

9. PLANNING CONDITIONS AND OBLIGATIONS

When used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. Planning conditions should only be imposed where they are:

- necessary;
- relevant to planning and;
- to the development to be permitted;
- enforceable;
- precise and;
- reasonable in all other respects.

It may be possible to overcome a planning objection to a development proposal equally well by imposing a condition on the planning permission or by entering into a planning obligation. In such cases the Council will use a condition rather than seeking to deal with the matter by means of a planning obligation.

Planning obligations mitigate the impact of unacceptable development to make it acceptable in planning terms. Obligations should meet the tests that they are:

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind.

These tests are set out as statutory tests in the Community Infrastructure Levy Regulations

2010. There are also legal restrictions as to the number of planning obligations that can provide funds towards a particular item of infrastructure.

10. PLANNING APPEALS

If an application for planning permission is refused by the Council, or if it is granted with conditions, an appeal can be made to the Secretary of State against the decision, or the conditions. Reasons for refusal must be:

- Complete,
- Precise,
- Specific
- Relevant to the application, and
- Supported by substantiated evidence.

The Council is at risk of an award of costs against it if it behaves “unreasonably” with respect to the substance of the matter under appeal, for example, by unreasonably refusing or failing to determine planning applications, or by unreasonably defending appeals. Examples of this include:

- Preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations.
- Failure to produce evidence to substantiate each reason for refusal on appeal.
- Vague, generalised or inaccurate assertions about a proposal’s impact, which are unsupported by any objective analysis.
- Refusing planning permission on a planning ground capable of being dealt with by conditions risks an award of costs, where it is concluded that suitable conditions would enable the proposed development to go ahead.
- Acting contrary to, or not following, well-established case law
- Persisting in objections to a scheme or elements of a scheme which the Secretary of State or an Inspector has previously indicated to be acceptable.
- Not determining similar cases in a consistent manner
- Failing to grant a further planning permission for a scheme that is the subject of an extant or recently expired permission where there has been no material change in circumstances.
- Refusing to approve reserved matters when the objections relate to issues that should already have been considered at the outline stage.
- Imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the NPPF on planning conditions and obligations.
- Requiring that the appellant enter into a planning obligation which does not accord with the law or relevant national policy in the NPPF, on planning conditions and obligations.
- Refusing to enter into pre-application discussions, or to provide reasonably requested information, when a more helpful approach would probably have resulted in either the appeal being avoided altogether, or the issues to be considered being narrowed, thus reducing the expense associated with the appeal.
- Not reviewing their case promptly following the lodging of an appeal against refusal of planning permission (or non-determination), or an application to remove or vary one or more conditions, as part of sensible on-going case management.
- If the local planning authority grants planning permission on an identical application where the evidence base is unchanged and the scheme has not been amended in any way, they run the risk of a full award of costs for an abortive appeal which is subsequently withdrawn.

Statutory consultees (and this includes Parish Council’s) play an important role in the planning system: local authorities often give significant weight to the technical advice of the key statutory

consultees. Where the Council has relied on the advice of the statutory consultee in refusing an application, there is a clear expectation that the consultee in question will substantiate its advice at any appeal. Where the statutory consultee is a party to the appeal, they may be liable to an award of costs to or against them.

11. 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.

12. 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.

13. 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 Human Rights Act 1998,
- The Equality Act 2010.

14. PUBLIC SPEAKING

The Council has a public speaking scheme, which allows a representative of the relevant Parish Council, 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 only available to those who have made representations within the relevant period or the applicant. 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 each per item for the Parish Council, those speaking against the application and for the applicant/agent. Speakers are not permitted to ask questions of others or to join in the debate, although the Committee may ask questions of the speaker to clarify representations made or facts after they have spoken. For probity reasons associated with advance disclosure of information under the Access to Information Act, nobody will be allowed to circulate, show or display further material at, or just before, the Committee meeting.

15. 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 48 hours before the Committee meeting, except where to correct an error of fact in the report. Copies of individual representations will not be circulated to Members.

16. INSPECTION OF DRAWINGS

All drawings are available for inspection on the internet at www.hart.gov.uk

COMMITTEE REPORT

ITEM NUMBER:

APPLICATION NO.	21/03202/HOU
LOCATION	8 Connaught Road Fleet GU51 3RA
PROPOSAL	Erection of single storey side and rear extensions, blocking up of a window and insertion of a door to ground floor side, removal of garden shed and erection of a garden office/shed
APPLICANT	Mr Ratcliffe
CONSULTATIONS EXPIRY	27 January 2022
APPLICATION EXPIRY	02 March 2022
WARD	Fleet
RECOMMENDATION	Grant



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1. BACKGROUND

The application is being brought to Planning Committee in line with the Council's Constitution as the applicant is an employee of Hart District Council.

2. DESCRIPTION OF SITE

8 Connaught Road is a detached two-storey property. It dates from circa the inter-war period and has a gable roof with applied timber beams in the apex, rendered walls, a front bay and a recessed front door with arched porch. It is located on a regular plot at an elevated position to the highway. The front boundary consists of a low-level brick wall and area laid to lawn together with a vehicle parking area to accommodate three vehicles. The rear garden is laid to lawn with 1.8 metre high fencing to the boundaries. It is located within a causal flood area and set within the settlement policy boundary of Fleet.

3. RELEVANT PLANNING HISTORY

13/01288/HOU Alterations to front bay window and porch. Rear first floor extension .
Granted 15.08.2013

4. PROPOSAL

Erection of single-storey side and rear extensions, blocking up of a window and insertion of a door to the ground floor side, removal of garden shed and erection of a garden office/shed.

The proposed side extension measures 3.8 metres in length, 1.3 metres in width and 2.8 metres in height. There is a glazed 'lean-to' roof proposed on the side extension which measures 0.5m in addition. The proposed rear extension measures 4.5 metres in length, 5.7 metres in width and 3.3 metres in height. There is a central lantern which would increase the maximum height to 3.7 metres.

The proposed outbuildings each measure 5.5 metres in length, 4 metres in width and 3.2 metres in maximum height.

5. RELEVANT PLANNING POLICY

Hart Local Plan (Strategy and Sites) 2016-2032

Policy NBE2 Landscape

Policy NBE5 Managing Flood Risk

Policy NBE9 (Design)

Policy INF3 (Transport)

Hart District Local Plan (Replacement) 1996-2006 Saved Policies

GEN1 (General policy for development);

Fleet Neighbourhood Plan 2018-2032

Policy 10 - General Design Management Policy

Policy 19 - Residential Parking

National Planning Policy Framework (NPPF) (July 2021)

Section 12 (Achieving well-designed places)

Other Material Considerations

Planning Practice Guidance

BRE Report - Site layout planning for daylight and sunlight: a guide to good practice (2011)

6. **CONSULTEE RESPONSES**

Fleet Town Council

NO OBJECTION to house extension but one of the outbuildings infringes the Root Protection Area (RPA) of a neighbour's tree. It has been suggested to have impermeable membrane with slab construction, but it is necessary to maintain the passage of air and water to root area, so needs comment from Harts Tree Officer on acceptable method of construction within the RPA.

PUBLIC COMMENTS

None received.

7. **CONSIDERATIONS**

7a) Principle of Development

The application site is situated within the settlement policy boundary of Fleet where there is a presumption in favour of sustainable development provided to other considerations as set out below.

7b) Design and Visual Impacts

Policy NBE9 of the Hart Local Plan 2032 (HLP32) and Saved Policy GEN 1 of the Hart Local Plan 2006 (HLP06) state that all developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area.

Due to the modest size and scale of the single storey rear and side extensions there would be no adverse impact on the appearance or character of the host dwelling. The overall increase in massing and actual floor space of the dwelling would not be unduly excessive. The proposed extensions would not be disproportionate to the original dwelling and would not result in a cramped appearance.

The proposed rear extension would not be visible within the public realm, but the side extension would be visible from the streetscene. By virtue of size, design and siting the proposal would not dominate or compete with the character of the host dwelling. The single-storey nature and footprint of the extensions would result in a subservient relationship with the host dwelling.

The blocking-up of a window and insertion of a door to the side elevation is a modest and acceptable alteration. The materials to be used are considered to be appropriate and acceptable in design and character respects.

The proposed extensions are of a design which is in-keeping with the host property and of a scale which is sympathetic to the existing dwelling. The proposal would result in a minor visual change in views of the site from the streetscene however this change would not be harmful or impact on the character of the area.

It is proposed to demolish the existing shed and woodshed and erect two new garden outbuildings to the rear of the application site. One would serve as a home office and the other a garden shed. The design of the structures themselves and the external materials proposed are traditional and considered acceptable and a visual improvement compared to the existing outbuildings.

The proposal is acceptable in design terms in line with the policies of the Local Plan and Fleet Neighbourhood Plan.

7c) Impacts upon Amenity

Policy GEN1 of the HLP06 emphasises that sustainable development should be permitted provided that the proposal does not result in any material loss of amenity to adjoining neighbours, among other considerations.

Given the modest scale and design of the proposed extensions, their siting and intervening boundary treatments with the adjacent properties, the proposed development would not have an unacceptable impact on the residential amenities of neighbouring occupiers. There would be no adverse overbearing, overshadowing or overlooking impacts generated by the proposal.

The proposed extensions are acceptable in terms of neighbouring amenity.

7d) Highway Safety, Access and Parking

Policy NBE9 of HLP32 requires proposals to provide well-design and sufficient areas for parking and cycle storage together with suitable access. Policy INF3 of the HLP32 requires proposal to provide appropriate parking provision, cycle and bin storage. These are echoed by the policy requirements of Saved Policies GEN 1 and T14 of the HLP06.

The proposed development makes no alterations to the existing parking arrangements or bedroom numbers on the site. There is also no change to the bin or cycle storage arrangements.

7e) Flood Risk and Drainage

Policy NBE5 of the HLP32 outlines that development will be permitted provided it would not increase the risk of flooding on or off-site and within Causal Areas (as defined in the SFRA) all development takes opportunities to reduce the causes and impacts of flooding, amongst other things.

The site is located within a causal flood area. The proposed outbuildings would replace those of a similar footprint and whilst there would be an increased development footprint by way of the extensions to the house, there would be 3 no. additional trees planted and the use of green roofs on the outbuildings. As such, there is not considered to be a requirement to include additional drainage measures as part of this householder proposal.

7f) Ecology and Trees

The proposed extensions would have no adverse impacts on ecology and the use of green roofs on the outbuildings with wildflower planting would increase biodiversity opportunities compared to the existing situation. The site lies outside of any Conservation Area however there is a Tree Preservation Order (TPO) no. 1141-2003 which protects Lime Trees in the rear garden of no.5 Clarence Road however these are a significant distance from the proposed locations of the outbuildings.

Policies NBE2 and NBE9 require developments to respect on-site or nearby landscape features such as trees. The proposed outbuildings would be within the root protection area of an off-site neighbouring Sycamore tree (Tree 1 on the proposed plans) and the supporting information for the application shows there would be hand digging in the root protection area and construction of the outbuildings on 'raft' foundations to prevent adverse impacts on the health and longevity of the neighbouring tree.

