

AGENDA
PLANNING COMMITTEE

Date: Wednesday, 14 September 2016

Time: 2.30 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors J E Butts
B Bayford
T M Cartwright, MBE
P J Davies
K D Evans
M J Ford, JP
R H Price, JP

Deputies: F Birkett
S Cunningham
L Keeble
Mrs K K Trott



1. Apologies for Absence

2. Minutes of Previous Meeting (Pages 1 - 6)

To confirm as a correct record the minutes of the Planning Committee meeting held on 17 August 2016.

3. Chairman's Announcements

4. Declarations of Interest

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

5. Deputations

To receive any deputations of which notice has been lodged.

6. Planning applications and Miscellaneous Matters including an update on Planning Appeals (Page 7)

To consider a report by the Director of Planning and Development on development control matters, including information regarding new planning appeals and decisions.

ZONE 1 - WESTERN WARDS

(1) **P/16/0517/FP - 19 ST JOHNS ROAD LOCKS HEATH FAREHAM SO31 6NE**
(Pages 9 - 16)

(2) **P/16/0691/FP - 293B TITCHFIELD ROAD STUBBINGTON FAREHAM PO14 3ER** (Pages 17 - 23)

(3) **P/16/0798/FP - 15 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU**
(Pages 24 - 28)

(4) **P/16/0857-FP - AUBERON HOOK LANE WARSASH SOUTHAMPTON SO31 9HH** (Pages 29 - 33)

(5) **P/16/0876/TO - UNIT 2 216 BARNES LANE SARISBURY GREEN SOUTHAMPTON SO31 7BG** (Pages 34 - 38)

ZONE 2 - FAREHAM

(6) **P/16/0596/FP - 59-61A FAIRFIELD AVENUE - LAND TO REAR - FAREHAM PO14 1EH** (Pages 40 - 47)

(7) **P/16/0887/TO - 11 BARTLETT CLOSE FAREHAM PO15 6BQ** (Pages 48 - 51)

ZONE 3 - EASTERN WARDS

(8) P/16/0873/OA - MEON VIEW FARM OLD STREET FAREHAM PO14 3HQ
(Pages 53 - 60)

(9) Planning Appeals (Pages 61 - 66)

7. TREE PRESERVATION ORDERS

To consider the confirmation of the following Tree Preservation Order(s), which have been made by officers under delegated powers and to which no formal objections have been received.

Fareham Tree Preservation Order No.644 (2016) – Laurelli, Crossways, Brambles, Goderich and Camrose Holly Hill Lane, Sarisbury.

Served on 27 May 2016 for which there were no objections.

It is recommended that Fareham Tree Preservation Order No.644 be confirmed with the following modification: the removal of T6 silver birch.

Fareham Tree Preservation Order No.709 (2016) – September Lodge, Holly Hill Lane.

Served on 27 May 2016 for which there were no objections.

It is recommended that Fareham Tree Preservation Order No. 709 be confirmed as made and served.

Fareham Tree Preservation Order No.710 (2016) – Foxlease, Holly Hill Lane, Sarisbury.

Served on 27 May 2016 for which there were no objections.

It is recommended that Fareham Tree Preservation Order No.710 be confirmed as made and served.

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
6 September 2016

**For further information please contact:
Democratic Services, Civic Offices, Fareham, PO16 7AZ
Tel:01329 236100
democraticservices@fareham.gov.uk**

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 17 August 2016

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

(Vice-Chairman)

Councillors: J E Butts, T M Cartwright, MBE, P J Davies, K D Evans,
R H Price, JP, F Birkett (deputising for M J Ford, JP) and
L Keeble (deputising for B Bayford)

Also Present: Councillor S Cunningham (Item 6 (4))



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors B Bayford, M J Ford, JP and A Mandry.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that, the minutes of the Planning Committee on the 20 July 2016 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct, Councillor T M Cartwright declared a non-pecuniary interest item 6 (2) – 66 Greenaway Lane.

5. DEPUTATIONS

The Committee received a deputation from the following in respect of the applications indicated and were thanked accordingly.

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No/Page No
ZONE 1 – 2.30pm				
Daniel Wilden (Agent)		4-14 BOTLEY ROAD PARK GATE FAREHAM SO31 1AJ – DEMOLITION OF THE EXISTING BUILDINGS AND THE ERECTION OF 46 SHELTERED APARTMENTS FOR THE ELDERLY (USE CLASS C3) INCLUDING COMMUNAL FACILITIES, ACCESS CAR PARKING AND LANDSCAPING	Supporting	6(1) P/16/0295/FP Page 8
Mr Walden		66 GREENAWAY LANE WARSASH SOUTHAMPTON SO31 9HS – RAISE ROOF HEIGHT OF DWELLING	Supporting	6(2) P/16/0638/FP Page 20

		TO TWO STOREY, TWO STOREY/SINGLE STOREY EXTENSIONS TO FRONT SIDE AND REAR ELEVATIONS, REPLACEMENT DETACHED DOUBLE CARPORT AND RELOCATE VEHICULAR ACCESS		
Mr Stephen Whitewood		266 BROOK LANE SARISBURY GREEN SO31 7DR FRONT AND SIDE EXTENTION OF EXISTING CONVERTED DOUBLE GARAGE TO FORM LIVING ACCOODATION, ERECTION OF DOUBLE GARAGE IN FRONT GARDNE AND BRICK PILLARS TO EACH SIDE DRIVEWAY ENTRANCE	Supporting	6(3) P/16/0672/FP Page 26
ZONE 2 – 2.30pm				
ZONE 3 – 2.30pm				
Ms Justine Allingham		MERJEN ENGINEERING, STATION ROAD AND LAND ADJOINING ON THE CORNER OF STATION ROAD WITH A27 WEST STREET, PORTCHESTER PO16 8BG	Opposing	6(4) P/16/0142/FP Page 33
Mr R Tutton (Agent)		-Ditto-	Supporting	-Ditto-

6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the Director of Planning and Regulation on the development management matter applications and miscellaneous matters including information on Planning Appeals. An Update Report was tabled at the meeting.

(1) P/16/0295/FP - 4-14 BOTLEY ROAD PARK GATE FAREHAM SO31 1AJ

The Committee received the deputation referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information:- *Additional suggested condition:*

No development shall take place in relation to works of demolition or Clearance, until proposals have been submitted to and approved in writing by the local planning authority of measures to salvage, store and make available for re-use those suitable bricks/roof tiles/slates used in the existing buildings. The demolition and storage of these materials shall be undertaken in accordance with the approved details.

REASON: To ensure that salvageable building materials are made available for re-use.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and the update report, was voted and CARRIED.

(Voting: 4 in favour; 4 against with the Chairman having the deciding vote)

RESOLVED that subject to the conditions in the report and the update report, PLANNING PERMISSION be granted.

(2) P/16/0638/FP - 66 GREENAWAY LANE WARSASH SOUTHAMPTON SO31 9HS

Councillor Cartwright declared a non-pecuniary interest in this item as the applicant is known to him.

The Committee received the deputation referred to in Minute 5 above.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

(3) P/16/0672/FP - 266 BROOK LANE SARISBURY GREEN SO31 7DR

The Committee received the deputation referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contains the following information:- *Suggested revised conditions:*

1. *The development shall begin within three years of the date of this planning permission.*

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990 and to enable the Council to review the position if a fresh application is made after that time.

2. *The development shall be carried out in accordance with the following approved documents: Location plan;*

*Block plan revised 20 June 2016;
Site plan revised 20 June 2016;
Site layout revised 20 June 2016;
Existing and proposed elevations;
Proposed front elevations;
Proposed side elevations revised 20 June 2016;
Proposed view from 268 Brook Lane revised 20 June 2016.
REASON: To avoid any doubt over what has been permitted.*

3. *The parking, including garage and turning area as shown on the approved plan shall be kept available for the parking of cars at all times unless otherwise first approved in writing by the local planning authority following the submission of a planning application made for that purpose.
REASON: In the interests of highways safety.*

4. *No development shall take place until the Local Planning Authority have approved details of how provision is to be made on site for the parking and turning of applicant's vehicles; customer vehicles and building contractor vehicles during the construction phase. The areas approved in pursuance of this condition shall be made available before construction works commence on the site and shall therefore be kept available at all time during the construction period, unless otherwise agreed in writing with the local planning authority.
REASON: In the interest of highway safety.*

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and the update report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and update report, PLANNING PERMISSION be granted.

(4) P/16/0142/FP - MERJEN ENGINEERING STATION ROAD AND LAND ADJOINING ON THE CORNER OF STATION ROAD WITH A27 WEST STREET PORTCHESTER PO16 8BG

The Committee received the deputations referred to in Minute 5 above.

At the invitation of the Chairman, Councillor S Cunningham addressed the Committee on this item.

To address the potential of overlooking from the first floor windows shown in the western elevation of the development, it was proposed that an additional condition be imposed requiring that the first floor kitchen windows in the west elevation of flat 17 be constructed so as to have a sill height of not less than 1.7 metres above internal finished floor level.

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report and additional condition stated above, was voted on and CARRIED.

(Voting: 7 in favour; 1 against)

RESOLVED that, subject to the conditions in the report and the additional condition requiring that the first floor kitchen windows in the west elevation of Flat 17 shall be constructed so as to have a sill height of not less than 1.7 metres above internal finished floor level, PLANNING PERMISSION be granted.

(5) Planning Appeals

The Committee noted the information in the report.

(6) UPDATE REPORT

The Update Report was tabled at the meeting and considered with the relevant agenda item.

(The meeting started at 2.30 pm
and ended at 4.28 pm).

Report to Planning Committee

Date: 14 September 2016

Report of: Director of Planning and Regulation

Subject: PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS

SUMMARY

This report recommends action on various planning applications and miscellaneous items

RECOMMENDATION

The recommendations are detailed individually at the end of the report on each planning application.

AGENDA

(1) Items relating to development in the Western Wards; Sarisbury, Warsash, Park Gate, Titchfield, Titchfield Common and Locks Heath will be heard from 2.30pm.

(2) Items relating to development in Fareham Town; Fareham South, Fareham North, Fareham North-West, Fareham East, Fareham West will be heard no earlier than 3.30pm.

(3) Items relating to development in Stubbington, Hill Head, Portchester West and Portchester East will be heard no earlier than 4.15pm.

Agenda Annex

ZONE 1 - WESTERN WARDS

Park Gate
Titchfield
Sarisbury
Locks Heath
Warsash
Titchfield Common

Reference		Item No
P/16/0517/FP LOCKS HEATH	19 ST JOHNS ROAD LOCKS HEATH FAREHAM SO31 6NE DEMOLITION OF EXISTING SINGLE STOREY 3 BED DWELLING AND ERECTION OF 2NO TWO-STOREY 3 BED DWELLINGS AND ONE NO SINGLE STOREY 3 BED DWELLING.	1 PERMISSION
P/16/0691/FP TITCHFIELD	293B TITCHFIELD ROAD STUBBINGTON FAREHAM HAMPSHIRE PO14 3ER ALTERATIONS TO ROOF AND ELEVATIONS, AND EXTENSION OF EXISTING AMENITY BUILDING/DAY ROOM TO CREATE A SINGLE DWELLINGHOUSE (USE CLASS C3)	2 PERMISSION
P/16/0798/FP SARISBURY	15 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU TWO STOREY SIDE AND REAR EXTENSION	3 PERMISSION
P/16/0857/FP WARSASH	AUBERON HOOK LANE WARSASH SOUTHAMPTON SO31 9HH RAISE HEIGHT OF ROOF TO PROVIDE FIRST FLOOR ACCOMMODATION	4 PERMISSION
P/16/0876/TO SARISBURY	UNIT 2 216 BARNES LANE SARISBURY GREEN SOUTHAMPTON SO31 7BG ONE OAK: CROWN LIFT TO 5 METRES ABOVE GROUND LEVEL, REMOVE LOWEST NORTHWEST LATERAL BRANCH OF 100MM IN DIAMETER TO CREATE 3 METRES CLEARANCE FROM SOUTHWEST CORNER AND TIP REDUCE LOWEST LATERAL BRANCH BY 3 METRES BACK TO SUITABLE GROWTH POINTS. ONE ROBINIA: FELL REGENERATED STEMS FROM PREVIOUSLY REMOVED STUMP. THE TREES ARE PROTECTED BY TPO 34.	5 CONSENT

Agenda Item 6(1)

P/16/0517/FP

MRS DIANE WALSH

LOCKS HEATH

AGENT: ANDREWS NEWBY
PARTNERSHIP.

DEMOLITION OF EXISTING SINGLE STOREY 3 BED DWELLING AND ERECTION OF
2NO TWO-STOREY 3 BED DWELLINGS AND ONE NO SINGLE STOREY 3 BED
DWELLING.

19 ST JOHNS ROAD LOCKS HEATH FAREHAM SO31 6NE

Report By

Rachael Hebden direct dial 01389 824424

Site Description

The site currently contains a detached bungalow with a hipped roof and a detached garage to the north. The bungalow has a large garden which is significantly larger than those of neighbouring properties. The existing bungalow is positioned slightly closer to the front of the site than both of the adjacent properties. There are detached bungalows to the north and south of the site with a two storey, detached dwelling to the rear (west).

Description of Proposal

The application proposes to demolish the existing bungalow and garage and replace it with 2 number three bed, chalet style bungalows within the front half of the site, with 1 number two/three bed bungalow to the rear.

Policies

The following policies apply to this application:

National Planning Policy Framework 2012

Planning Policy Guidance

Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document

Residential Car and Cycle Parking Standards Supplementary Planning Document

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Representations

Objections have been received from 7 households in the area and 3 from further afield. The objections received raise the following issues:

Loss of privacy to number 23 from the bedroom window of plot number 2

Loss of privacy to 1A The Brackens

Disturbance in terms of noise and exhaust emissions from vehicle movements to 1A The Brackens and 23 St Johns Road

Noise pollution from additional families

Inappropriate density

The proposed development does not adhere to the existing building line along St Johns Road

Lack of detail regarding appearance and materials

Request trees and hedges are retained

Lack of parking

Impact of additional vehicles on the safety of St Johns Road

Overdevelopment

Loss of light and overshadowing of 1 The Brackens

The properties in The Brackens are at a lower height than the site, therefore they might be susceptible to problems regarding surface water drainage if the site is developed

Impact on wildlife

Consultations

Ecology: No objection subject to the implementation of the proposed mitigation and enhancement measures.