Some hedge removal is proposed on the application site itself and the applicant has sought to mitigate this loss by planting 3 no. new native Hawthorn trees on the site.

Fleet Town Council has no objection to the proposal however, raises concerns that one of the outbuildings infringes the Root Protection Area (RPA) of a neighbour's tree. The information submitted demonstrates that there would be no adverse impact on the Sycamore tree and this is acceptable to address the concerns raised by Fleet Town Council.

7g) Climate Change and Equality

The proposals include green roofs with meadow planting to the outbuildings which is a welcome feature that offers biodiversity and drainage improvements. A green roof helps to improve the overall air quality and reduce Carbon in our environments through carbon sequestration. In addition, green roofs help to combat the effects of climate change.

In determining this application the Council, as required, had regard to its obligations under the Equality Act 2010. There has been no indication or evidence (including from consultation on the application) that the protected groups as identified in the Equality Act have, or will have, different needs, experiences, issues and priorities in relation to the particular planning application. Therefore there would be no significant adverse impacts as a result of the proposed development on protected groups.

8. CONCLUSION AND RECOMMENDATION

The design and appearance of the proposal is acceptable and there would be no material loss of amenity to the neighbouring properties or harm to the street scene or character of the area. The development proposes suitable construction methods to prevent adverse impacts on the relevant off-site tree and sufficient re-planting to mitigate hedge loss. The use of green roofs on the outbuildings will also provide ecological and drainage enhancements which support the Council's Climate Change targets.

The proposal complies with the development plan as a whole which includes the Local Plan, Saved Policies and Fleet Neighbourhood Plan. The application is therefore recommended for approval subject to the conditions listed below.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

Block Plan - CR-01A

Proposed Plans - CR-04A-05-06

Reason: For the avoidance of doubt and in the interests of proper planning.

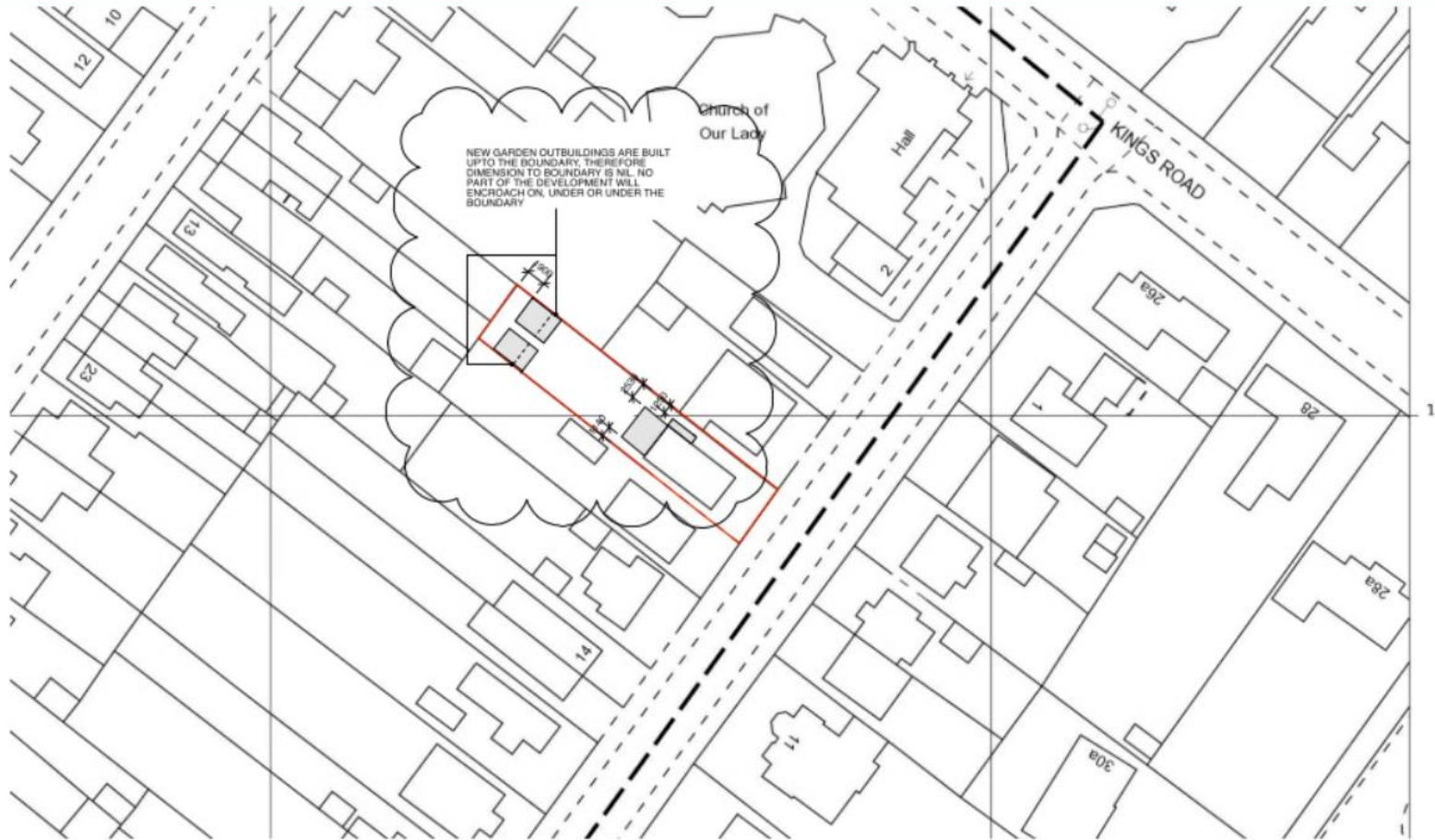
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as described in the application form and as annotated on the plans submitted.

Reason: To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2016-2032 and Policy GEN1 of the Hart District Local Plan 1996-2006 (Saved Policies).

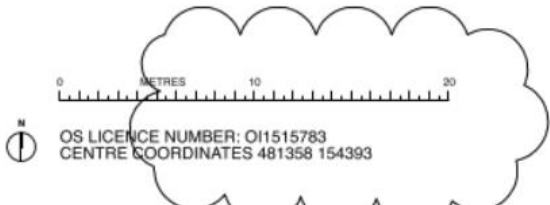
INFORMATIVES

1. You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
2. Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
3. The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance: The applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.

Site and Block Plan



NEW GARDEN OUTBUILDINGS ARE BUILT UP TO THE BOUNDARY, THEREFORE DIMENSION TO BOUNDARY IS NIL. NO PART OF THE DEVELOPMENT WILL ENCRDACH ON, UNDER OR UNDER THE BOUNDARY



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A. 01.20 ADD OS LICENCE NUMBER AND DIMS TO BOUNDARY

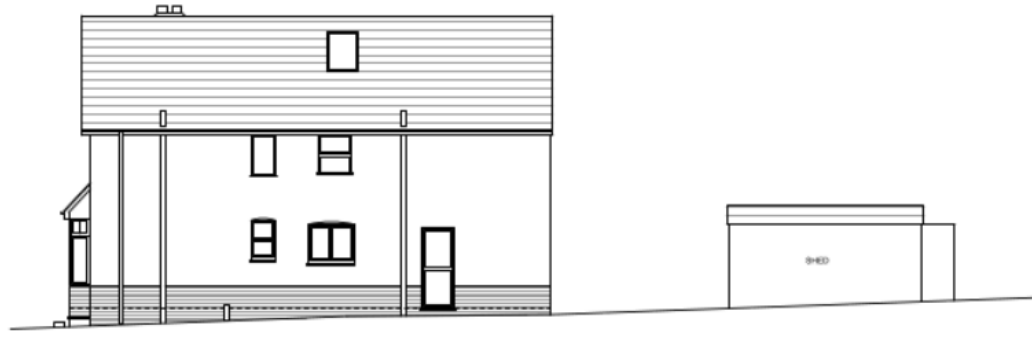
8 CONNAUGHT ROAD	
1:1500/94	1:1500/94
SITE PLAN / BLOCK PLAN	
DATE	01.01.22
DJBD	
8 MANINOLA WAY	
GLASGOW	
GANTS QUAY 1/2	
G12 8JW	

Existing Plans

Page 22



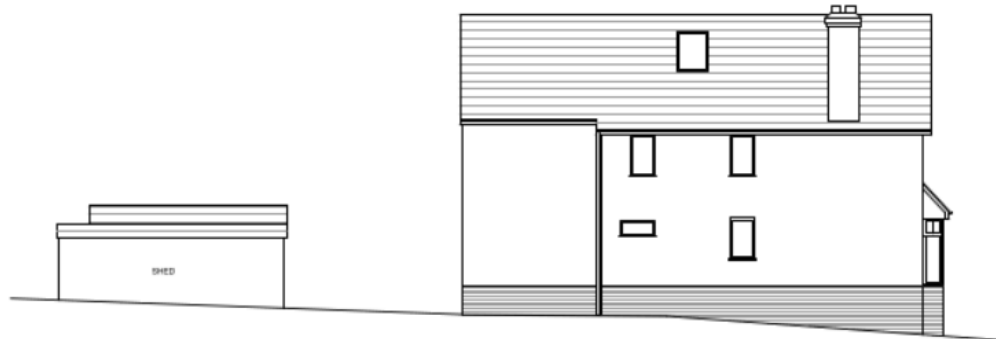
SOUTHEAST (FRONT) ELEVATION



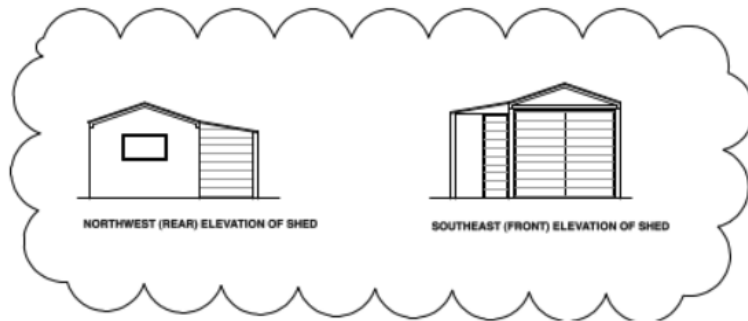
NORTHEAST (SIDE) ELEVATION



NORTHWEST (REAR) ELEVATION



SOUTHWEST (SIDE) ELEVATION



NORTHWEST (REAR) ELEVATION OF SHED

SOUTHEAST (FRONT) ELEVATION OF SHED



NOTES

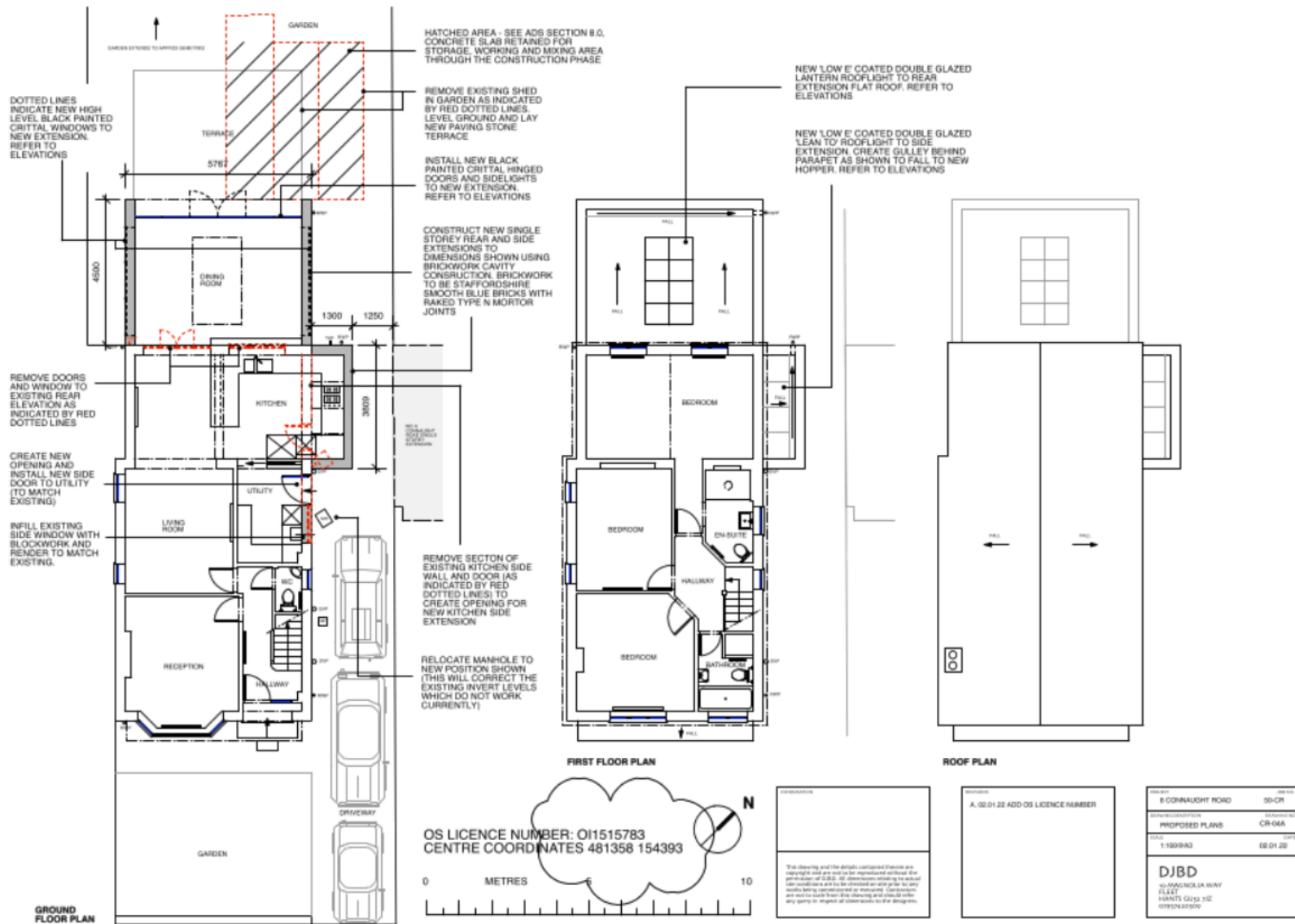
1. This drawing and the details contained therein are prepared in accordance with the provisions of the Building Act 2004 and the Building Regulations 2006. It is intended for use as a guide only and does not constitute a contract. The client is responsible for ensuring that the design complies with all applicable laws and regulations. The designer is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

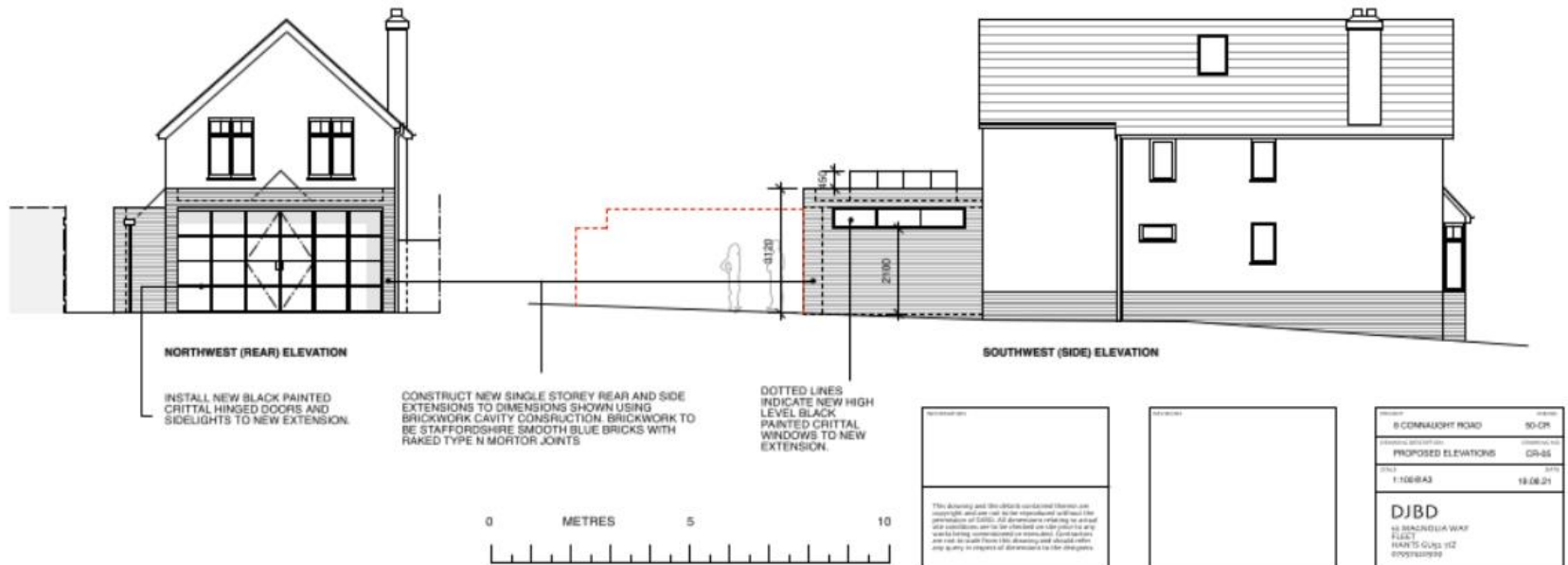
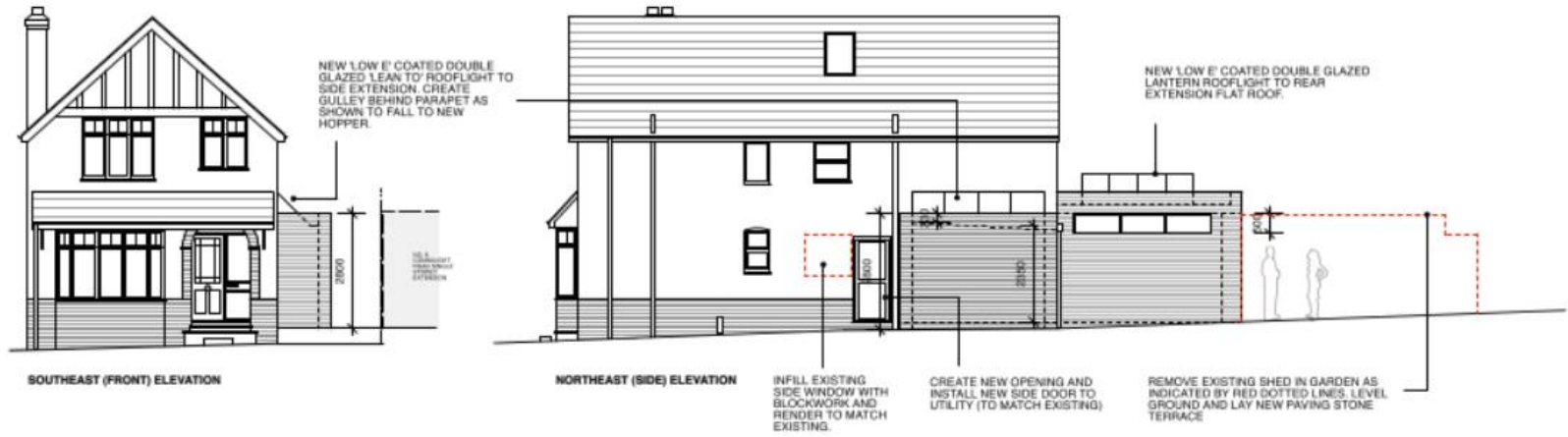
NOTES

2. A 50:01 2D SHOW SHED FRONT AND REAR ELEVATIONS AS REQUESTED BY PLANNING

PROJECT	8 CORNAUGHT ROAD	ISSUE NO.	01-CR
CLIENT/ARCHITECT	EXISTING ELEVATIONS	DATE	02-01-22
SCALE	1:1000(A3)		
DJBD 10 HANANOLA WAY TILLOT HANTS GU23 7JZ 0752443039			

Proposed Plans

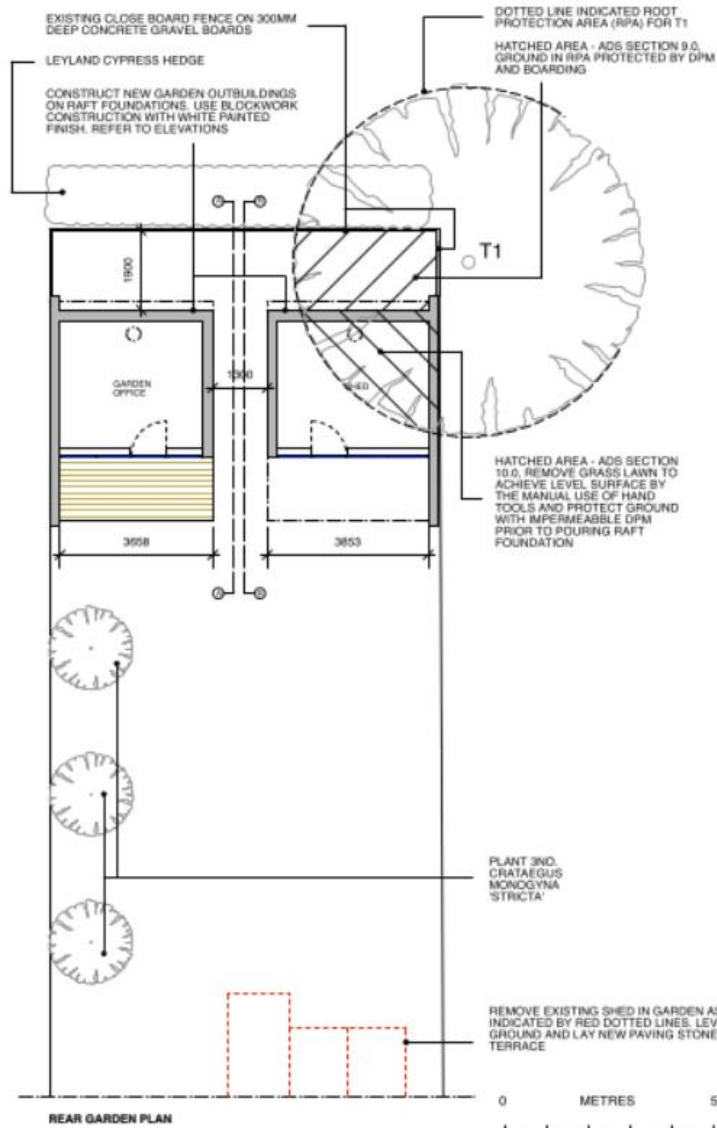




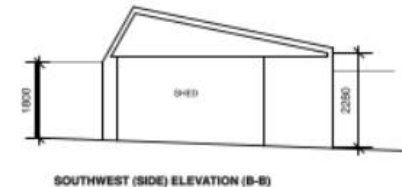
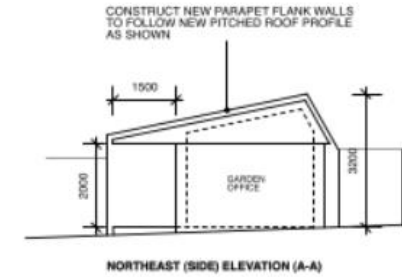
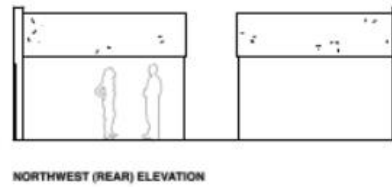
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PROPOSED ELEVATIONS