Highways: No objection subject to conditions.

Refuse and Recycling Team: No objection

Planning Considerations - Key Issues

Principle of development

The site is within the defined urban settlement boundary, therefore Policies CS2 and CS6 are applicable. In addition Policy CS9 which seeks to provide for residential development within the urban area provided that the setting of the area is protected, is also applicable.

The site comprises garden land which is no longer identified as previously developed land. Whilst this in itself is not a reason to resist development, proposals on residential garden sites must be considered against the criteria within Policy CS17 which requires all development to respond positively to and be respectful of key characteristics of the area including scale (amongst other criteria) form and spaciousness. The proposed addition of three dwellings to replace the existing dwelling is therefore acceptable in principle subject to satisfying the criteria of the Planning Policies summarized earlier in this report.

Effect on the character of the area

St Johns Road is a residential road which is characterised by regularly spaced, detached properties with front gardens and on site parking. The majority of the dwellings within St Johns Road are either bungalows or chalet style bungalows. The land within St Johns Road gently slopes from the north down to the south. There is also a slight decrease in gradient from the east down to the west and as a result the properties in The Brackens (to the rear of the site) are at a lower level.

Policy CS17 requires all development to be of a high quality of design that responds positively to and is respectful of the key characteristics of the area, including (amongst other criteria) landscape, scale, form and spaciousness.

The 2 properties proposed in the front part of the site would be chalet style bungalows each containing 2 modestly proportioned, pitched roofed dormers on the front. There would be a 3 metre gap between number 1 and 2, with an 8 metre gap between number 1 and 17 and a 8.4 metre gap between number 2 and number 23. These separation distances are considered to be commensurate with the character of St Johns Road.

Concerns have been raised about the position of the chalet style bungalows as they would be positioned slightly forward of the neighbouring properties, however they would be positioned approximately in line with the existing dwelling and would be reasonably separated from the neighboring properties (as previously described). In addition there is a large garage directly south of the site, within the neighbour's front garden which also prevents the proposed position of the chalet style bungalows from being out of keeping with the existing character of St Johns Road.

There are a variety of roof forms within St Johns Road including pitched and hipped, therefore the proposed pitched roofs of the chalet style bungalows are considered to be appropriate.

The proposed bungalow would be positioned to the rear of the chalet style bungalows with parking to the side. Access to the proposed bungalow would be via a drive that would be positioned between plot number 2 and number 23. The proposed gap between number 2 and 23 would be a width of 8.4 metres, therefore there would be ample space for landscaping to be incorporated on either side of the drive.

The proposed bungalow would be set back from the front of the site by 32 metres. It would have a hipped roof and would be positioned to the rear of the chalet style bungalows. The bungalow would as a result only be visible from very limited vantage points within St Johns Road.

The proposed sub-division of the site to create three dwellings would result in garden sizes of a similar size to that of number 23 St Johns Road, to the immediate north of the site. Each of the proposed gardens would satisfy the minimum depth requirements recommended in the Council's Design Guidance (excluding Welborne) SPD.

It is considered that the proposed development would both respect and respond to the character of St Johns Road and would therefore be in accordance with the requirements of Policy CS17.

Concerns have been raised regarding the lack of detail regarding materials, however

appropriate materials can be secured by condition should Planning Permission be granted.

Effect on the neighbouring properties

There is one window in number 17's side elevation, however it is obscure glazed therefore the proposed chalet style bungalows would have a limited impact on number 17's amenities.

The proposed bungalow would be visible from within number 17's rear garden, however it would have a hipped roof and be set back from the boundary by 7 metres, therefore it would not have a significant impact on number 17's garden.

The proposed bungalow would also be visible from within the gardens of numbers 1, 1A and 2 The Brackens, however the hipped roof and position of the bungalow is such that it would not have a materially harmful impact on the neighbours' enjoyment of their gardens.

The occupiers of number 1 The Brackens have raised concerns about the impact of the proposed bungalow on their property as there is a bedroom/study window and a glazed back door (serving the kitchen) in the east elevation. The outlook from and amount of light available to the window in number 1's rear elevation is significantly compromised as it is located at a lower level than the site and currently fronts a close boarded fence. The applicant has responded to the neighbours' concerns by decreasing the size of the bungalow such that the part previously positioned directly opposite the bedroom/study window has been removed. The bungalow has also been repositioned to ensure a separation distance of 7 metres from the obscurely glazed kitchen door.

The occupiers of number 1A have raised concerns about loss of privacy, however there is a large leylandii hedge along number 1A's south boundary which provides a dense screen that would obscure views from the proposed bungalow into their garden. The proposed chalet style bungalows contain windows at first floor level in their rear elevations, however they would be separated by a distance of 23 metres from the nearest corner of number 1A's garden and would also only afford views at an oblique angle.

The occupiers of number 23 have also raised concerns about loss of privacy to their house and garden both from the rear dormers in the proposed chalet style bungalows at the front of the plot and from the drive which would provide access to the rear bungalow. Number 23 has a primary bedroom window, together with three further windows which serve an open plan living/dining room in their south elevation. The proposed drive would pass along the boundary with number 23, however it is not expected to result in a material loss of privacy as it would be separated from the boundary by 2 metres and from number 23 by 3 metres. In addition, there is an existing 1.8 meter high close boarded boundary fence along the full length of the site which would limit overlooking. The application also proposes soft landscaping along both sides of the drive which would prevent pedestrians from walking directly adjacent to the boundary fence.

Concerns have also been raised regarding the impact that the drive serving the rear bungalow would have on neighbouring properties in terms of noise pollution and fumes from cars. It is not considered that one household would generate sufficient vehicle movements as to result in material harm through levels of pollution. The drive could also be constructed of block paving which would result in less noise than the use of gravel or other loose surface materials.

Policy DSP3 states that development proposals should ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring sites. The

proposed development would increase the number of dwellings from one to three and would therefore result in an increased level of noise pollution, however it would not be significant enough to justify refusing the application. Overall the proposed development adheres to the separation distances recommended in the Council's Design Guidance (excluding Welborne) SPD and is considered to comply with the requirements of Policy DSP3.

Living conditions

The proposed development would provide 3 high quality dwellings each with on site parking and private amenity space that exceeds the minimum standards contained within the Council's Design Guidance (excluding Welborne) SPD.

Parking and highways

All three of the proposed dwellings incorporate on site car parking in line with the Council's Residential Parking Supplementary Planning Document. The bungalow positioned towards the rear of the site would also incorporate on site turning to enable vehicles to exit in a forwards gear.

Concerns have been raised regarding the impact that additional traffic movements would have on the highway. Whilst the proposed increase in the number of dwellings would result in additional vehicle movements into and out of the site, they would not be so significant that they would have a materially harmful impact on the safety of the road. The proposed development therefore complies with Policy CS5.

Ecology

Concerns have been raised regarding the impact the proposed development would have on wildlife and loss of habitat. The application is accompanied by an ecological statement containing measures to mitigate and enhance biodiversity within the site. The mitigation measures comply with the requirements of Policy DSP13 and can be secured by condition.

The applicant has provided the necessary financial contribution towards the Solent Recreation Mitigation Partnership interim strategy, such that the proposed development is considered to mitigate its impact and would, in combination with other developments, not increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas in accordance with Policy DSP 15.

Conclusion

The proposed development, as amended is considered to be an acceptable form of development that is in accordance with the requirements of local and national planning policy and would not cause material harm to the visual amenities of the area, the street scene, highway safety or the living conditions of the occupiers of neighbouring properties.

The proposed development would make a more efficient use of the urban site and would provide two additional high quality dwellings which would contribute towards the Borough's need for housing.

Recommendation

PERMISSION, subject to conditions:

1. The development shall begin before the expiry of three years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

Site plan

Plots 1 & 2 elevations

Plot 3 elevations

St Johns Road elevation

Plot 2 (plot 1 handed) floor plans

Plot 3 bungalow ground floor plan

REASON: To avoid any doubt over what has been permitted.

3. No development shall take place above damp proof course level on any of the development hereby permitted until details of all materials to be used in the construction of the external surfaces of the development, have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

4. Notwithstanding the details on the approved plans, no development above damp proof course shall take place until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to first occupation or in the first available planting season following occupation. Any trees or plants which within a period of five years from first planting are removed, die or become seriously damaged or defective in the opinion of the local planning authority, shall be replaced within the next available planting season with others of the same species, size and number as originally approved.

REASON: To ensure the provision and establishment of landscaping.

5. None of the dwellings hereby permitted shall be occupied until the car parking and turning space for each respective dwelling have been laid out and provided for use in accordance with the details on the site layout plan. The designated areas shall thereafter be kept available and retained at all times for the purpose of parking.

REASON: In the interests of highway safety.

6. None of the dwellings hereby approved shall be occupied until details of secure cycle storage have been submitted to and approved in writing by the Local Planning Authority. All approved storage shall be installed and available for use prior to occupation of the dwelling it serves and shall thereafter be retained for the purpose of cycle storage.

REASON: In order to facilitate alternatives to the car.

7. None of the dwellings hereby approved shall be occupied until all 3 vehicular accesses, which will each incorporate visibility splays of 2 metres by 2 metres, have been constructed in accordance with the approved plans.

REASON: In the interests of highways safety.

8. No development shall take place until details of the measures to be taken to prevent spoil and mud being deposited on the public highway by vehicles leaving the site during the

construction works have been submitted to and approved by the local planning authority in writing. The approved measures shall be fully implemented upon the commencement of development and shall be retained for the duration of the construction of the development.
REASON: In the interests of highway safety and the amenity of the area.

9. No work relating to the construction of any of the development hereby permitted (including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays, bank or recognised public holidays.
REASON: To protect the amenities of the occupiers of nearby residential properties.

10. No materials obtained from site clearance or from construction works shall be burnt on the site.
REASON: To protect the amenities of the nearby residents.

11. No development shall take place until details of how provision is to be made on site for the parking and turning of operatives vehicles and the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the permitted development have been submitted to and approved in writing by the Local Planning Authority . The areas and facilities approved in pursuance to this condition shall be made available before construction works commence on site (other than construction site access) and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.
REASON: In the interests of highway safety and the amenity of the area.

12. The mitigation and enhancement measures contained in the Ecological Survey (dated June 2015 and prepared by ecosupport ltd) shall be implemented in full, unless otherwise approved in writing by the Local Planning Authority. Thereafter, the enhancement measures shall be permanently maintained and retained in accordance with the approved details.
REASON: To enhance biodiversity.

Informative

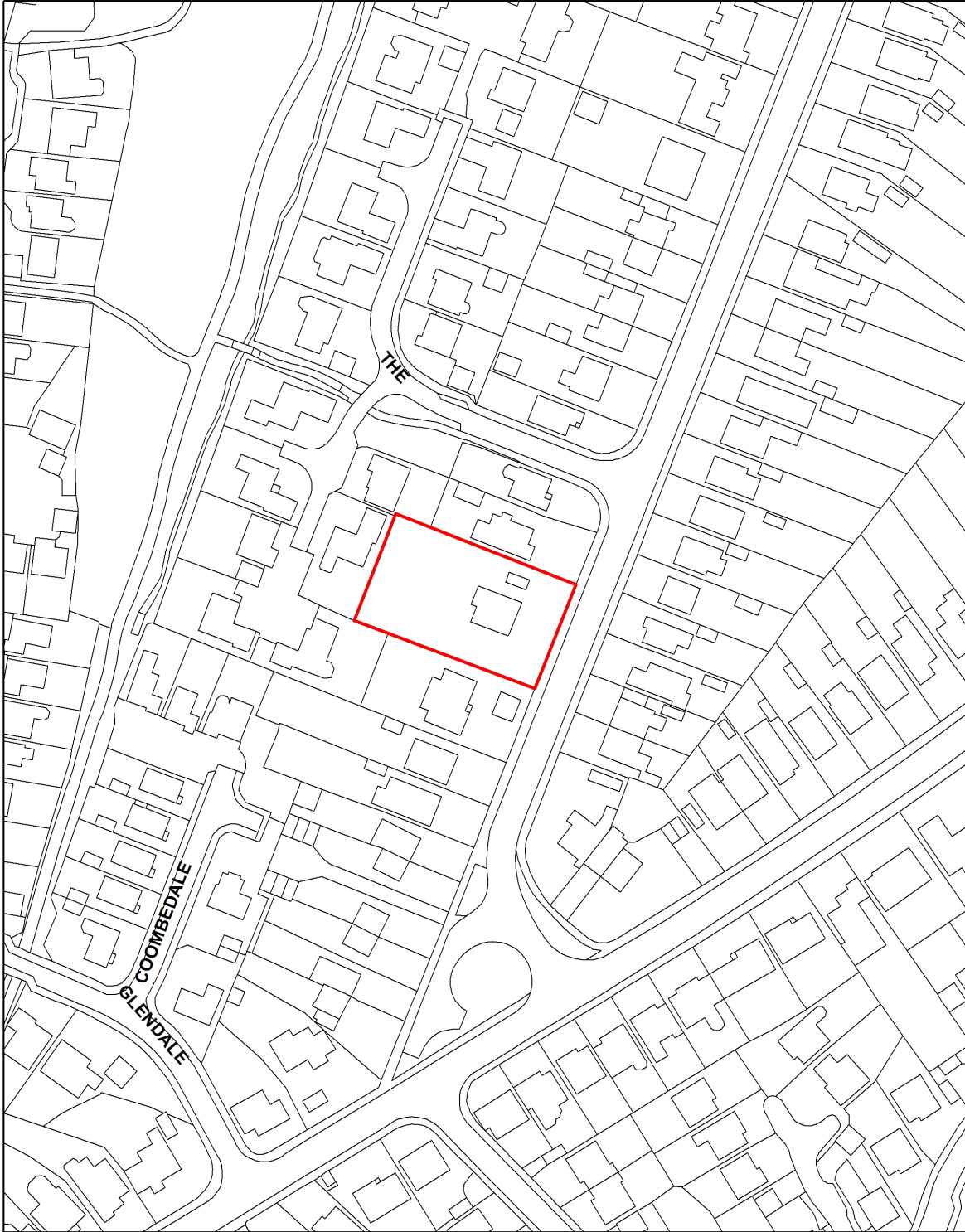
Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a L2 bat licensed professional ecologist.