PROJECT	6 CONAUGHT ROAD	NO-02
DATE	PROPOSED ELEVATIONS	02-25
SCALE	1:100@A3	19.08.21
DJBD		
16 BRANDISH WAY		
FLEET		
HANTS GU15 1JZ		
01537620959		



DOUBLE GLAZED WINDOW AND DOORS TO OUTBUILDINGS - BLACK PAINTED METAL FRAMED TO MATCH THE NEW REAR EXTENSION TO MAIN HOUSE



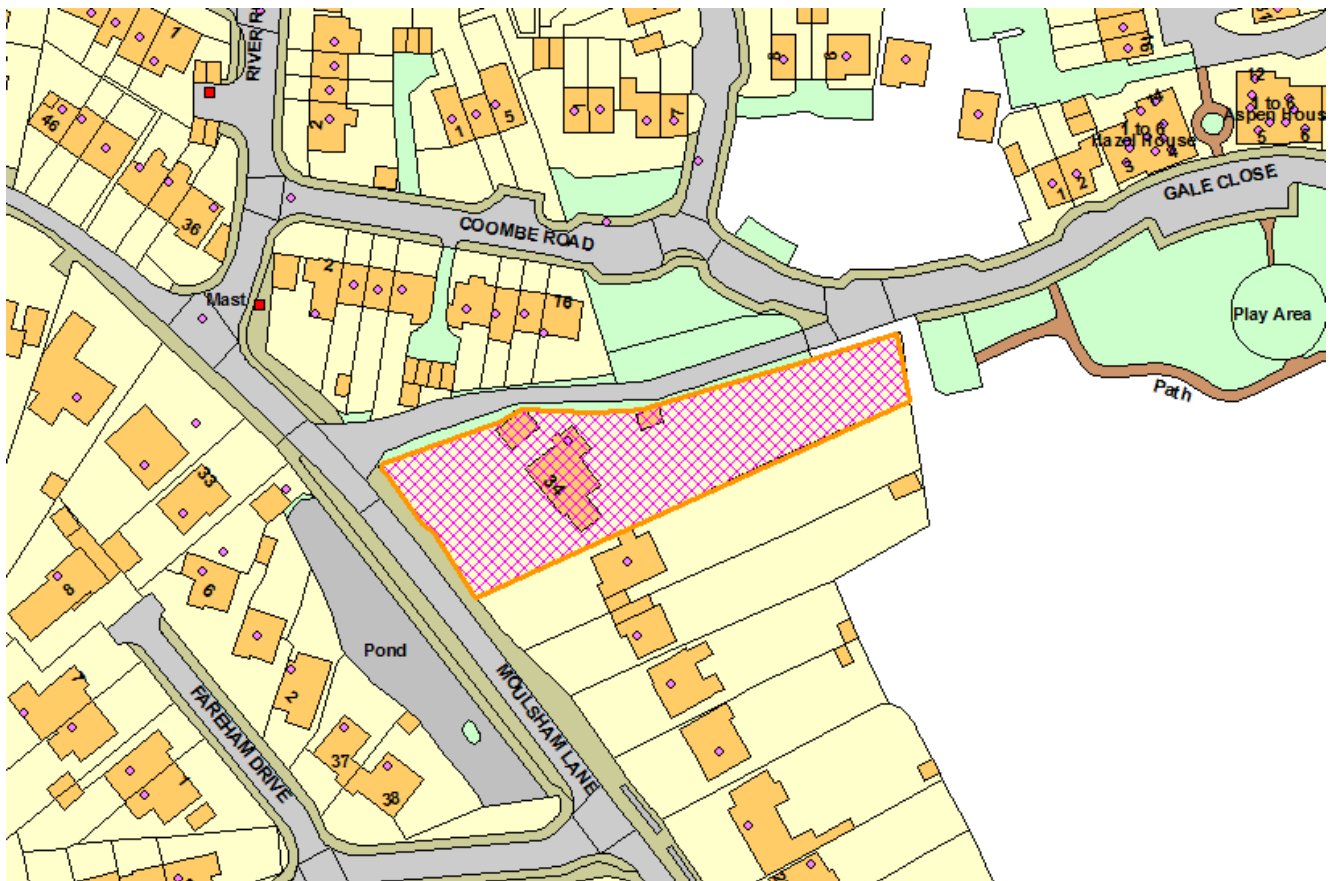
This drawing and the details contained therein are copyright and are not to be reproduced without the permission of DJBD. All dimensions including the actual floor-to-ceiling height to be checked on site prior to any works being commenced or installed. Contractors are not to be held liable for any omissions and shall refer any queries to the originator of the drawings for the purposes of this drawing.



PROJECT	5 CORNWALL ROAD	50-CR
CLIENT	PROPOSED GARDEN OUTBUILDINGS	CR-06
DATE	1/10/2024	12.08.21
DJBD		
12 ANNUNCIATA WAY FLEET HANTS GU15 3JZ 01703 629299		

COMMITTEE REPORT ITEM NUMBER:

APPLICATION NO.	22/00143/HOU
LOCATION	Moor Place 34 Moulsham Lane Yateley Hampshire GU46 7QY
PROPOSAL	Replacement of existing greenhouse with new greenhouse.
APPLICANT	Richard Quarterman
CONSULTATIONS EXPIRY	10 February 2022
APPLICATION EXPIRY	17 March 2022
WARD	Yateley West
RECOMMENDATION	Grant



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1. BACKGROUND

This application is referred for decision to the Council Planning Committee as the applicant is an elected member of the Council.

2. DESCRIPTION OF THE SITE

The application site is a residential dwelling with ancillary garden land. The property is a two storey detached dwelling house.

The site is located on Moulsham Lane in a predominantly residential area within the defined settlement boundary of Yateley. The property is not a listed building, is not within a Conservation Area or subject to Article 4 directions.

There are no protected trees on the site. The property history suggests that the permitted development rights for the property are not restricted by earlier planning approvals.

3. PROPOSAL

The replacement of an existing greenhouse with a new greenhouse.

The proposed greenhouse will feature a brick plinth and will be typical of a greenhouse structure featuring glazed walls and roof. The proposed structure will measure 2.6 metres by 3.8 metres with a height to the ridge of 3.1 metres.

4. CONSULTEE RESPONSES

Yateley Town Council

No objection.

Drainage Engineer (Internal)

Thank you for the opportunity to comment. I have no objections to raise in relation to drainage or flood risk

Environmental Health Officer (Internal)

I have no comment to make on this planning application.

5. PUBLIC COMMENTS

None received.

6. RELEVANT PLANNING POLICY

Hart Local Plan (Strategy & Sites) 2016-2032:

SD1 - Sustainable Development

SS1 - Spatial Strategy and Distribution of Growth

NBE9 - Design

Hart District Local Plan (Replacement) 1996-2006 'saved' policies:

GEN1 - General Policy for Development

YDFNP1 - Delivering Sustainable Development

YDFNP4 - Design principles in New Development

7. CONSIDERATIONS

7a) Principle of Development

The proposed replacement greenhouse would be located within the existing private garden of the application site which is located within the defined settlement boundary of Yateley. The proposal is therefore considered acceptable in principle subject to compliance with other policy considerations and material planning considerations.

7b) Design, Landscape and Visual Impacts

The proposed replacement greenhouse would be located within the existing private garden of the application site. It would not be clearly visible from public vantage points and would cause no harm to the qualities of this area.

The proposed structure would typically represent a greenhouse structure, comprising mainly of glazing. The structure would respect the form, height, mass and scale of the host property and would therefore be in keeping with the character and appearance of the host dwelling. It would represent a modest replacement structure which overall would have no impact on the character or appearance of the area.

The proposed greenhouse would be of suitable design and appearance in relation to the host dwelling and would cause no overdevelopment or undesirable loss of amenity space.

7c) Impacts upon Amenity

The proposed greenhouse would cause no impact on amenities of neighbouring properties due to the location of the structure and its size.

No adverse impact on amenities of neighbouring occupiers would result and it is acceptable in this respect.

7d) Highway Safety, Access and Parking

The proposal would have no impact on issues of highway safety and access and parking arrangements on the site would be unaffected.

7e) Flood Risk and Drainage

The Drainage officer has raised no objection to the development and there would be no adverse impacts in this respect.

7f) Ecology and Trees

The application site contains no protected trees and will have no impact on ecology issues.

7g) Climate change and Equality

The proposal will have no demonstrable effects on climate change given its modest scale. In determining this application the Council, as required, had regard to its obligations under the Equality Act 2010. There has been no indication or evidence (including from consultation on the application) that the protected groups as identified in the Equality Act have, or will have, different needs, experiences, issues and priorities in relation to the particular planning application. Therefore there would be no significant adverse impacts as a result of the proposed development on protected groups.

8. CONCLUSION AND RECOMMENDATION

Applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal meets the policy requirements for the HLP32 and saved policies of the HLP06. The proposal is acceptable, would cause no demonstrable harm and is therefore recommended for approval subject to the conditions listed below.

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 development hereby approved shall be carried out in accordance with the following plans and details:

Location Plan
Block Plan
Layout Plan
Proposed Elevations

Reason: For avoidance of doubt and to ensure the development is carried out in accordance with the approved plans and particulars.

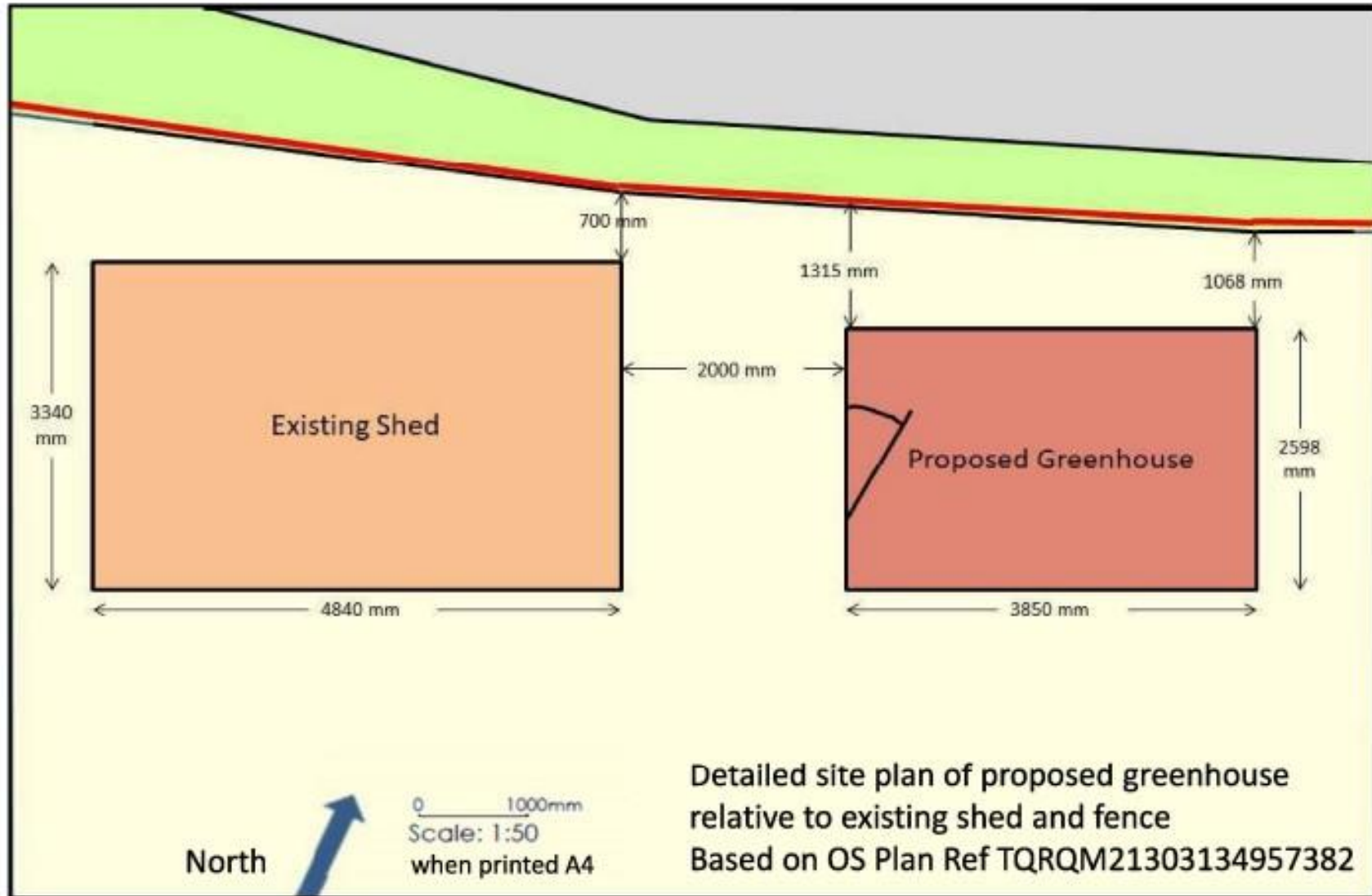
INFORMATIVES

- 1 The applicant is advised to make sure 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. It is good practice to ensure that 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 with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.
- 2 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a

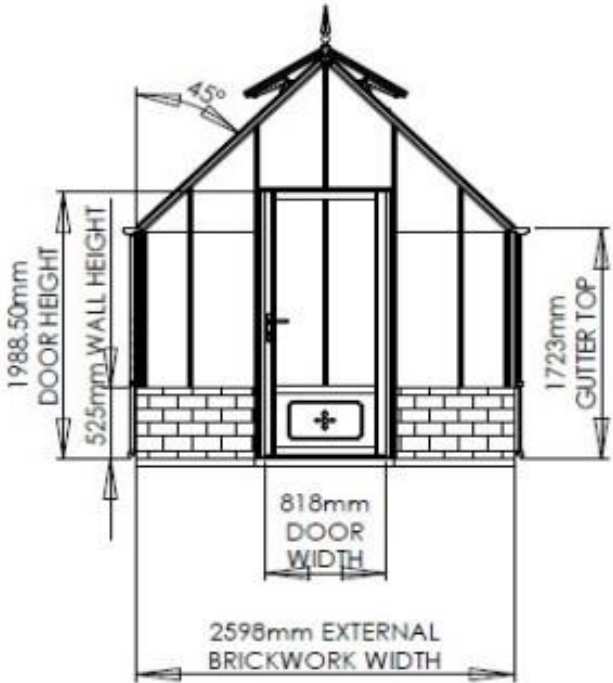
service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.

- 3 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance: The applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.
- 4 As the site is located within a defined Causal Flood Area, the applicant is encouraged to install surface water runoff betterment provisions as part of the development, such as rainwater butts.

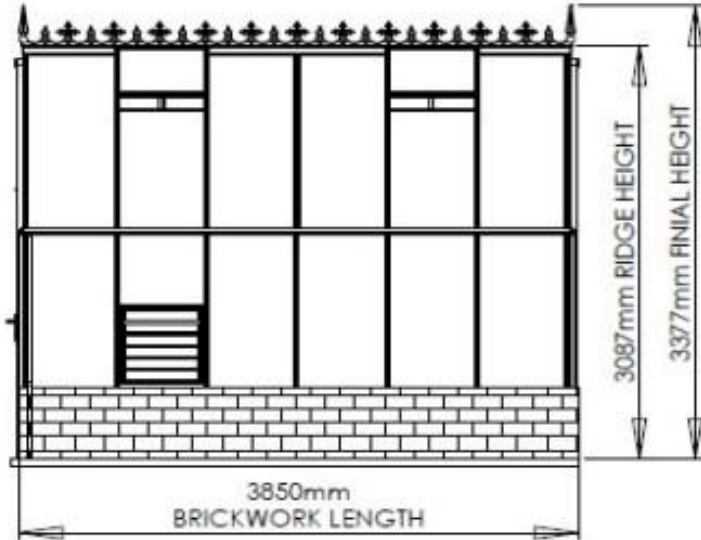
Moor Place, 34 Moulsham Lane, Yateley Greenhouse Block Plan



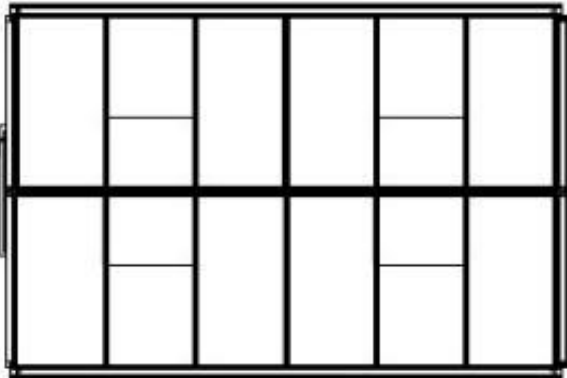
Moor Place, 34 Moulsham Lane, Yateley Proposed Greenhouse Elevations



End elevation with door



Side elevation



Vertical elevation

0 1000mm
Scale: 1:50
when printed A4

**COMMITTEE REPORT
ITEM NUMBER:**

APPLICATION NO.	21/03122/HOU
LOCATION	Orchard Cottage Broad Oak Odiham Hook Hampshire RG29 1AH
PROPOSAL	Erection of a detached two bay timber framed garage to provide enclosed parking for up to two vehicles at ground floor and storage at first floor.
APPLICANT	Mr Richard Alderton
CONSULTATIONS EXPIRY	24 June 2021
APPLICATION EXPIRY	1 st February 2022
WARD	Odiham
RECOMMENDATION	Grant



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1. BACKGROUND

This application is being reported for decision to Planning Committee due to the number of objection comments received in response to consultation.

2. THE SITE

The application site is a detached property situated within the rural settlement of Broad Oak. The site is within the Basingstoke Canal Conservation area which is subject to an Article 4 Direction. The site currently benefits from off street parking in the form of a gravelled driveway and private amenity space which abuts the Basingstoke Canal to the North. The existing boundary treatments consist of established hedging, shrubbery and mature trees and is fronted by a 5-bar gate design. The site contains several protected trees. The application site falls within Flood Zone 1.

3. PROPOSAL

The proposal seeks permission for the erection of a single storey outbuilding sited within the rear garden of Orchard Cottage. The proposed outbuilding would measure 7m in width, 7m in depth and 5.4m in height to the dual pitched roof. The outbuilding would be sited 1metre from the common boundary shared with Acorn Cottage. The outbuilding is proposed to be constructed of a brick plinth made of matching brickwork to the host dwelling with the main construction of oak frame featuring weather board cladding. The roof would be finished with matching slate to the host dwelling and would feature 2no. conservation rooflights. The outbuilding would be used for parking at ground floor level with domestic storage at first floor.

4. RELEVANT PLANNING HISTORY

20/01304/HOU - Erection of a 3-bay timber framed barn with storage space at the first floor. (Refused)

20/02660/HOU - Erection of a 2-bay timber framed garage with storage space at the first floor.(Refused)

21/00753/HOU - Erection of a detached two bay timber framed garage to provide enclosed parking for up to two vehicles at ground floor and storage at first floor. (Refused)

5. CONSULTEE COMMENTS

Odiham Parish Council

No Objection

Trees Officer (Internal)

No Objection (Subject to Condition)

Conservation Officer

No Objection (Subject to Condition)

Natural England

No Comment regarding the proposal.

Ecology Officer (Internal)

No Objection

6. PUBLIC COMMENTS

15no. Neighbour objections were received relating to:

- Design and Impact to Conservation Area
- Impact to Neighbouring Amenity
- Impact to Protected Species
- Future Use of the Proposed Building

7. RELEVANT PLANNING POLICY

The development plan for the site and relevant development plan policies are as follows:

Hart Local Plan (Strategy and Sites) 2016-2032 (HLP32)

NBE8 Historic Environment

NBE9 Design

NF3 Transport

Hart District Local Plan (Replacement) 1996-2006 Saved Policies (HLP06):

GEN1 General Policy for Development

CON8 Trees

Odiham and North Warnborough Neighbourhood Plan 2014 - 2032

Policy 5 - General Design Principles

National Planning Policy Framework (NPPF) 2021

Section 12 (Achieving well-designed places)

Section 16 (Conserving and enhancing the historic environment)

Other Material Considerations

Planning Practice Guidance

Section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Supplementary Planning Guidance

Basingstoke Canal Conservation Area Character Appraisal and Management Proposals December 2009.

8. PLANNING ASSESSMENT

The main planning considerations are:

- Principle of Development
- Design and Impact to Street Scene
- Impact to the Basingstoke Canal Conservation Area
- Neighbouring Amenity

- Highways
- Ecology
- Trees
- Equality
- Climate Change

9. CONSIDERATIONS

9a) Principle of Development

The application site is located within the rural settlement policy boundary of Broad Oak and in proximity of the Basingstoke Canal Conservation Area, wherein there is a requirement for developments to preserve or enhance the character of the area.