Background Papers

P/16/0517/FP

FAREHAM

BOROUGH COUNCIL



19 St Johns Road
Scale 1:1250



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Agenda Item 6(2)

P/16/0691/FP

MR MILES DORAN

TITCHFIELD

AGENT: PHILIP BROWN
ASSOCIATES

ALTERATIONS TO ROOF AND ELEVATIONS, AND EXTENSION OF EXISTING AMENITY BUILDING/DAY ROOM TO CREATE A SINGLE DWELLINGHOUSE (USE CLASS C3)

293B TITCHFIELD ROAD STUBBINGTON FAREHAM HAMPSHIRE PO14 3ER

Report By

Richard Wright - direct dial 01329 824758

Site Description

The application site comprises a residential caravan site which was first granted planning permission on appeal in March 2013 (our ref P/11/1097/CU / Planning Inspectorate ref APP/A1720/A/12/2183866). A later planning permission in March 2014 granted permission for the extension of this site and the siting of an additional caravan (our ref P/13/1089/CU). The consent allows for the occupation of the site by Mr Miles Doran and Ms Elizabeth Connors and their resident dependants and for no more than three caravans to be stationed on the site at any time (of which no more than one can be a static caravan).

The site lies on the western side of Titchfield Road to the immediate north of a commercial nursery site and along a lane used to access around half a dozen houses (nos. 293, 293a, 295, 297-299, 301, 303) as well as the site itself. The site lies outside of the defined urban settlement boundaries and within the Meon Gap (strategic gap).

Except for a small patch of ground the site is entirely hardsurfaced with a mixture of tarmac and block paved finishes. There are two existing buildings on the site - a timber outbuilding which was recently erected and for which retrospective planning consent is sought in a separate planning application (our ref P/16/0931/FP) and a day/amenity block which has stood on the land for a number of years and is understood to have been used at various points in the past as an artists studio and cattery. The single-storey amenity building provides living accommodation for the family of Mr Doran and Ms Connors as well as ancillary storage space. The building has a slight mono-pitch felt covered roof and its external walls are rendered and painted white. The site is enclosed by high level fencing with a set of gates and brick wing walls at the entrance with the lane on its northern side.

Description of Proposal

Planning permission is sought for alterations and extension of the existing day/amenity building and for its use as a single dwellinghouse.

The extension to the building would be on its western and southern sides. A new pitched and gabled roof over the whole of the extended structure would increase its overall height to around 3.9 metres. Timber cladding would be added to the external elevations and changes made to the existing UPVC fenestration. The effect of the works would be to create a single storey dwelling house with three bedrooms, bathroom, kitchen and dining/sitting room.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS22 - Development in Strategic Gaps

Development Sites and Policies

DSP2 - Environmental Impact

DSP6 - New residential development outside of the defined urban settlement boundaries

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

DSP47 - Gypsies, Travellers, and Travelling Showpeople

Relevant Planning History

The following planning history is relevant:

<u>P/08/0063/CU</u>	USE OF FORMER CATTERY BUILDING AS ARTISTS WORKING STUDIO (RETROSPECTIVE APPLICATION)	
	RETAIN DEVLPMT	20/03/2008
<u>P/11/1097/CU</u>	CHANGE OF USE OF LAND AND PREMISES TO USE AS A RESIDENTIAL CARAVAN SITE FOR ONE GYPSY FAMILY WITH TWO CARAVANS, INCLUDING NO MORE THAN ONE STATIC MOBILE HOME AND USE OF EXISTING BUILDING ON SITE AS ANCILLARY ACCOMMODATION FOR FAMILY UNIT	
	REFUSE	22/06/2012
	APPEAL: ALLOWED	14/03/2013
<u>P/13/1089/CU</u>	CHANGE OF USE OF LAND TO FORM AN EXTENSION TO AN EXISTING RESIDENTIAL GYPSY CARAVAN SITE, INCLUDING THE SITING OF ONE ADDITIONAL TOURING CARAVAN	
	APPROVE	06/03/2014
<u>P/16/0931/FP</u>	Storage shed - (Retrospective application)	

Representations

Five sets of comments have been received in objection to the application on the following grounds:

- Contrary to countryside policy to resist new dwellings
- Impact on strategic gap

- Granting permission would set a precedent for other caravan sites to be developed
- Planning permission was previously granted for this site to be used as a residential caravan site with clear conditions for one named gypsy family
- Failure of applicant to comply with requirements of previous planning permissions
- Laying of hardsurfacing and poor surface water drainage has led to flooding of adjacent properties
- Building contractors accessing lane will cause problems with traffic on the main road

Consultations

Trees - No objection

Highways - No objection

Environmental Health - No objection

Planning Considerations - Key Issues

a) Planning history and existing consent

The Planning Inspector's 2013 appeal decision is an important consideration in determining this current application because it set out the reasons why planning permission was granted for the use of the site as a 'residential caravan site for one gypsy family'.

The Inspector's assessment of the case is split into four sections. The first three sections cover the issues of the effect on the character and appearance of the area, the site's accessibility and the need for a financial contribution towards the provision of off-site open space. The fourth part discusses any other material considerations with paragraph 35 stating that "As I have concluded there would be no conflict with Government advice or the development plan, it is not necessary for me to consider the other material considerations in support of the development put forward by the appellant, including the need for gypsy and traveller caravan sites and the appellant's personal and family circumstances". Planning permission was not granted because of the appellant's status as a gypsy since the Inspector found the development to be acceptable in any case.

The appeal decision continues to explain why conditions are needed such as the one which restricts the occupation of the site to Mr Doran and Ms Connors and their resident dependents (condition 1). Paragraph 37 explains that "A condition restricting occupation of the site to the appellant and his family is necessary, as other occupants moving on to it from outside the area could represent an increase in the Borough's resident population and the demand for open space. As the site is otherwise acceptable in policy terms, it is not necessary to limit the permission to a temporary period, but the personal condition needs to be accompanied by one governing the restoration of the site if the family were to leave [condition 2]". The reason behind each of the conditions is not due to the appellant's gypsy status.

Paragraph 38 goes further to say that condition 3 (the limit of the number of caravans) is required in the interests of the area's character and appearance as with condition 4 (site development scheme). Finally, condition 5 states no commercial activity shall take place on the land, including the storage of materials.

b) Visual impact

In determining the 2013 appeal the Planning Inspector noted that "The site is part of an

enclave of development surrounded by countryside and the proposal would not lead to any outward spread of development into the [strategic] gap. It would not diminish the separation of Titchfield and Stubbington, physically or visually, and especially as it is previously developed land supporting an existing building, it would have no effect on the integrity of the gap" (paragraph 17).

At present the existing amenity building already carries to some degree the external appearance of a dwellinghouse. The building has a front door and integral garage/store set in its front elevation and is visible immediately on entering the site and from the access lane. The proposed alterations through the addition of a modest pitched roof and external timber cladding would improve the appearance of the building. In visual terms the physical works proposed would enhance the appearance of the site and no conflict is found with the aims of Core Strategy Policy CS14 or CS17, namely to protect the landscape character and appearance of the countryside and to respond positively to the key characteristics of the area. The scale of the works proposed would have no appreciable effect on the gap between settlements preserved by the strategic gap.

Neither the extension, being located on the western and southern side of the building, or the modest increase in the bulk of the roof would be harmful to the light to or outlook from neighbouring properties.

c) Use as single dwellinghouse

Core Strategy Policy CS14 seeks to strictly control development outside of the defined urban settlement boundaries and is the principal local plan policy in resisting new residential development in the countryside. Local Plan Part 2 Policy DSP6 expands on the principal policy by setting out a presumption against new residential development outside of the defined urban settlement boundaries. It does however offer a number of instances where new dwellings in the countryside will be permitted including the conversion of existing non-residential buildings.

In this instance a lawful residential use already exists on this site. The Planning Inspector in dealing with the 2013 appeal found that the use of the site as a residential caravan site "would be acceptable in terms of its accessibility to shops, schools and health facilities by public transport, walking or cycling" (paragraph 24), that it would not harm the character and appearance of the surrounding area and that, subject to the payment of an financial contribution towards the provision of off-site open space, planning permission should be granted.

The current proposal therefore involves the extension, alteration and conversion of an existing residential building but with no intensification of the existing residential use. The building, although not a dwelling in its own right, is of a reasonable size and already contains some of the day to day facilities required to enable Mr Doran and his family to live on the site. Officers consider that were the applicants' family to fully occupy the amenity building as a dwelling instead there would be no material difference, for example in the number of vehicle movements to and from the site. The statement provided by the applicant's agent explains that his client "has no intention of giving up his nomadic lifestyle and would retain his touring caravans in order to continue to be able to travel away for work, in accordance with his traveller lifestyle". It continues by saying that "the use of the site as a settled residential base for a travelling family would be little different, in land use terms, whether the permanent living accommodation is provided in a permanent building or a mobile home, other than the visual appearance of the building and site would be improved".

Officers agree with this assessment in relation to this particular site. Granting planning permission for the use of the amenity building as a dwellinghouse would have no material planning implications and there is no conflict with the strategic aims of Core Strategy Policy CS14 to protect the countryside from development "which would adversely affect its landscape character, appearance and function".

d) Relevance of Policy DSP47 of the adopted Local Plan Part 2: Development Sites and Policies

Officers have considered the relevance of Local Plan Part 2 Policy DSP47 (Gypsies, Travellers and Travelling Showpeople), namely the final paragraph which advises that:

"All sites allocated or granted planning permission for permanent and transit gypsy/traveller provision, and travelling showpeople's provision will be retained for such uses. Outside the defined urban settlement boundaries planning permission granted will restrict the construction of permanent structures to small amenity buildings associated with each pitch; planning permission will not be granted for the replacement of gypsy traveller accommodation with permanent dwelling houses outside of the defined urban settlement boundaries".

Whilst the 2013 appeal decision granted permission for a 'residential caravan site for one gypsy family' its occupation was not controlled by condition to only persons falling within the definition of "gypsies and travellers" given in the national guidance "Planning policy for traveler sites (PPTS)". As explained above, the reason for the personal condition to Mr Doran's family was not due to his gypsy status but in relation to the provision of open space within the Borough. Although, as the Planning Inspector noted, Mr Doran and his partner satisfy the definition of "gypsies and traveller" given in the PPTS, the weight to be ascribed to this particular planning policy is significantly reduced by the fact that the Inspector did not seek to limit occupation of the site to only gypsies and travelers.

Turning to the amenity building itself; Officers recognise that the existing building could be considered to be larger than that typically found on gypsy and traveler sites as amenity blocks. This is due to the fact that it was not specifically built for that purpose but instead constructed many years ago and has been used in a number of different ways since, for example as a cattery and artists studio. In this respect its modest extension and conversion to a dwelling as proposed would not be as significant a change in visual terms compared to other gypsy traveller sites.

For the above reasons it is considered that the specific requirements of the final paragraph of Policy DSP47 could reasonably be set aside in this individual case.

e) Conditions

If Members of the Planning Committee are minded to grant planning permission, Officers do not consider it would be reasonable to limit occupation of the dwelling to Mr Doran and his family only. As set out above, the Inspector's reason for imposing such a condition in the 2013 appeal related to the desire to prevent other parties from being resident and therefore placing added pressure on the provision of open space in the Borough. There would not be the same concern over the potential for additional persons to reside at the property if the residential use was within a single dwelling. Existing powers to control unauthorised subdivisions of residential properties would be sufficient for the local planning authority to prevent the establishment of a separate unit of accommodation in the future.

The imposition of conditions relating to the number of caravans on the site and commercial uses is considered to be reasonable and necessary for the same reasons previously given by the Planning Inspector. Concerns have been raised by several local residents over non-compliance with the existing conditions at the site and Officers have themselves witnessed four caravans on the site at present. The statement submitted by the applicant's agent makes it clear his client wishes to retain his touring caravans but that by granting permission for the use of the amenity building as a dwelling there would be no need for a separate mobile home. A planning condition could be used to limit the exact number of caravans on the site appropriately.

Officers recognise the problems reported by the immediate neighbour concerning poor surface water drainage from the site. Notwithstanding, the conversion of the amenity building to a dwelling would have no material affect on water run-off from existing hardsurfaces on the site and it would not be appropriate to request the applicant to address this issue if planning permission was granted.

Conclusion

The proposal is considered to be acceptable in that the works to extend and alter the building would have no impact on the living conditions of neighbours and would enhance the appearance of the building and the site. The use of the building as a single dwellinghouse would have no material planning implications given the existing residential use. There would be no harm to the landscape character, appearance or function of the countryside or the integrity of the strategic gap.

There is no conflict with the relevant policies of the adopted Fareham Borough Core Strategy and Local Plan Part 2 and it is recommended that planning permission be granted.