In principle, development is considered appropriate subject to compliance with other policies of the Development Plan and other material considerations.

9b) Design and Visual Impacts

Policy NBE9 of the HLP32 and GEN1 of the HLP06 seek to ensure that developments will be permitted where they are in keeping with local character by virtue of their design, scale, massing, height and prominence of the proposal is in character with the local area.

The proposed outbuilding has a functionable design and would be of an acceptable scale in comparison to the existing host dwelling. This would result in a subordinate relationship and visually, the traditional appearance of the proposed garage building would complement the host dwelling.

Overall, the proposed development is considered acceptable in scale and design and would not give rise to any demonstrable harm on the character and appearance of the street scene, it would therefore conform to saved policy GEN1 of the HLP06 and Policy NBE9 of the HLP32.

9c) Heritage Impacts

The application site is situated within the Basingstoke Canal Conservation Area, therefore impact to the designated heritage asset must be considered.

Objectors have raised concerns that due to its the overall design and scale the proposed garage will result in adverse impact to the Conservation Area. The Council's Conservation Officer has stated in response to consultation that the garage proposed would not harm the character or appearance of the Conservation Area, subject to final details of materials being approved in writing by the Local Planning Authority.

As such, the proposal would preserve the character of the Basingstoke Canal Conservation Area, and therefore comply with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF 2021, and Policies NBE8 and NBE9 of the HLP32.

9d) Impacts upon Amenity

Saved policy GEN1 of the HLP06 permits development subject to the proposal not

materially detracting from the amenities of adjoining dwellings by virtue of its siting and massing or loss of privacy.

Objectors consider the outbuilding would result in an overbearing impact upon the adjoining neighbour, Acorn Cottage. The proposed garage building would be sited 1m from the southern boundary with that property, however, given the nature of the proposal and the distance from any habitable rooms at that property, the garage is unlikely any adverse overshadowing impacts.

Overall, the proposed outbuilding is not considered to give rise to any demonstrable harm to neighbouring amenity that would warrant the refusal of planning permission.

9e) Highway Safety, Access and Parking

Saved Policy GEN1 (vii) of the HLP06 and Policy INF3 of the HLP32 both require that developments have adequate arrangements for the parking and servicing of vehicles.

The proposed development will introduce two garage parking spaces. The existing site can accommodate sufficient external parking spaces to serve the host dwelling and as a result there will be no adverse impact on parking or highway arrangements at the site.

9f) Ecology and Trees

Policy NBE4 of the HLP32 states that all developments should protect and enhance biodiversity. The Local Planning Authority has a duty under the Natural Environment and Rural Communities Act 2006 to have full regard to the purpose of conserving biodiversity, which extends to being mindful of the legislation that considers protected species and their habitats and to the impact of the development upon sites designated for their ecological interest.

Objectors have raised concerns relating to protected species of Grass Snakes having been sighted in proximity of the site. The Council's Ecologist consulted on the application has advised that having reviewed the matter, the footprint of the proposed garage is considered to be of low ecological value with limited suitability for grass snake (shed, driveway and short mown grass. On this basis, the Ecologist is satisfied that an ecological survey is not warranted for this application.

Policy CON8 of the HLP06 allows development that does not have an adverse effect on the long-term health of trees with amenity value. Policy NBE9 of the HLP32 states that developments shall incorporate any on-site or adjoining landscape features such as trees and hedgerows.

The Council's Tree Officer has stated that the proposed garage would be at a reasonable distance from the onsite trees to avoid any significant impacts, as a result they consider the concept of the proposed garage to be acceptable in tree terms subject to a pre-commencement condition which has been included.

9g) Climate change and Equality

The proposal will have no demonstrable effects on climate change given its modest scale. In determining this application the Council, as required, had regard to its

obligations under the Equality Act 2010. There has been no indication or evidence (including from consultation on the application) that the protected groups as identified in the Equality Act have, or will have, different needs, experiences, issues and priorities in relation to the particular planning application. Therefore there would be no significant adverse impacts as a result of the proposed development on protected groups.

9h) Other matters

Objectors have raised concerns regarding the future use of the garage. In this instance it would be reasonable for the standard outbuilding condition to be imposed which would ensure the use of the proposed would remain ancillary to host dwelling. This is reasonable and necessary and as such has been included.

10. CONCLUSION AND RECOMMENDATION

The development is acceptable in terms of design, appearance and impact. The application is therefore recommended for conditional approval.

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 51 of the Planning and Compulsory Purchase Act 2004 and Section 91 of the Town and Country Planning Act 1990 (as amended) to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documentation:

Location Plan
Block Plan
Existing Elevations & Floor Plans

REASON: To ensure that the development is carried out in accordance with the approved details.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified in the application form and as annotated on the approved plans.

REASON: In the interests of visual amenity and in accordance with Local Plan Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 Saved Policies, Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032.

4. No development shall commence until an Arboricultural Method Statement, prepared in accordance with the BS5837:2012 Trees in relation to design and construction ' Recommendations, how the proposed fencing works will be carried out in a non-harmful manner to the nearby protected trees (subject of a Tree Preservation Order) has been submitted to and approved in writing by the Local Planning Authority.

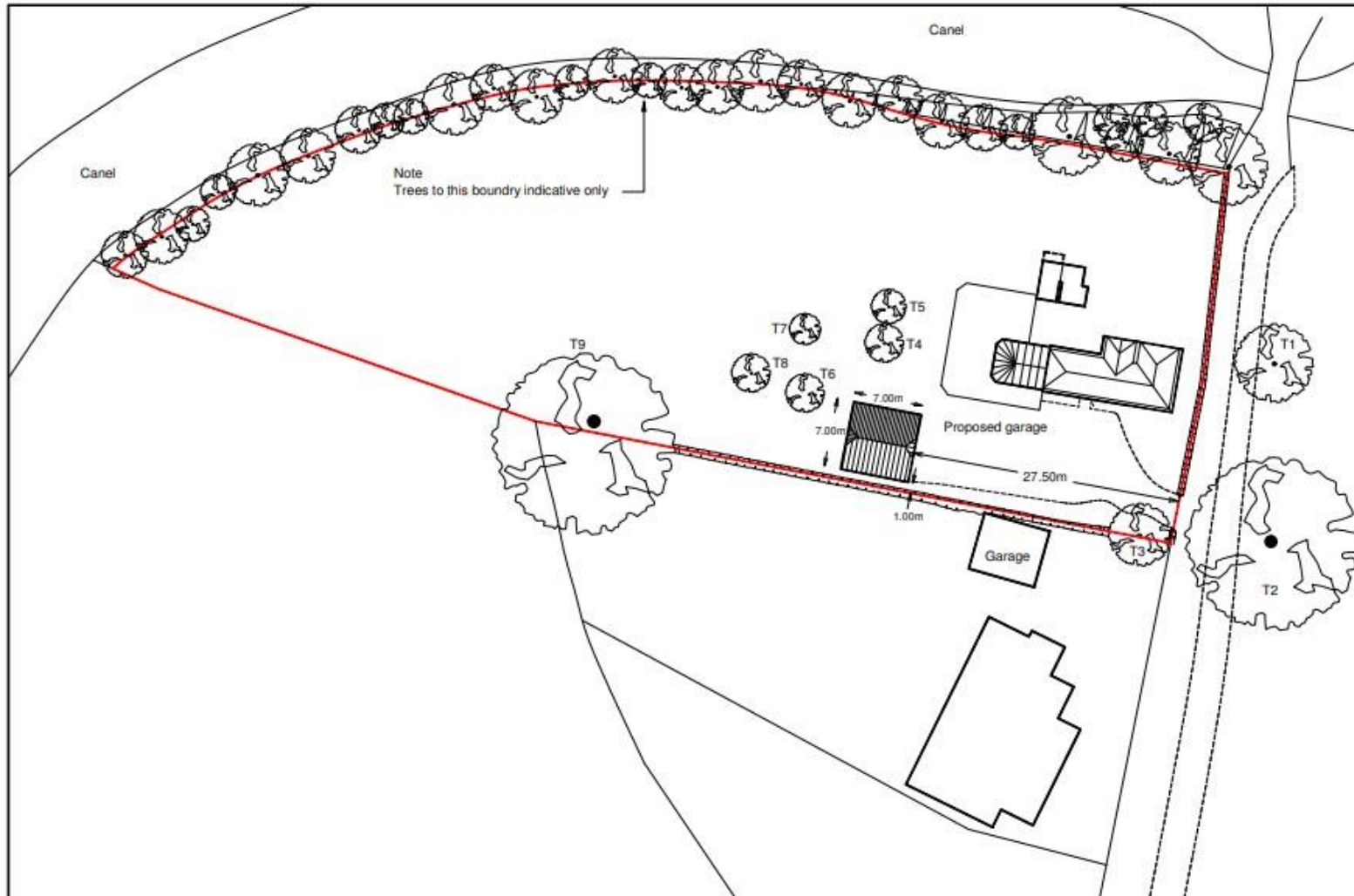
REASON: To ensure the continuity of amenity afforded by existing vegetation and to satisfy Policies NBE2 and NBE9 of the Hart Local Plan (Strategy & Sites) 2016-2032, saved Policies GEN1 and CON8 of the Hart District Local Plan (Replacement) 1996-2006 Saved Policies and the aims of the NPPF 2021.

5. The use of the outbuilding hereby permitted shall remain ancillary and incidental to the residential occupation of the host property, being Orchard Cottage Broad Oak Odiham Hook Hampshire RG29 1AH. No part of the outbuilding hereby approved shall be occupied, let, sub-let, sold or otherwise severed from the host dwelling and it shall not be used for any commercial or non-residential use.

REASON: To accord with the terms of the application, in the interests of proper planning and in the interests of residential amenity.

INFORMATIVES

1. You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
2. Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
3. The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance: The applicant was advised of the necessary information needed to process the application and once received, the application was acceptable and no further engagement with the applicant was required.