Recommendation

PERMISSION

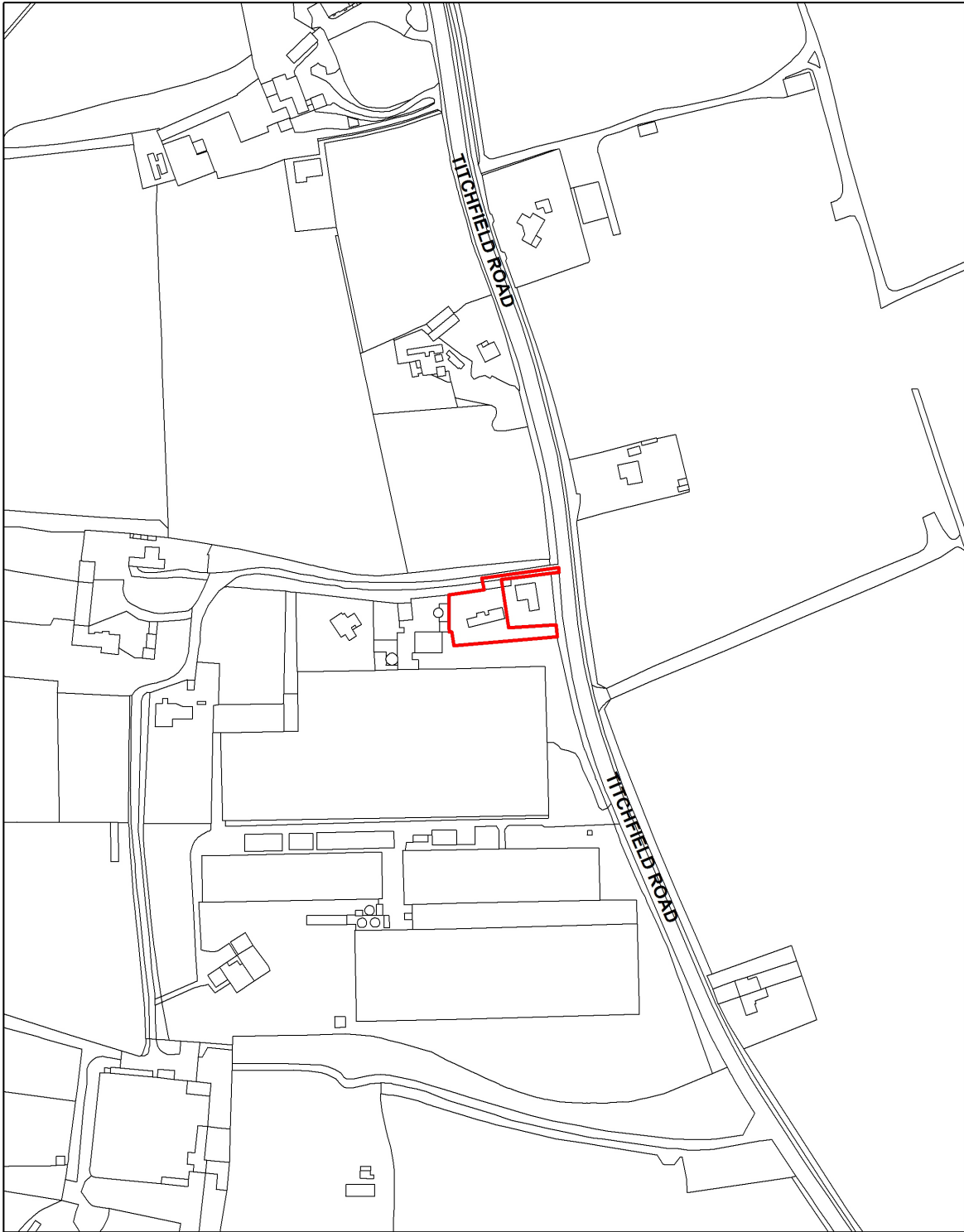
The full wording of the suggested conditions will be provided to Members of the Planning Committee by way of an update before the committee meeting.

Background Papers

P/16/0691/FP

FAREHAM

BOROUGH COUNCIL



293b Titchfield Road
Scale 1:2500



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Agenda Item 6(3)

P/16/0798/FP

MR & MRS SHUCKFORD

SARISBURY

AGENT: PMG BUILDING
DESIGN&CONSULTANC

TWO STOREY SIDE AND REAR EXTENSION

15 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU

Report By

Arleta Miszewska 01329 824666

Site Description

This application relates to a two storey, detached dwelling located on the northern side of Buchan Avenue, just east of Sweethills Crescent. The dwelling benefits from a single integral garage accessed from Buchan Avenue. A rear conservatory, erected approximately 10 years ago, has recently been removed under the applicants' permitted development rights.

As to the surroundings of the dwelling, there is a private drive to the north serving number 9 Buchan Avenue, a row of protected trees to the east, and number 11, which is a two storey detached dwelling, to the west. The ground level raises towards the north.

Description of Proposal

The application seeks planning permission for a two storey side and rear extension. The extension would accommodate a garage, utility room and a dining area at the ground floor and an additional bedroom with a dressing area on the first floor. The extension would result in the number of bedrooms increasing from three to four.

The rear extension would protrude beyond the original rear wall by 3800mm. It would be constructed with a hipped roof with a pitch matching the existing.

The side element of the proposed extension would protrude beyond the integral garage by 1000mm, and by 3700mm beyond the side wall of the first floor level. When viewed from the front of the house, the roof design would incorporate a hipped end and a roof pitch matching the existing.

The external materials of the extension would match the existing.

Policies

The following policies apply to this application:

Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

P/05/0121/FP

Erection of Rear Conservatory

PERMISSION

21/03/2005

Representations

Representation from three separate households has been received, including:

3 Buchan Avenue raising the following concerns:

- the proposal will create a "prison wall" outlook,
- the proposal is outrageous and antisocial,
- the footprint will be doubled and unsympathetic to other properties,
- impact on trees,
- will set a precedent
- enormous implications on no. 11,
- the proposal will change the street scene,

9 Buchan Avenue raising the following concerns:

- plans do not reflect the existing situation - a conservatory has been removed,
- intrusion on the street scene,
- overlooking of living room and bedroom,
- will set a precedent,
- impact on trees,

5 Buchan Avenue raising the following concerns:

- not in keeping with the area (style, proportion and siting),
- visually obtrusive and detriment to the street scene,
- impact on the visual amenity of the area,
- will set a precedent,
- impact on trees,
- previous planning applications in the area was refused,
- not enough time to hire a professional assistance,
- piling and subsidence.

Consultations

Tree Officer has been consulted on this proposal and commented as follows:

I have considered the impact on trees and the effect of other site operations on local tree cover, public amenity and local character.

Provided the recommendations of the Tree Protection Method Statement produced by PMG Ltd - June 2016 are followed as detailed when working near retained trees, then I consider the impact to be minimal and acceptable.

Therefore I raise no objections to the proposed development.

Planning Considerations - Key Issues

Impact on the living conditions of neighbours

The extension would be located to the east of no. 11 Buchan Avenue. The rear wall of this property projects beyond the rear wall of the application site by approximately 1m. As result,

the proposed extension would project beyond the rear wall of no. 11 Buchan Avenue by less than 3m. In addition, the extension would be set away from the common boundary by about 900mm and from the house at no. 11 Buchan Avenue by about 1800mm. Given this and the proposed design of the extension incorporating a hipped roof, the only loss of light to no. 11 would occur during morning hours. However, at this time of the day, the sun is set lower, especially during winter months, and it is likely that the sun light is already screened by the row of trees growing on the eastern boundary of the application site. The afternoon light, which no. 11 Buchan Avenue currently enjoys, would not be affected by this extension. As such, it would be difficult to demonstrate that the extension would cause harm to the living conditions of the residents of no. 11 Buchan Avenue, in terms of loss of light.

A site layout plan has been submitted to demonstrate that the proposed extension would not breach a line drawn at 45 degree angle from the centre of the nearest window at no. 11. Therefore, it is not considered that the extension would have an unacceptable impact on the outlook from the windows at no. 11 Buchan Avenue.

Concerns have been raised over impact on the outlook from numbers 3-9 Buchan Avenue. These properties have an aspect from the front of their properties across both the rear gardens of no. 11 and no. 15 Buchan Avenue. The distance between these properties and the application property range from 20 - 25 metres and they sit at a slightly higher level. Given the extension design, incorporating a projection of 3800mm, hipped roof and matching materials, and the distance between these properties, officers do not consider that the extension would result in any demonstrable harm to the outlook currently enjoyed by residents of these properties.

The proposed rear windows in the application property would be closer to the rear site boundary than the current windows by 3800mm. They would provide a view over the front of no. 9 Buchan Avenue at an oblique angle. The only direct views would be of the private driveway and trees growing to the east of no. 9. Therefore, officers do not believe that the extension would cause any demonstrable harm to the privacy of neighbours living at no. 9 Buchan Avenue.

Impact on the character and appearance of the area

The side extension would be visible from public vantage points along Buchan Avenue. Whilst the roof ridge would not be set beneath the height of the existing roof, the extension would be set back from the front building line by 3000mm. This set back would achieve desired subservience in the appearance of the house to reduce its overall bulk.

Concerns have been raised over the impact of the extension on the street scene when viewed from nos. 3-9 Buchan Avenue. However, given the distance between the application site and these properties, the projection of the extension and hipped roof design, officers do not consider the proposed extension would be obtrusive or harmful to the appearance of the street when viewed from these properties.

Highways and parking

A site layout plan has been submitted to demonstrate that the property frontage can accommodate car parking provision for three cars. Subsequently, the proposal meets the Council's car parking requirements and is considered to be in accordance with the relevant planning policies.

Trees

A number of residents have raised concerns over continuous loss of preserved trees on this site and a potential for further loss in the future, should this development be permitted. The Council's Tree Officer reviewed the submitted Tree Protection Method Statement produced by PMG Ltd - June 2016 specifying measures to mitigate impact on the protected trees, and commented that, subject to the report recommendations being implemented, the impact on the trees would be minimal and acceptable.

As to the concerns over subsidence, in order to comply with building regulations detailed design and structural details will need to be demonstrated to the relevant building inspector as part of the building regulations consenting process. Such details will ordinarily need to take account of the type of soil and proximity to trees and in some cases incorporate the use of piles where necessary to allow tree roots to be able to move around them. Officers are satisfied that through the building regulations consenting process measures would be taken to address the risk of subsidence to the extension in the future. There is no reason therefore to believe that by allowing the development there would be pressure in the future to fell further trees due to subsidence issues.

Other matters raised

Concerns over setting a precedent have been raised. However, each planning proposal is assessed on its own merits.

Recommendation

APPROVE subject to conditions:

1. The development shall begin before 14 September 2019.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

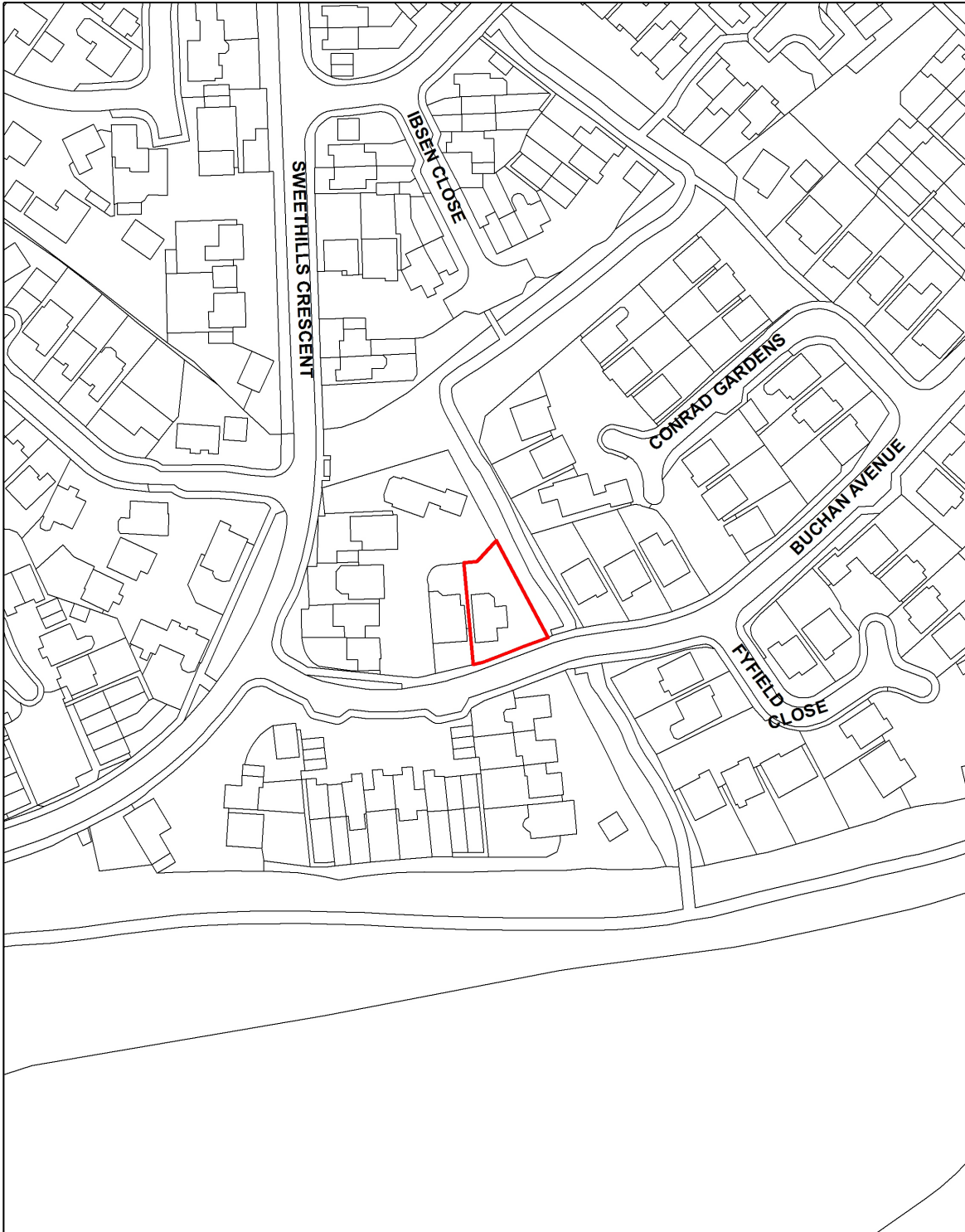
2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed plans, drawing number 002 rev A,
- b) Proposed sections, construction notes, drawing number 004 rev A,
- c) Proposed details, drawing number 003 rev A,
- d) Tree Protection Method Statement produced by PMG Ltd June 2016.

REASON: To avoid any doubt over what has been permitted.

FAREHAM

BOROUGH COUNCIL



15 Buchan Avenue
Scale 1:1250



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Agenda Item 6(4)

P/16/0857/FP

MR & MRS C STANDEN

WARSASH

AGENT: BPS DESIGN
CONSULTANTS LTD

RAISE HEIGHT OF ROOF TO PROVIDE FIRST FLOOR ACCOMMODATION
AUBERON HOOK LANE WARSASH SOUTHAMPTON SO31 9HH

Report By

Susannah Emery - Direct dial 01329 824526

Site Description

This application relates to a detached modern unlisted bungalow which is situated within Hook Village to the south side of Hook Lane. The dwelling lies within the Hook Village Conservation Area opposite the Grade II listed buildings 'The Nook' and 'Nook Cottages' to either side of the junction of Hook Lane with Fleet End Road. The dwelling sits in an elevated position approx. 1.5m higher than the road and is screened by a dense hedge approx. 4-5 metres in height.

Description of Proposal

Planning permission is sought to raise the height of the roof of the dwelling to provide first floor accommodation. The proposal would raise the height of the dwelling by 2.3 metres from 4.5 metres to 6.8 metres and would incorporate rooflight windows to the front and rear elevations which would have a minimum sill height of 1.7m above internal floor level.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Impact on living conditions

DSP5 - Protecting and enhancing the historic environment

Relevant Planning History

The following planning history is relevant:

P/01/0135/FP

Roof Extensions to Provide First Floor Accommodation.

REFUSE

04/04/2001

P/96/0896/FP

**ROOF EXTENSIONS TO PROVIDE FIRST FLOOR
ACCOMMODATION**

PERMISSION

15/10/1996

P/91/0771/FP

**ROOF ALTERATIONS AND ALTERATIONS TO GROUND FLOOR TO
PROVIDE SELF CONTAINED ANNEXE**

REFUSE

12/12/1991

Representations

Seven letters have been received raising the following objections;

- Due to the elevated position and proposed increase in height this modern building would become more prominent within the Conservation Area
- The dwelling would be visible above the boundary screening and would detract from the historic character of the area and surrounding buildings
- The dwelling is already out of keeping with adjacent historic buildings
- The dwelling can be seen along the wide open driveway from Hook Lane
- Overlooking of neighbouring properties
- Loss of light to cottages opposite
- Proposal would undermine the Conservation Area Appraisal & Management Strategy
- Planning permission for a second storey refused in 2001

One additional letter has been received raising no objection subject to the retention and growth of the frontage hedgerow to screen the house.

Consultations

Conservation Officer - The proposal is to replace the current partly flat roof with a pitched roof and to provide rooms in the roof. The heritage considerations are the setting of the listed buildings opposite and the character and appearance of the conservation area. Policies CS17 and DSP5 of the Local Plan apply. A similar proposal was granted planning permission in 1996. Owing to the siting of the house and the substantial planting on the boundary the situation has not changed significantly since the previous approval. No objection is raised in principle, however as the roof will be larger a good quality grey natural roof slate should be used rather than an imitation in order to conserve the character and appearance of the conservation area. The proposed rooflights should be a conservation design that sit flush with the roof slates. It is also very important that the planting on the road boundary is maintained and ideally thickened, the importance of this planting is set out in the adopted conservation area character appraisal.

Planning Considerations - Key Issues

Planning permission was granted in 1996 (P/96/0896/FP) to raise the height of the roof over the entire footprint of the dwelling to 7 metres incorporating front and rear rooflights but this permission was not implemented. The current proposal is similar albeit the ridge height would be 6.8 metres and the roof design features a barn hip as opposed to a fully hipped roof. The front and rear projecting sections of the dwelling would also retain a lower roof height of 4.5 metres. A subsequent application was refused in 2001 to raise the height of the dwelling further than previously permitted incorporating front and rear dormer windows. It was considered that having regard to the elevated position of the dwelling and the increased height and bulk arising from the proposed roof extension that the resultant building would represent an unduly prominent and obtrusive feature detrimental to the character and appearance of the Hook Conservation Area and nearby listed buildings.

The Hook Conservation Area Appraisal and Management Strategy (2011) states that the low rooflines of the modern bungalows; Japonica, Cedar Cottage and Auberon which lie to the south side of Hook Lane enables them to be concealed from the road behind the hedge and trees on the boundary. The screening of the bungalows is seen as important to the setting of the historic buildings to the north side of Hook Lane in terms of retaining these buildings as the focus of the hamlet. Whilst it states that the increase in height of the bungalows would be harmful to the character and appearance of the conservation area and the setting of the listed building it is necessary to consider the merits of the application

submitted before coming to the conclusion that any height increase would be unacceptable.

Officers are of the opinion that the proposed height increase of the dwelling would not be detrimental to the character and appearance of the Conservation Area or the setting of the listed cottages opposite. The dwelling is set back in excess of 15m from the road and although the roof of the dwelling would be visible in part above the frontage hedgerow and along the drive it is not considered that this would be an intrusive feature within the streetscene due to the absence of any dormer windows and the proposed use of natural slate. Whilst it would not be possible to secure the retention of the boundary planting in the long term the applicant has advised that it is not the intention to remove this.

The proposed rooflights would have a minimum sill height of 1.7m above internal floor level to prevent any overlooking of the adjacent properties. There would be in excess of 30m from the three rooflights proposed within the front elevation to the listed cottages opposite so officers do not consider that the proposal would result in an unacceptable loss of privacy even if a lower sill height had been required. In light of the separation distance it is not considered that the proposal would result in an unacceptable loss of light to the properties opposite.

Having regard to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Officers consider that the proposal would preserve the setting of the nearby listed buildings and the character and appearance of the Hook Conservation Area. The proposal complies with the relevant policies of the Fareham Borough Core Strategy and the Fareham Borough Local Plan Part 2: Development Sites & Policies and is considered acceptable.

Recommendation

PERMISSION; subject to conditions

1. The development shall begin before the expiry of three years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- i) Existing Elevations & Plans - drwg No. PL01
- ii) Proposed Elevations & Plans - drwg No. PL02

3. No development shall take place until a sample of the natural slate roof tile to be used in the construction of the roof extension hereby permitted, has been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development and to preserve the character and appearance in the Conservation area.

4. No development shall take place until details (including a section) of a conservation design rooflight to be installed within the roof of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

5. The rooflights as shown on the front & rear elevations of the roof extension hereby approved shall be constructed so as to have a sill height of not less than 1.7 metres above internal finished floor level. The windows shall thereafter be retained in this condition at all times.

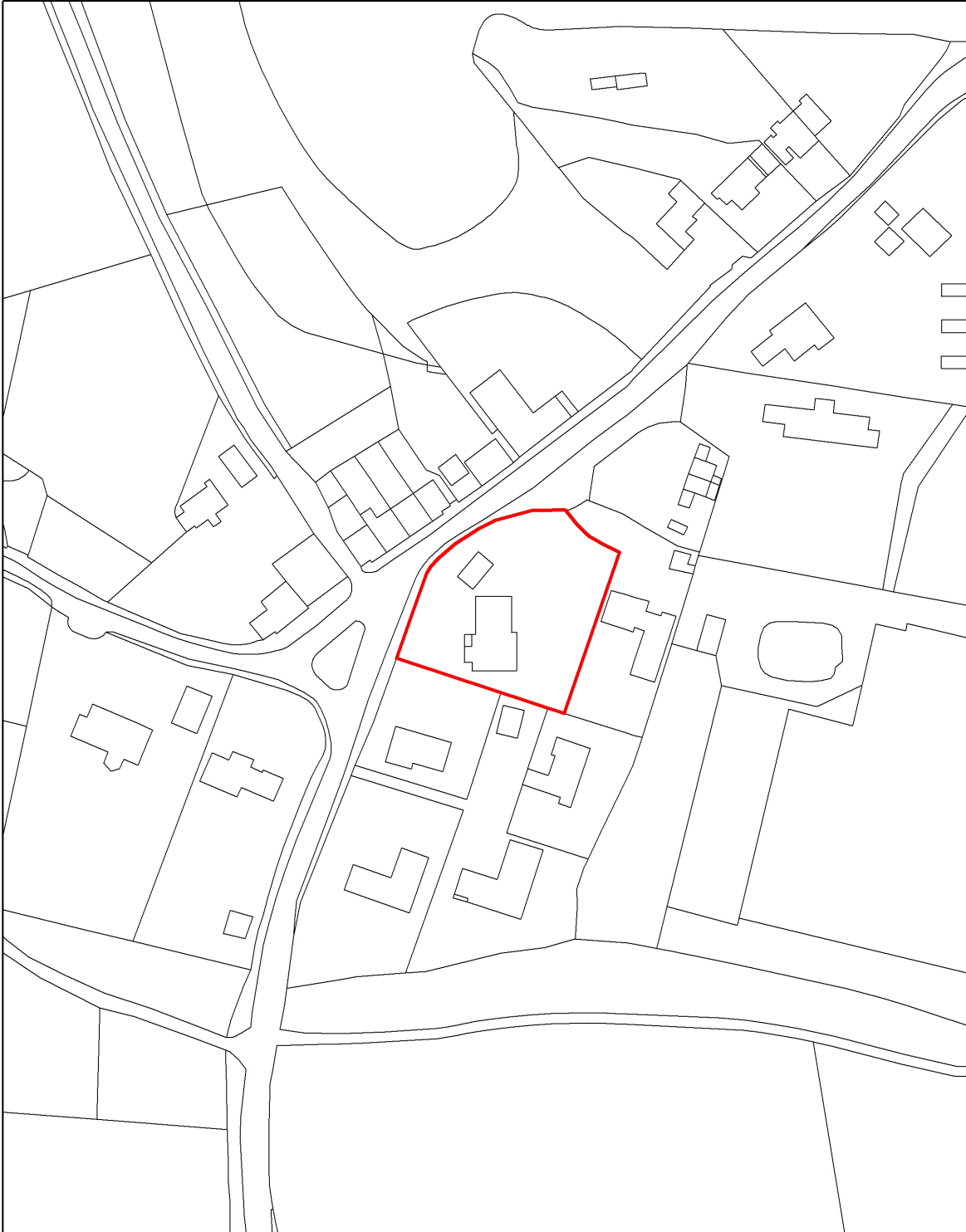
REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

Background Papers

P/16/0857/FP

FAREHAM

BOROUGH COUNCIL



Auberon,
Hook Lane
Scale 1:1250



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Agenda Item 6(5)

P/16/0876/TO

SARISBURY

MR PHIL PAFFORD

AGENT: MR MATT GODWIN

ONE OAK: CROWN LIFT TO 5 METRES ABOVE GROUND LEVEL, REMOVE LOWEST NORTHWEST LATERAL BRANCH OF 100MM IN DIAMETER TO CREATE 3 METRES CLEARANCE FROM SOUTHWEST CORNER AND TIP REDUCE LOWEST LATERAL BRANCH BY 3 METRES BACK TO SUITABLE GROWTH POINTS. ONE ROBINIA: FELL REGENERATED STEMS FROM PREVIOUSLY REMOVED STUMP.

THE TREES ARE PROTECTED BY TPO 34.

UNIT 2 216 BARNES LANE SARISBURY GREEN SOUTHAMPTON SO31 7BG

Report By

Paul Johnston - 01329 824451

Introduction

When the application was first submitted it proposed two sets of works.

The first involved the felling of one Robinia and works to one oak tree. These trees are protected by a tree preservation order (TPO 34) and the works proposed to them are before Members now for a decision.

The application also proposed works to other trees and planting at the site. These included works to a privet hedge, felling sapling ash trees and crown lifting a sycamore tree. These other trees and planting are not covered by a tree preservation order.

The applicant has notified the Council about these other works as they believe the planting is protected by virtue of the fact that it is situated within the Sarisbury Green Conservation Area. When a notification is received the Council can either agree to the works set out or serve a tree preservation order on the trees. If the Council does not undertake one of these actions within 6 weeks of receiving notification, the works can proceed.

The six week period expired before the date of this Planning Committee meeting and therefore a decision on these matters will be taken before the meeting and Members will be updated at the meeting.

Description of Proposal

- One oak: crown lift to 5 metres above ground level, remove lowest northwest lateral branch of 100mm in diameter to create 3 metres clearance from southeast corner of building and tip reduce lowest lateral branch by 3 metres back to suitable growth points.
- One robinia: fell regenerated stems from previously removed stump.

The trees are protected by TPO 34.

Representations

Nine representations have been received objecting to the all the works described in the introduction above. The main points of objection are on the following grounds:

- The removal of the trees would change the local environment and the character of the

area.

- Crown lifting is not necessary in this case and is known to have a detrimental effect on the growth and condition of trees.
- It would be more practical to clear the car park of ivy, bramble, saplings and weeds.
- The tree works are not necessary because there is already enough clearance under the existing parked vehicles.
- The works must be to clear room for high sided vehicles which is not appropriate for a residential area.
- The loss of any tree should be avoided wherever possible.
- The works will not result in any extra room for the business but will make a significant reduction in the wildlife corridor which includes habitat for stag beetles.
- It is Conservation Area which should preserve trees not allow them to be removed.
- The tree provides a natural sound barrier and helps the tranquillity of the cemetery.
- A bat survey should be carried out as there is a colony in the area.
- It will change the tree line surrounding the cemetery.
- The threat of Ash Die Back makes it a shame to remove any healthy ash. The existing ash here could be retained without taking up too much space.
- The intention to level the sloping surface of the car park would make the crown lifting unnecessary.
- The robinia has more impact on the street scene and has an overall effect of a tall, healthy, mature tree.
- Regeneration is a way for ancient and veteran trees to extend their lives.
- A replacement tree would take years to grow and fill the ugly gap.
- The existing robinia is a valued part of the Sarisbury landscape, gives privacy and creates a pleasant, peaceful and rural outlook.
- There have never been any health and safety issues before and the robinia is situated in the corner where it cannot be an issue.
- There is no point in placing a TPO on trees if this can be overturned for the owner's benefit and spoil the view.
- The oak may require works but its shape should be considered and protected.

Planning Considerations - Key Issues

The application relates to trees situated on the east boundary of the industrial units at 216

Barnes Lane, which is adjacent to the west boundary of St Pauls cemetery.

The reasons being put forward for felling / removing the Robinia are on the grounds of health and safety due to the structural condition of the tree.