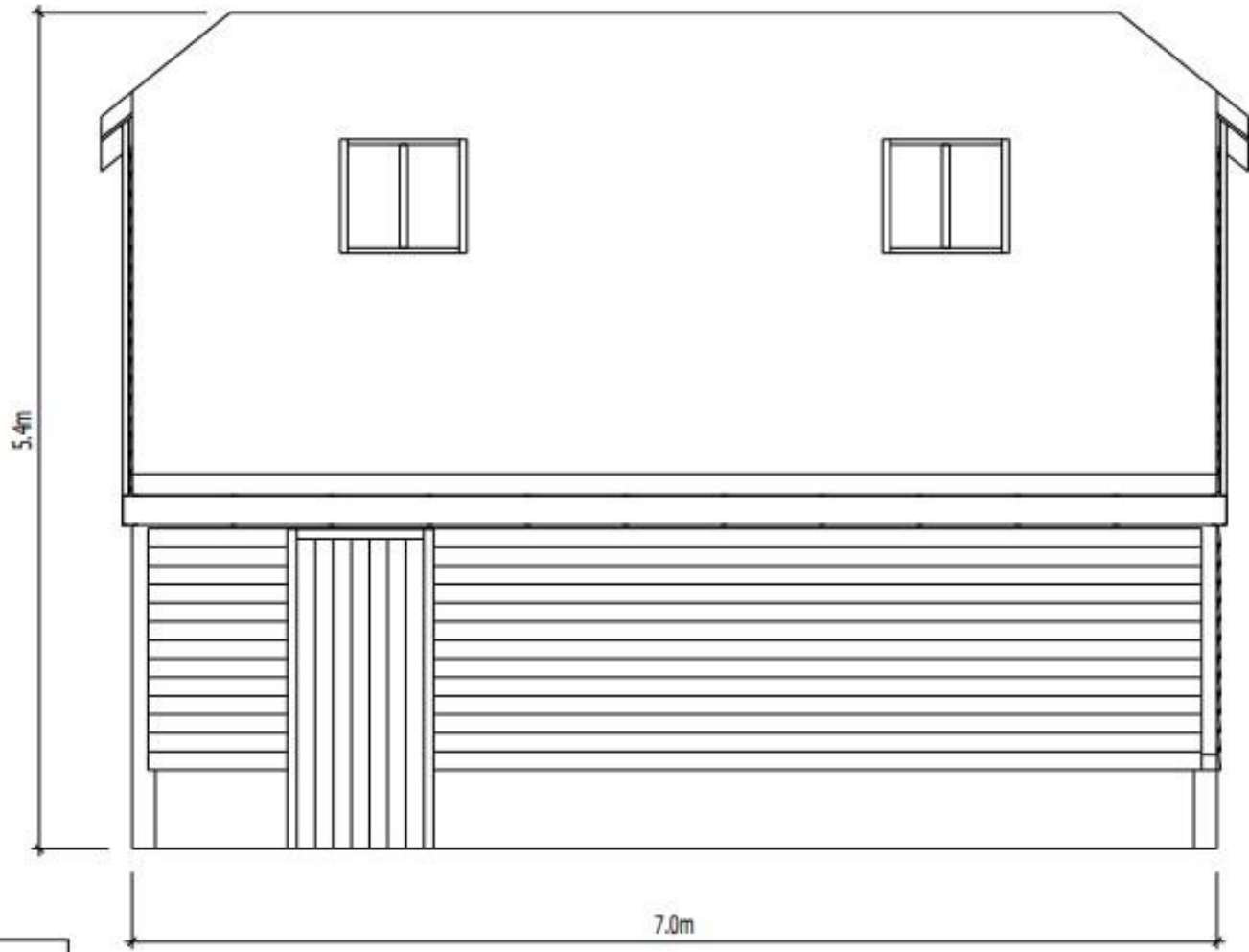


Trees

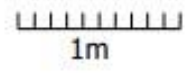
- T1 Oak
Trunk Dia - 0.4m, Canopy spread 8.0m,
- T2 Oak
Trunk Dia - 1.1m, Canopy spread 17.0m,
- T3 Oak
Trunk Dia - 5no. n.e. 0.15m, Canopy spread 6.4m,
- T4 Apple
Trunk Dia - 0.30m, Canopy spread 4.00m
- T5 Apple
Trunk Dia - 0.25m, Canopy spread 3.00m
- T6 Apple
Trunk Dia - 0.40m, Canopy spread 4.00m
- T7 Apple
Trunk Dia - 0.35m, Canopy spread 3.00m
- T8 Apple
Trunk Dia - 0.30m, Canopy spread 4.00m
- T9 Ash
Trunk Dia - 0.75m, Canopy spread 19.00m

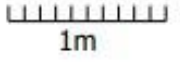
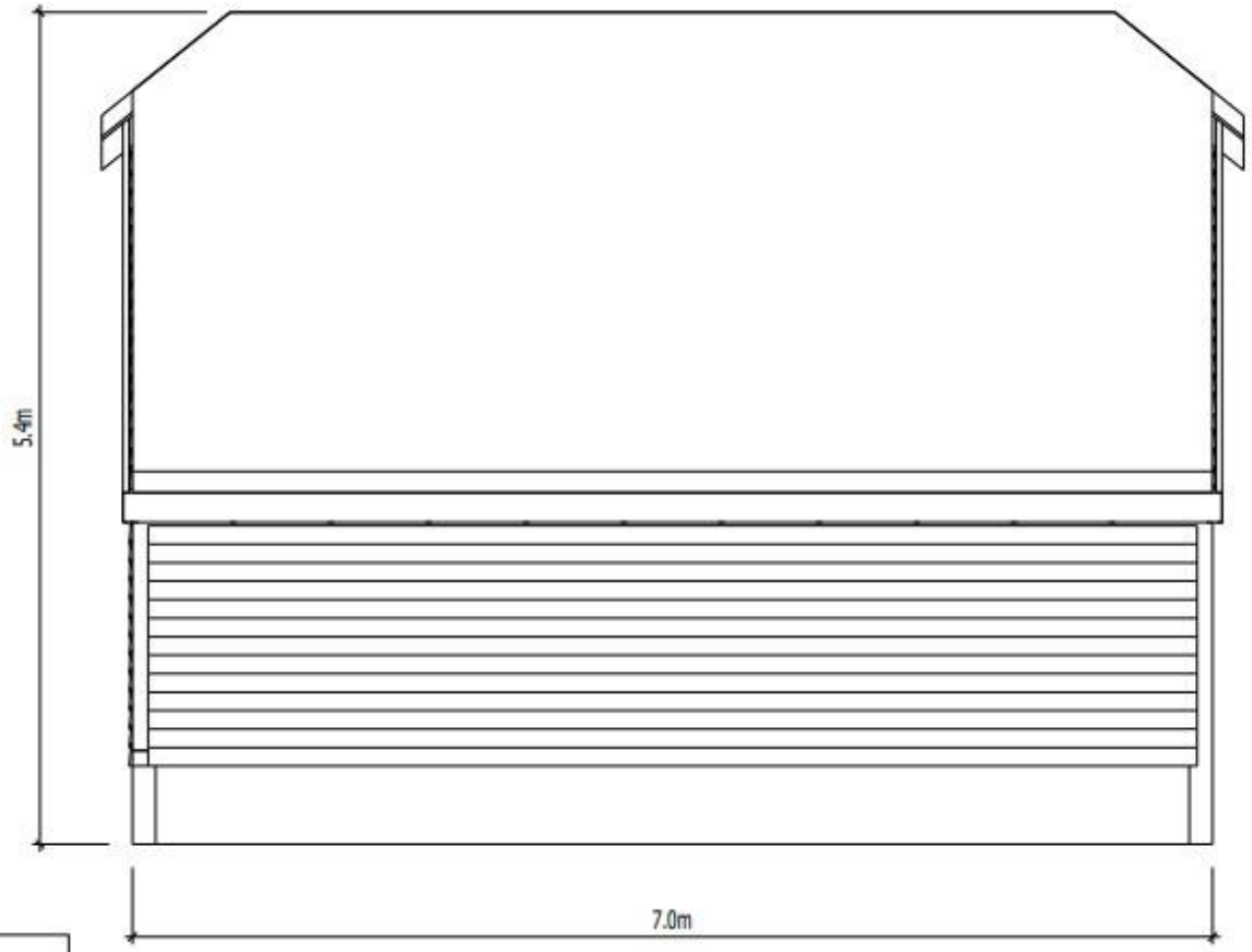
Block Plan rev d