The original tree was cut down to a stump some time ago. What currently appears as one tree from a distance, actually comprises multiple shoots that have grown up from the cut stump and developed into several larger stems forming one crown.

The stump from which the Robinia has generated is decayed. In arboricultural terms the structural integrity and attachment of these stems to the decayed stump is inherently weak. This means they are predisposed to an abnormal risk of failure by breaking apart at the base - the potential for failure is higher than compared with a single stem tree.

This inherent structural weakness applies to any regeneration from cut stumps, lapse coppice stools and pollards. However, the risk is higher in fast growing species such as robinia, poplar and willow, which have a weaker wood structure, when compared to species such as oak, sweet chestnut and plane for example. The risk of failure also increases as the stems become larger and more congested against one another.

Officers appreciate that the Robinia has formed a substantial crown and has considerable amenity value. However due to the way it has grown there is a much increased risk that elements of the tree will fail and fall. On this basis Officers regrettably support the felling of this tree.

The works to the mature oak comprise crown lifting to 5 metres above ground level and shortening several branches away from the industrial unit. Whilst local residents consider that these works will allow the site to be used in a more intensive way, in assessing applications for tree works the Council is required to assess the effect on the health and appearance of the tree (and in turn its amenity value). The Council is not able to refuse works to protected trees solely on the grounds of principle. Officers are satisfied that the works to the oak tree would not be harmful to the health of the tree or its contribution to amenity.

Officers have carefully considered the proposals and the representations received from local residents. Having carefully considered all relevant issues Officers believe that consent should be granted for the works proposed.

Recommendation

CONSENT:

1. The works hereby approved shall be carried out within two years from the date of this consent - therefore by Date / Month / 2018.

REASON: To ensure that the works are carried out within a reasonable timescale taking into account the current health and condition of the tree(s) and their circumstances.

2. The works shall be carried out in accordance with the British Standard 3998:2010 Tree Work - Recommendations.

REASON: To ensure the works are carried to an appropriate standard.

3. A replacement pedunculate oak, of 12 / 14cm girth shall be planted within the first planting season (October to March) following the felling on the Robinia hereby approved
REASON: In the interests of maintaining the public amenity value of the area.

Notes for Information

Further information:

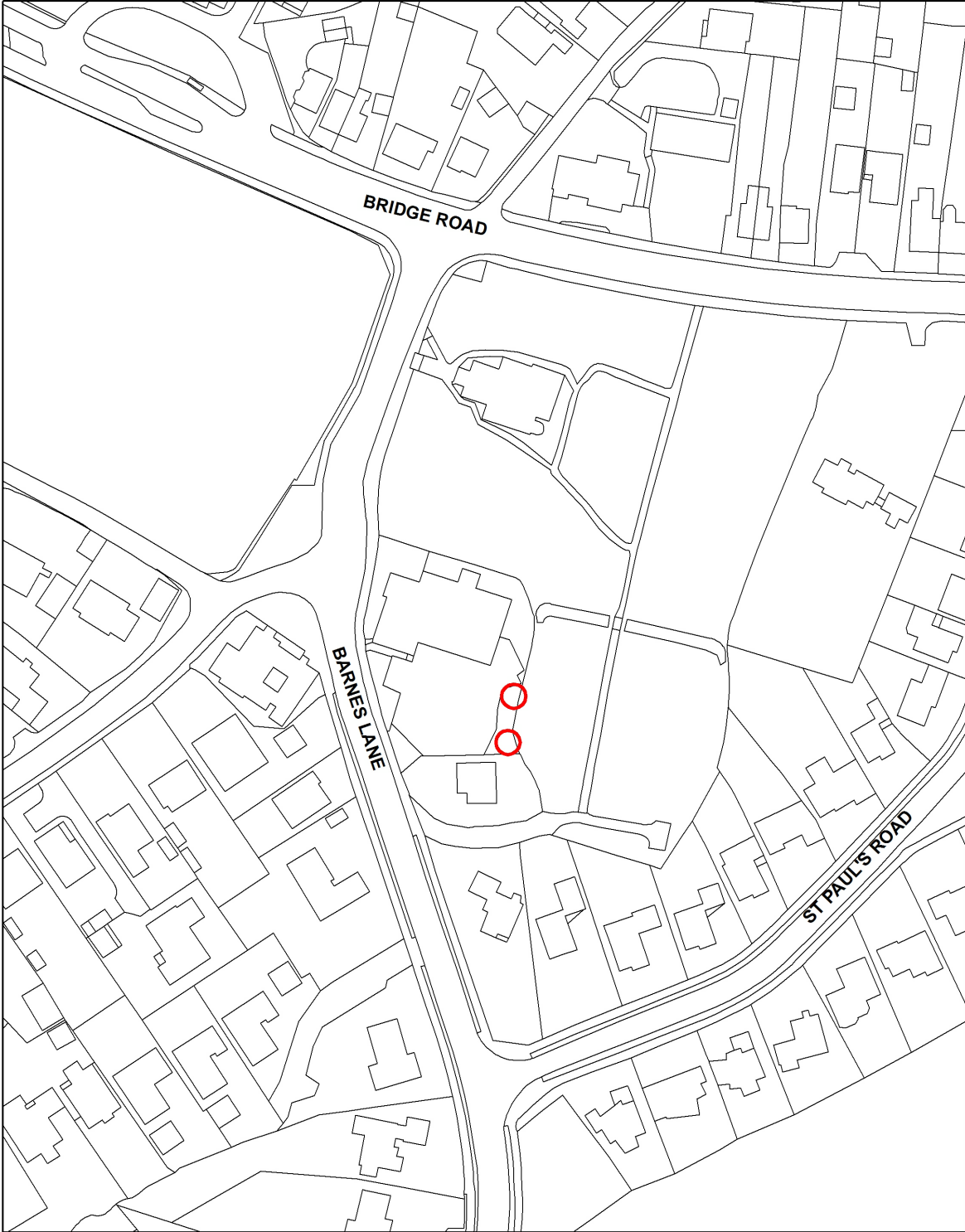
1. This consent does not grant the applicant the right to carry out work over property other than their own without the agreement of the owner; it is advisable to obtain this agreement in writing.

2. Special care must be taken not to disturb wild animals and plants protected by the Wildlife and Countryside Act 1981 (as amended). This includes birds and bats that nest or roost in trees. Contact Natural England for further advice - 023 8028 6410 www.naturalengland.org.uk.

3. Bats are protected under Conservation of Habitats and Species Regulation 2010 as amended and it is an offence to deliberately or recklessly disturb them or damage their roosts. Trees should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from Natural England via the Bat Line on 0845 1300228. Further advice on bats is available from The Bat Conservation Trust (020 7627 2629).

FAREHAM

BOROUGH COUNCIL



Unit 2
216 Barnes Lane
Scale 1:1250



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ZONE 2 - FAREHAM

Fareham North-West
 Fareham West
 Fareham North
 Fareham East
 Fareham South

Reference

Item No

P/16/0596/FP
 FAREHAM
 SOUTH

59-61A FAIRFIELD AVENUE -LAND TO REAR- FAREHAM PO14
 1EH
 ERECTION OF DETACHED TWO-STOREY DWELLING

6
PERMISSION

P/16/0887/TO
 FAREHAM
 NORTH-WEST

11 BARTLETT CLOSE FAREHAM PO15 6BQ
 ONE ASH PROTECTED BY TPO 10: REDUCE BY 2.5 METRES
 TO SUITABLE PRUNING POINTS 75-100MM IN DIAMETER.

7
REFUSE

Agenda Item 6(6)

P/16/0596/FP

MR M IRONS

FAREHAM SOUTH

AGENT: TOWN PLANNING
EXPERTS

ERECTION OF DETACHED TWO-STOREY DWELLING

59-61A FAIRFIELD AVENUE -LAND TO REAR- FAREHAM PO14 1EH

Report By

Susannah Emery - direct dial 01329 824526

Introduction

This application is being report to the Planning Committee as the partner of the Planning agent works for Fareham Borough Council.

Site Description

This application relates to a site within the urban area to the rear of Nos 59-61a Fairfield Avenue. These properties lie on the south-eastern corner at the junction of Fairfield Avenue with St Anne's Grove. No.59 Fairfield Avenue is a mid terrace two storey dwelling and Nos 61 & 61A Fairfield Avenue occupy the corner plot and consist of two 1-bed flats; one at ground and one at first floor level. The application site has previously been partly used as a hardstanding to provide parking for the flats however in recent years a fence has been erected along the rear boundary preventing any vehicular access. The remainder of the site forms the end of the rear garden of No.59 Fairfield Avenue which provides a hardstanding and car parking space for one vehicle.

Description of Proposal

Planning permission is sought for the erection of a detached 2-bed chalet bungalow fronting on to St Anne's Grove. Two car parking spaces would be provided to serve the dwelling which would be accessed via the private access road which runs along the southern boundary of the site. The dwelling would have a private amenity space to the northern side of the dwelling. It is proposed to provide the two existing flats 61 & 61A Fairfield Avenue with some alternative car parking adjacent to St Anne's Grove which would reduce the existing amenity space serving the ground floor flat. A replacement car parking space would be provided on the frontage of No.59 Fairfield Avenue.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

Development Sites and Policies

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

FBC.7826 Erection of Dwelling & Garage
Refused 29 May 1985

FBC.7826/2 Erection of Two Self-Contained One Bed Flats
Permission 14 October 1985

Representations

Three letters have been received objecting on the following grounds;

- High density of development out of character with the area
- Visually overbearing
- Proposed dwelling would be taller and noticeably closer to St Anne's Grove than neighbouring properties
- The plot is smaller than other nearby in-fill plots
- Other developments close by were carried out before back gardens were excluded from the definition of previously developed land
- Loss of privacy
- Loss of light to neighbouring house and garden
- Loss of view
- Insufficient car parking and loss of car parking to existing dwellings
- Poor visibility when emerging from parking space on to St Anne's Grove
- Impact on birds and wildlife
- The adverse impacts of the proposal would outweigh the benefits
- Development within Fareham is to be concentrated in Welborne and there is no need for this site
- Loss of property with a large garden
- Garden too small for a 3-bed family home and would be subject to excessive shading
- Contrary to local and national planning policy
- Dwelling falls short of national space standard for occupancy as a 3-bed dwelling
- Proposed amenity space overlooked by existing dwelling
- Insufficient light to internal space of dwelling
- Dwelling would not meet Lifetime Home standard
- Inconvenience during building works

Consultations

INTERNAL

Highways - No objection subject to replacement car parking being provided for Nos 59,61 and 61A Fairfield Avenue and the provision of adequate pedestrian visibility splays to the replacement parking for the flats.

Planning Considerations - Key Issues

The main issues to be considered in the determination of this planning application are;

- Principle of Development

- Impact on Character of the Area
- Impact on Amenity of Neighbouring Properties
- Highways
- Solent Disturbance Mitigation

Principle of Development

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing. The National Planning Policy Framework (NPPF) excludes private residential gardens from being defined as previously developed land but sets out there should be a strong presumption in favour of sustainable development. It is recognized that garden sites can assist in meeting housing needs provided that the proposed development is acceptable in all other respects. The site is located within the defined settlement boundary such that the principle of re-development of the land is acceptable subject to an assessment of the impacts.

Planning permission was refused in 1985 for the erection of a detached two storey dwelling in this location with the reasons for refusal referring to inadequate garden sizes and inadequate plot sizes which were considered to result in the overdevelopment of the site and a cramped layout. The proposed plot differs to that on the previous application as it has been reduced in width by approx. 4m enabling the existing dwellings to retain a greater length of garden. The layout has also been given more consideration to make the best use of the space available. Given the length of time that has passed since the previous refusal it is necessary to consider the application in light of current local and national planning policy and review other development that has been permitted within the surrounding area.

Impact on Character of the Area

The properties along Fairfield Avenue and St Anne's Grove consist of predominantly two storey 1930's terrace dwellings. On the opposite corner of Fairfield Avenue and St Anne's Grove there is a block of maisonette properties standing at four storeys in height. There are various sites within the vicinity of the application site which are occupied by more recent in-fill development including No.67a St Anne's Grove which is a detached two storey dwelling just to the north of the application site and the road junction of Fairfield Avenue and St Anne's Grove. This property was permitted in 1999 and stands on a site smaller than the application site.

The proposal has been significantly amended since it was originally submitted at the request of officers. The dwelling has been re-sited further back on the plot to accord with the building line along St Anne's Grove and its footprint reduced resulting in the loss of one bedroom. Whilst the proposed plot is small Officers do not consider that the dwelling would appear unduly cramped upon the site.

The principal change however is in the scale and design of the dwelling being reduced by 1.2 metres from a full two storey height dwelling to a chalet bungalow. The chalet style design would be lower than adjacent development around it and in contrast to the prevailing character of the area which is of terraces of two storey properties. Notwithstanding, some variation in the scale of nearby buildings does exist, for example the four storey maisonette building on the opposite side of St Anne's Grove, and after considering the proposal carefully Officers are of the opinion that whilst the introduction of a chalet-style dwelling would not replicate the over-riding character of the area it would not be harmful either.

Officers recognise that in order to set the dwelling back in the plot to align with the building line along St Anne's Grove an alternative to the prevailing two-storey scale of housing in the area would be needed so that the resultant bulk would not be overbearing on the adjacent garden area. On balance therefore the design approach taken by the applicant is not considered to have an unacceptable adverse effect on the character and appearance of the streetscene.

The dwelling would have a private amenity space located to the north side of the dwelling. The garden would measure 13 metres in depth with a width of 7.4 metres for the initial 6.4 metres to the front of the dwelling reducing to 3.8 metres in width adjacent to the dwelling. The size of the amenity space is considered sufficient to serve the needs of this small 2-bed property and it would not be overlooked to an unacceptable degree. The existing dwelling at No.59 Fairfield Avenue would retain a garden length of 12 metres. With regards to the two flats at Nos. 61 & 61A Fairfield Avenue the ground floor flat would retain a small amenity space measuring approx. 42 square metres and this is considered sufficient to meet the need of the occupants. The Council's Design SPD states that a garden of 25 square metres will normally be sufficient for most one or two bedroom flats. The first floor flat does not benefit from the use of an amenity space at present and this would not change.