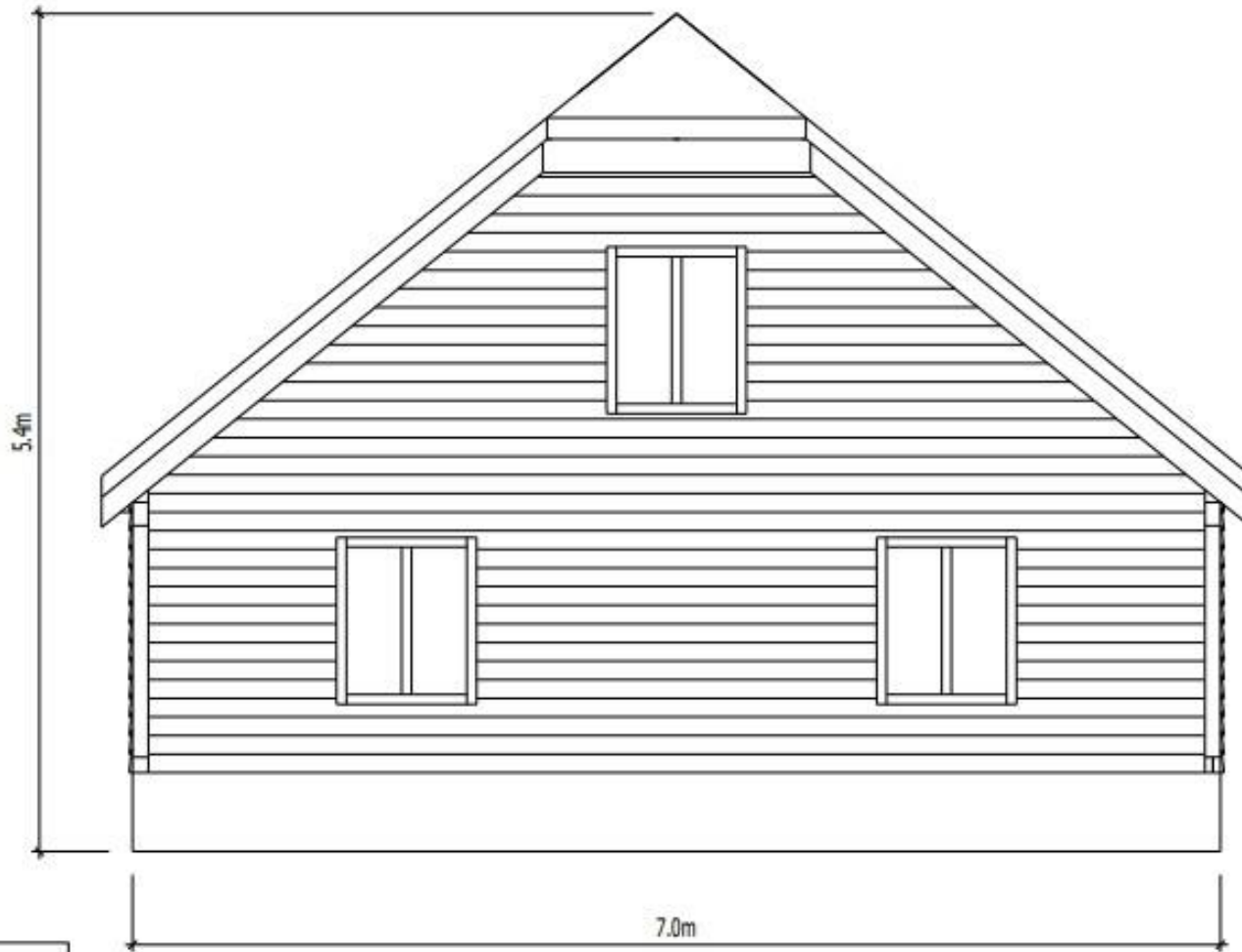


Elevation: North
Scale: 1:50 @ A4



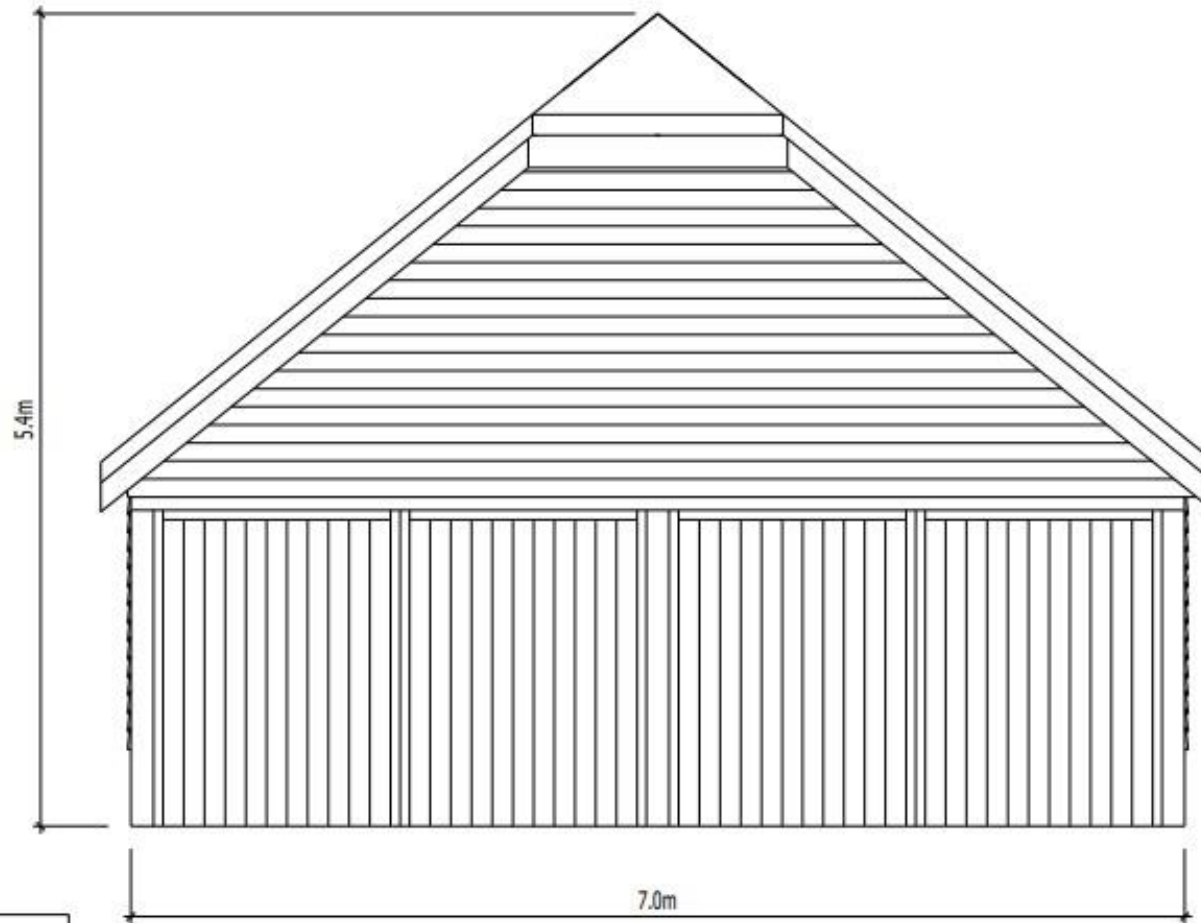


Elevation: South
Scale: 1:50 @ A4



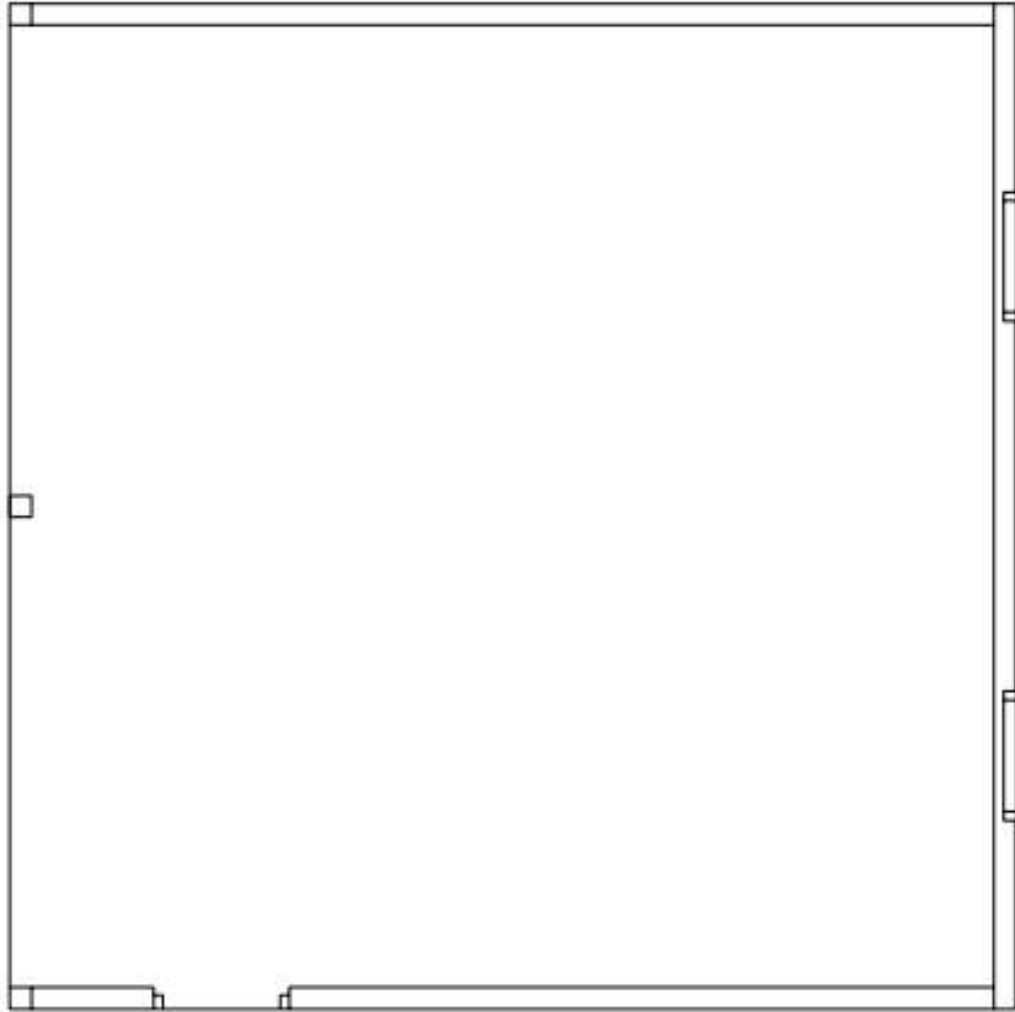
Elevation: West
Scale: 1:50 @ A4

1m

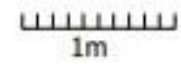
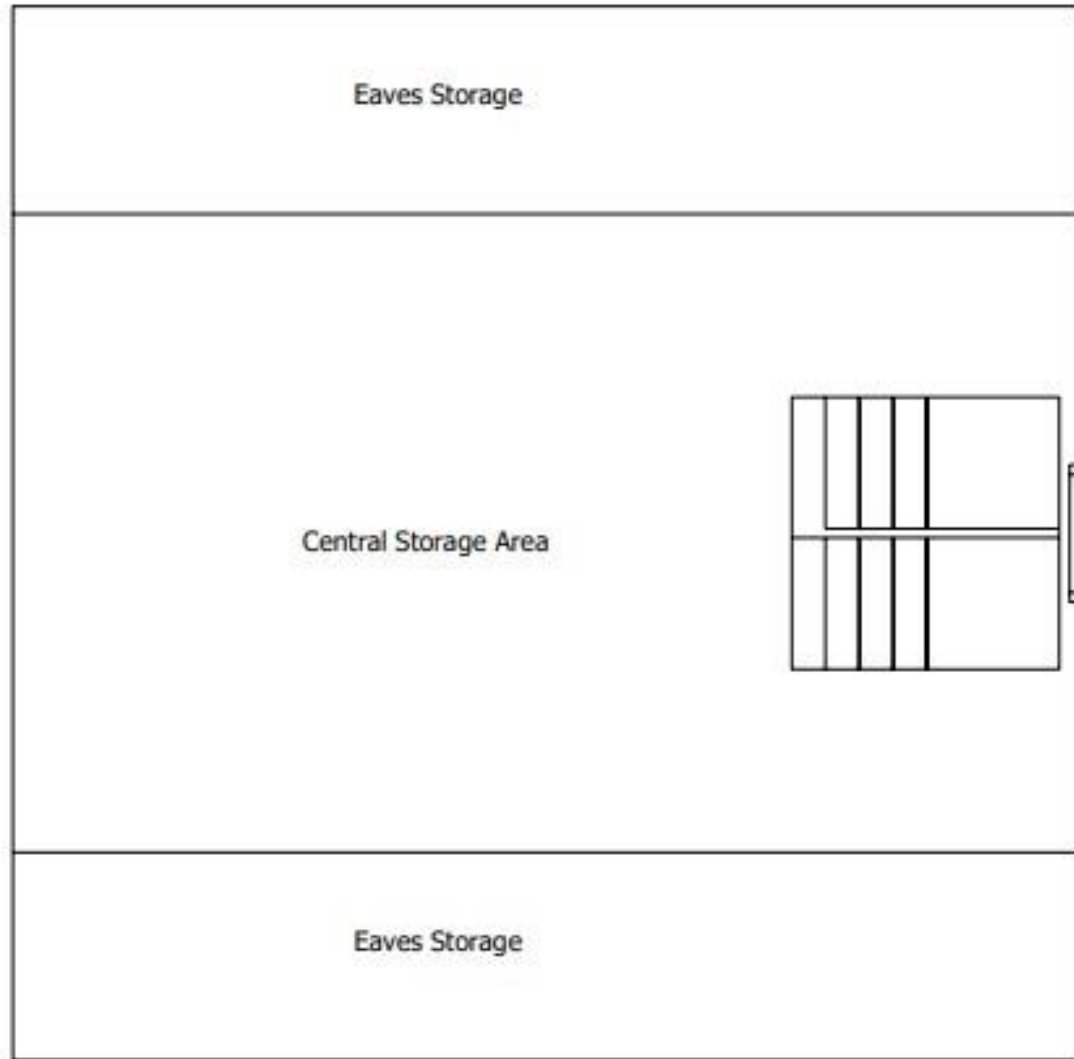


Elevation: East
Scale: 1:50 @ A4

Elevation: Ground Floor Plan
Scale: 1:50



1m



Elevation: 1st Floor Plan
Scale: 1:50