Impact on Amenity of Neighbouring Properties

The neighbouring property to the east (No.57) has raised concerns regarding overshadowing. The proposed dwelling would be located at the far end of their garden which is in excess of 25 metres in length. There is a large outbuilding at the southern end of the neighbour's garden which precludes the use of this area adjacent to where the dwelling would be constructed and naturally the most intensely used part of the garden tends to be adjacent to the dwelling. The proposed dwelling would be a minimum of 15.5 metres from the rear facing windows within the neighbours property and therefore officers do not consider that it would be visually overbearing and loss of view would not be a material planning consideration. There is a tree and hedgerow planting on the boundary between the two properties and it is the intention to retain this to provide some natural screening. Officers do not consider that the proposal would have a materially harmful impact on the living conditions of the occupants of this property in terms of loss of light or overshadowing.

Concerns have been raised regarding overlooking and loss of privacy to one of the maisonette properties on the opposite side of St Anne's Grove. There would be in excess of 25m between the proposed dwelling and the facing properties and therefore officers do not consider that there would be a detrimental loss of privacy. With regards to the first floor windows within the rear elevation of the dwelling the landing window would be conditioned to be obscure glazed and fixed shut to 1.7m above floor level and the two rooflights would be conditioned to have a minimum sill height of 1.7m above floor level.

The Occupant of the property to the south (No.69 St Anne's Grove) raised concerns regarding the height and siting of the dwelling however officers consider that the relationship with this property has been improved by the amendments sought. There are no windows within the side elevation of the property to the south which face towards the application site.

Highways

The proposal makes provision for two car parking spaces to serve the 2-bed dwelling in accordance with the Council's Residential Car & Cycle Parking SPD. The 1-bed flats at 61 &

61A Fairfield Avenue have previously benefitted from the use of part of the application site for car parking however this has not been available in recent years. It is proposed that two car parking spaces would be provided adjacent to St Anne's Grove to compensate. No.59 Fairfield Avenue currently has one on-site car parking space within the rear garden and it is proposed to replace this on the frontage of the property. There are no highway concerns regarding the proposed development.

Other Matters

It is not considered that the proposal would have a harmful impact on ecology as the site is largely laid to hardstanding with minimal vegetation.

The decrease in the number of bedrooms contained within the dwelling means that it comfortably exceeds the minimum national space standard for a 2-bed property and there are no concerns regarding the living environment for future occupants.

Solent Recreation Mitigation Partnership

Through the work of the Solent Recreation Mitigation Partnership (SRMP) it has been concluded that any net increase in residential development will give rise to likely significant effects on the Solent Coastal Special Protection Areas (SPA's), either 'alone' or 'in combination' with other development proposals. In accordance with Policy DSP15 of the adopted Fareham Borough Local Plan Part 2 all development will be required to mitigate the negative impact. This is achieved via a commuted payment which will be secured under section 111 of the Local Government Act 1972.

Conclusion

It is considered that the proposal complies with the relevant local plan policies and would not have a materially harmful impact on the character of the area, the living conditions of adjacent residential properties, or highway safety. The proposal is considered acceptable.

Recommendation

PERMISSION; subject to;

i) receipt of a commuted payment towards the Solent Recreation Mitigation Partnership (SRMP);

ii) the following conditions;

1) The development shall begin within three years from the date of this decision.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2) The development shall be carried out in accordance with the following approved documents:

- Proposed Elevations & Floor Plans - Rev A

- Proposed Site Plan - Rev A

REASON: To avoid any doubt over what has been permitted.

3) No development shall take place above damp proof course level until details of the facing

and roofing materials to be used in the construction of the dwelling hereby permitted, have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

4) No development shall take place above damp proof course level until details of the finished treatment of all hard surfaced areas have been submitted to and approved by the local planning authority in writing. The development shall be undertaken in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

5) No development shall take place above damp proof course level until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is first occupied or in accordance with a timetable agreed in writing with the local planning authority and shall thereafter be retained at all times.

REASON: In the interests of the living conditions of neighbouring properties of the appearance of the area.

6) The dwelling shall not be occupied until both means of vehicular access have been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

7) The dwelling shall not be occupied until the approved parking areas for both the proposed and existing dwellings have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking of vehicles at all times unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

8) No development shall commence until pedestrian visibility splays of 2m by 2m have been provided for the two replacement car parking spaces to serve Nos 61 & 61A Fairfield Avenue. These visibility splays shall thereafter be kept free of any obstruction over 0.6m in height at all times.

REASON: In the interests of highway safety.

9) The first floor landing window proposed to be inserted into the rear elevation of the dwelling hereby approved shall be glazed with obscure glass and be of a non opening design and construction to a height of 1.7 metres above internal finished floor and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

10) The rooflight windows as shown on the rear elevation of the dwelling hereby approved shall be constructed so as to have a sill height of not less than 1.7 metres above internal finished floor level. The windows shall thereafter be retained in this condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

11) The dwelling hereby permitted shall achieve an equivalent standard of energy efficiency

to Level 4 of the Code for Sustainable Homes unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of reducing energy use and increasing resource efficiency through sustainable methods of construction.

12) No work relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the local planning authority.

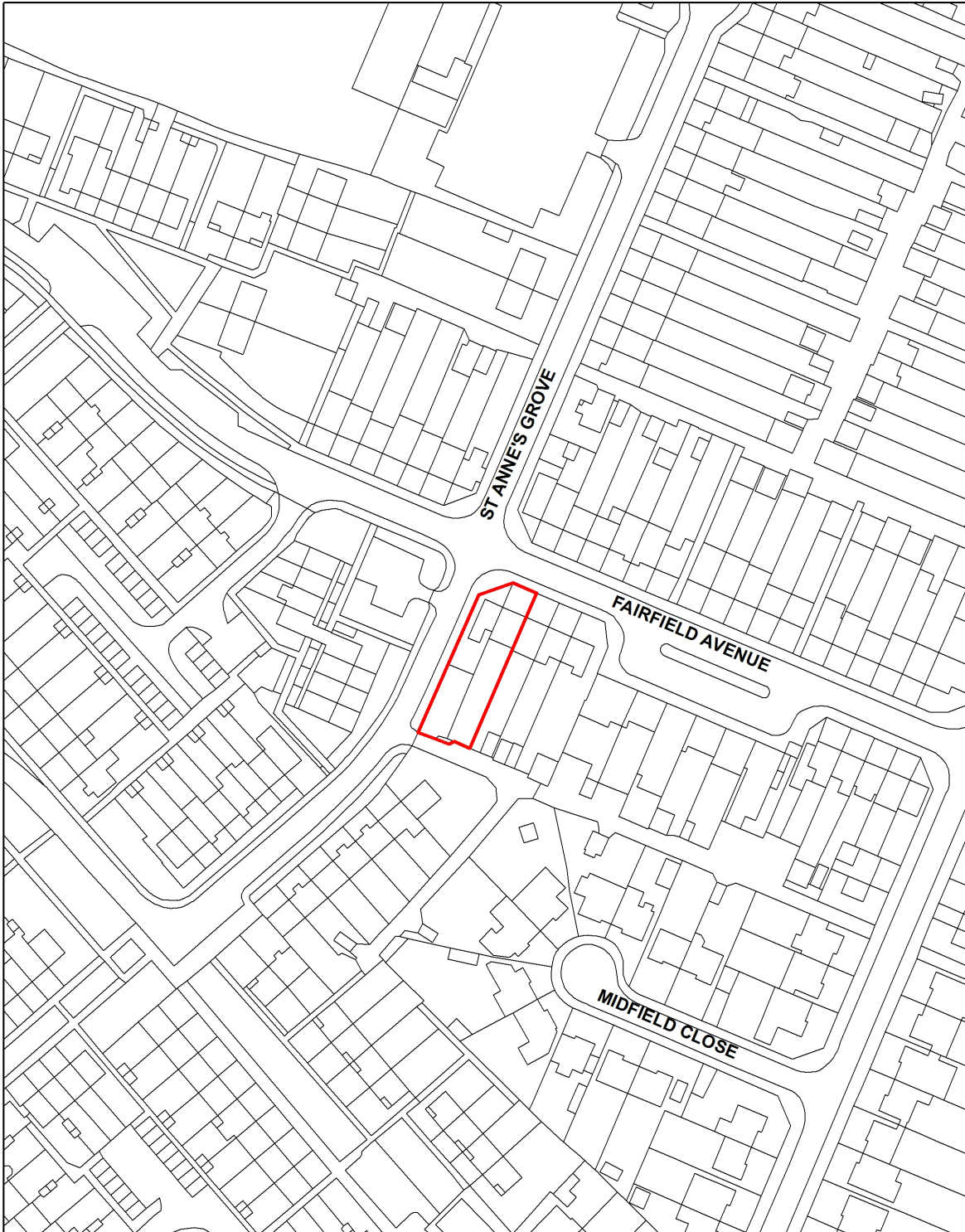
REASON: To protect the living conditions of the occupiers of nearby residential properties.

Background Papers

P/16/0596/FP

FAREHAM

BOROUGH COUNCIL



59-61a Fairfield Avenue
Scale 1:1250



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Agenda Item 6(7)

P/16/0887/TO

FAREHAM NORTH-WEST

MR JOHN BATCHELOR

AGENT: MR JOHN BATCHELOR

ONE ASH PROTECTED BY TPO 10: REDUCE BY 2.5 METRES TO SUITABLE PRUNING POINTS 75-100MM IN DIAMETER.

11 BARTLETT CLOSE FAREHAM PO15 6BQ

Report By

Paul Johnston - 01329 824451

Introduction

This application has been called onto the agenda by Councillor Davies to enable the Committee to consider whether the benefit of the ash tree to the area is outweighed by the dis-benefit to local residents.

Description of Proposal

Reduce one ash tree (protected by TPO 10) by 2.5 metres to suitable pruning points 75 - 100mm in diameter.

Relevant Planning History

The following planning history is relevant:

P/16/0191/TO Carry out works to three oak trees and one ash tree. Consent granted for works to oak trees. Works to Ash tree refused. Appeal lodged against refusal of works to Ash tree. Appeal turned away by the Planning Inspectorate as the applicant provided no justification for the works to the Ash tree.

Representations

Three representations have been received supporting the works on the following grounds:

- The tree has outgrown the site and encroaches halfway down into the rear garden of 11 Craven Court which is not acceptable.
- There is a six foot branch, a five foot branch and other smaller branches growing into the garden which is annoying.
- The paving slabs in the rear garden have needed to be reset several times because of the tree roots.
- Branches are always falling off, especially on windy days.
- The ash has accelerated growth towards the sunlight.
- A lot of trees have blown down in the area in recent high winds.
- The TPO should have been reviewed two years ago to favour residents undertaking tree works.
- The ash has not been worked on before and has grown with a twisted trunk which looks ugly.

- It does not contribute to the local amenity.
- Removal of the ash will solve all problems in the future.
- A lot of leaves fall off the tree.

Planning Considerations - Key Issues

This ash tree predates the surrounding development completed between the late 1970s and early 1980s. The tree forms part of a wider treed landscape and contributes significant amenity value to the surrounding area.

Tree preservation orders seek to protect trees in the interest of public amenity. Where the excessive pruning of a protected tree would substantially reduce its amenity value, Officers would normally recommend that consent is withheld unless other compelling grounds are put forward which outweigh the harm.

The characteristics associated with different tree species can vary greatly with some more burdensome than others. A judgement often needs to be made in terms of balancing the many positive benefits trees provide with any negative characteristics associated with them. Officers acknowledge that for some residents trees can be a source of frustration. However, these very same trees contribute to the pleasant appearance of Fareham and provide multiple benefits to our communities.

Members will note that a request for works to this Ash tree was refused under Officers delegated powers earlier this year. A subsequent appeal was turned away by the Planning Inspectorate as the applicant had not put forward reasons for carrying out the works.

This application proposes the same extent of works to that recently refused. The applicant explains that the works are proposed as: the tree is too large for the plot; if it came down in a winter storm it would cause damage to property and prove dangerous to residents; pigeons roosting in the tree foul on the garden, grandchildren's slide and swing and this is a health hazard. The problems have exacerbated as the tree has got bigger.

A visual inspection of the ash tree was undertaken from ground level and the tree was observed to be healthy and free from any significant defects or abnormalities that may have an adverse impact on its condition. No evidence has been submitted with the application to suggest that the tree is unsound or otherwise unhealthy.

The amount of noise and movement associated with trees during high winds can be unnerving and those living close to trees may feel anxious about their safety during severe weather. However, Officers do not believe that a potential risk of tree failure is a sound basis for tree pruning or indeed removal. All trees potentially pose some degree of risk, but in this case there is nothing submitted or indeed observed on site to suggest that the subject tree poses any undue level of risk. It is not however possible to give absolute guarantees of safety in respect of trees in the event of severe adverse weather conditions.

Trees may be a source of frustration from time to time due to falling debris, sweeping up leaves, clearing gutters and such like. However, it is to be expected that large, mature trees such as the subject ash will produce amounts of tree related debris. Whilst officers acknowledge that the periodic clearing of such debris can be an inconvenience to homeowners, it is ultimately part of routine household maintenance when living with trees. Officers do not believe this provides justification for the reducing the size of the ash tree.

In the opinion of Officers, the ash tree does not have a significant adverse impact on the adjoining gardens in terms of dominance and shading.

The proposed reduction of the ash is considered to be harmful to the health, natural form and appearance of this tree, which has not been reduced before. The works would be detrimental to the tree's amenity value and its contribution to the character of the area. Whilst Officers acknowledge the support from near neighbours and the reasons put forward by the applicant, Officers do not believe these outweigh the harm to the tree.

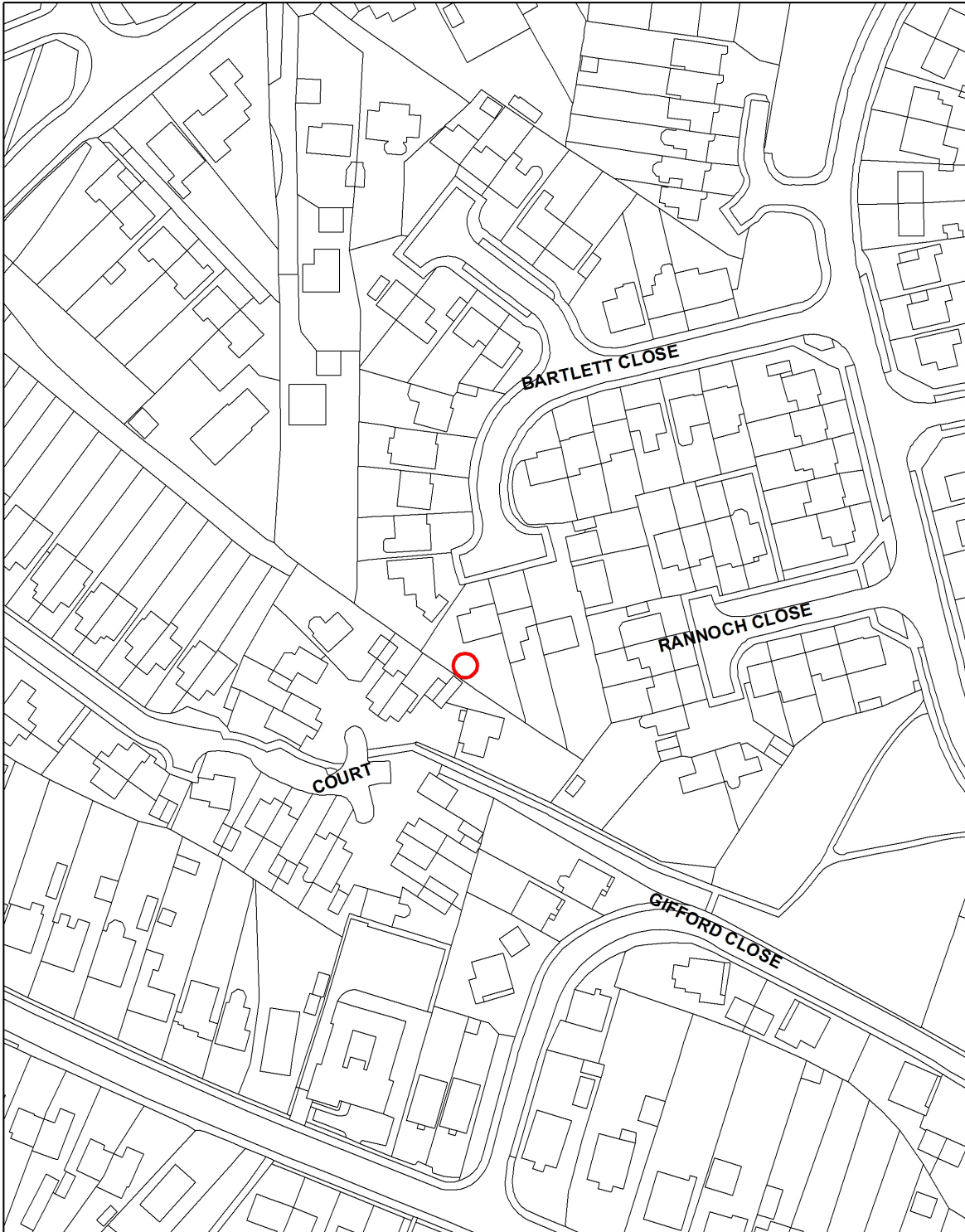
Recommendation

REFUSE:

On the basis of the information submitted with the application, the proposed reduction of the Ash tree is considered to be unnecessary. Furthermore the works would be harmful to the health, natural form and appearance of this tree which has not been reduced before, and in turn would be detrimental to the tree's amenity value and its contribution to the character of the area.

FAREHAM

BOROUGH COUNCIL



11 Bartlett Close
Scale 1:1250



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Agenda Annex

ZONE 3 - EASTERN WARDS

Portchester West
Hill Head
Stubbington
Portchester East

Reference

Item No

P/16/0873/OA
HILL HEAD

MEON VIEW FARM OLD STREET FAREHAM PO14 3HQ
OUTLINE PLANNING PERMISSION WITH ACCESS & LAYOUT
TO BE APPROVED FOR FOUR DETACHED FOUR-BEDROOMED
CHALET-STYLE DWELLINGS, FOLLOWING DEMOLITION OF
AGRICULTURAL BUILDINGS, REMOVAL
TELECOMMUNICATION MAST & CESSATION OF THE EXISTING
COMMERCIAL VEHICLE STORAGE USE.

8
REFUSE

Agenda Item 6(8)

P/16/0873/OA

ESTATE OF PATRICK CHAPPELL

HILL HEAD

AGENT: ROBERT TUTTON
TOWN PLANNING CO

OUTLINE PLANNING PERMISSION WITH ACCESS & LAYOUT TO BE APPROVED FOR FOUR DETACHED FOUR-BEDROOMED CHALET-STYLE DWELLINGS, FOLLOWING DEMOLITION OF AGRICULTURAL BUILDINGS, REMOVAL TELECOMMUNICATION MAST & CESSATION OF THE EXISTING COMMERCIAL VEHICLE STORAGE USE.

MEON VIEW FARM OLD STREET FAREHAM PO14 3HQ

Report By

Kim Hayler - Direct dial 01329 824815

Site Description

The site lies on the western side of Old Street to the rear of 53 and 57 Old Street.

A number of former agricultural buildings, storage containers, vehicles and stables exist within the site.

An Established Use Certificate was allowed on appeal for storage of commercial vehicles in 1979 on part of the application site and remains in force.

There is an existing access to the site between 57 and 57c Old Street which serves 57 Old Street, 53 Old Street and the application site and land beyond.

There is an existing telecommunications mast sited in the south western corner of the site. A separate planning application (P/16/0883/FP refers) has been recently been permitted in relation to relocating the mast on land further to the west.

The site lies outside of the urban settlement boundary, within an area designated as countryside and within the Meon Strategic Gap.

Description of Proposal

Outline planning permission is sought for the erection of four detached four bedroomed chalet style dwellings, following demolition of former agricultural buildings and cessation of the existing commercial vehicle storage use. Access and layout are for consideration with appearance, landscaping and scale reserved;

The existing access from Old Street would be widened and resurfaced.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS11 - Development in Portchester, Stubbington and Hill Head

CS14 - Development Outside Settlements

CS17 - High Quality Design

CS22 - Development in Strategic Gaps

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Development Sites and Policies

DPS1 - Sustainable Development

DSP3 - Impact on living conditions

DSP6 - New residential development outside of the defined urban settlement boundaries

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

FBC 7465 - Established Use Certificate for the storage, sale and repair of commercial vehicles including incidental repairs and servicing - Refused March 1976 - Appeal allowed January 1979 for storage of commercial vehicles only.

P/99/0553/SU - Telecommunication mast - Permission 11 June 1999.

P/00/1382/FP - Provision of hard surface dressing for storage of commercial vehicles - Permission - 12 March 2001

Representations

Thirteen objections have been received raising the following comments:

The traffic appraisal is not accurate;

There are a substantial number of cars parked on the east side of Old Street south of the access forcing traffic onto the west side of the road from both directions;

There is no path on the west side;

Visibility is poor;

Four new dwellings would increase traffic flow along the road;

Neighbour's privacy should be retained;

Housing should not extend beyond the existing building line;

Could be the thin edge of the wedge as the site is also within the strategic gap;

Contrary to policy;

The site should be cleared and returned to stabling of horses;

There are strong concerns that if permitted there would be potential for further development to the rear.

Two letters of support have been received raising the following points:

The highway improvements including cutting back of vegetation are welcome;

The removal of all commercial vehicles is a positive outcome;

Loss of the unrestricted commercial business is welcome.

One letter has been received on behalf of the Hill Head Residents' Association raising the following concerns:

The site is outside of the local settlement boundary;
To allow four dwellings would be a significant departure from the Local Plan;
Fear of setting a precedent for other piecemeal development on open fields towards the haven.

Consultations

INTERNAL

Trees - No objection

Ecology - No objection subject to conditions

Contamination - No objection subject to conditions

Refuse collection - No objection

Highways - No objection, subject to conditions

Planning Considerations - Key Issues

Principle of development

Policy CS2 (Housing Provision) of the adopted Core Strategy states that priority should be given to the reuse of previously developed land within the urban areas.

Policies CS6 (The Development Strategy) and CS11 (Development in Portchester, Stubbington, Hillhead and Titchfield) go on to say that development will be permitted within the settlement boundaries.

Policy CS14 (Development Outside Settlements) of the Core Strategy states that:

'Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure.'

Policy DSP6 (New residential Development Outside of the Defined Urban Settlement Boundaries) of the Local Plan Part 2: Development Sites and Policies states:

There will be a presumption against new residential development outside of the defined urban settlement boundaries (as identified on the Policies Map). New residential development will be permitted in instances where one or more of the following apply:

(i) It has been demonstrated that there is an essential need for a rural worker to live permanently at or near his/her place of work; or

(ii) It involves a conversion of an existing non-residential building where;

a) the buildings proposed for conversion are of permanent and substantial construction and do not require major or complete reconstruction; and

b) evidence has been provided to demonstrate that no other suitable alternative uses can be found and conversion would lead to an enhancement to the building's immediate setting.

(iii) It comprises one or two new dwellings which infill an existing and continuous built-up residential frontage, where:

a) The new dwellings and plots are consistent in terms of size and character to the adjoining properties and would not harm the character of the area; and

b) It does not result in the extension of an existing frontage or the consolidation of an isolated group of dwellings; and

c) It does not involve the siting of dwellings at the rear of the new or existing dwellings.

The National Planning Policy Guidance (NPPF) defines previously developed land as land which is or was occupied by a permanent structure and any associated fixed surface infrastructure, excluding land that is or has been occupied by agricultural or forestry buildings. In light of the former uses on the site the majority of the land is not considered to be previously developed land within this definition.

The site is clearly outside of the defined urban settlement boundary and the proposal is therefore contrary to Policies CS2, CS6, CS11, CS14 and CS22 of the adopted Core Strategy and Policy DSP6 of the adopted Local Plan Part 2: Development Sites and Policies Plan.

Design/Landscape character

The urban area boundary runs along the east side of Old Street. As a result there are distinct differences between the east side of the road and the west side in relation to character.

The eastern side of Old Street comprises modest sized properties at a higher density which mark the edge of housing estate development which took place in the 1970s and 1980s. In contrast the properties on the western side of Old Street generally have larger footprints and gardens and are of individual designs. They are principally located along the road frontage with no significant development behind. This leads to a clear perception from Old Street of frontage properties with largely undeveloped countryside beyond.

The individual footprints and gardens of the dwellings proposed would be comparable with development along the west side of Old Street. The introduction of the proposed development, extending at depth back into the countryside, would be 'at odds' with the frontage character of the west side of Old Street. The proposed development would not only introduce built form but also associated infrastructure, including hard surfacing, lighting and planting which will affect the character of the landscape. The proposal would urbanise the existing site and totally change its visual appearance when viewed from outside of the site. The proposal would therefore materially harm the character of the area.

In light of the material harm identified, the development would be be contrary to Policy CS17 of the adopted Core Strategy and Policy DSP6 of the adopted Local Plan Part 2: Development Sites and Policies Plan.

Development within the Meon Strategic Gap

Policy CS22 (Development in Strategic Gaps) of the Core Strategy states that:

'Land within a Strategic Gap will be treated as countryside. Development proposals will not be permitted either individually or cumulatively where it significantly affects the integrity of the gap and the physical and visual separation of settlements.'

The site currently houses a number of fairly low level old farm buildings, storage containers, stables and vehicles. The general appearance of the site is one that is very overgrown.

Constructing this housing development behind the existing frontage, would extend residential development into the strategic gap. The land within the gap performs an important role in defining the settlement character of the area.

Officers therefore consider that the proposed development would significantly affect the integrity of the gap and the proposal is therefore contrary to Policy CS22 of the adopted Core Strategy.

Highways

The proposed development would be accessed by the existing drive running east to west between 57 and 57c Old Street. The access would be widened and resurfaced.

The application site includes part of the front garden of 57 Old Street in order to improve visibility when exiting the access.

A material consideration in this case is that currently part of the site has permission for the storage of commercial vehicles. The proposal would generate a much reduced amount of commercial activity on the adjacent highway compared to the lawful commercial vehicle storage use. The erection of four dwellings is seen as a benefit in highway safety terms.

The layout demonstrates the amount of parking for the dwellings meets the Council's Residential Car Parking SPD.

The development proposal is therefore considered to comply with Policy CS5 of the Fareham Borough Core Strategy and the Council's Residential Car and Cycle Parking Standards SPD.

Effect on neighbouring properties

A number of properties close to the site have an outlook across the application site. The outlook from these properties into the site would change. The site comprises former agricultural building, storage containers and vehicles sitting amongst overgrown planting. Once the site is cleared the outlook from the neighbouring properties would be of built form, hard surfacing and associated infrastructure. Whilst Officers have concluded that this change would harm the character of the area, in light of the distances involved, Officers do not believe the outlook from neighbouring properties would be materially harmed.

The dwelling on plot 2 would be sited close to the common boundary with 51 Old Street. This plot could be designed with no windows overlooking the rear garden of 51 Old Street.

There is a front door and side hallway window within the side (north) elevation of 57 Old Street which would be sited 5 metres from the widened access. Officers consider use of the access by vehicles serving the four proposed dwellings would not materially harm the living conditions of the occupiers of that property. A material factor is the proposal would generate less vehicle movements than the lawful commercial vehicle storage use potentially could.

The layout demonstrates that four dwellings could be sited in a manner which meets this Council's requirements in respect of light and privacy as set out in the adopted Fareham Borough Council Design Guidance (excluding Welborne) SPD.

Other matters

Policy DSP15 (Recreational Disturbance on the Solent Protection Areas) of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies explains that planning permission for proposals resulting in a net increase in residential units may be permitted where the 'in combination' effects of recreation on the Special Protection Areas are satisfactorily mitigated through the provision of a financial contribution to the Solent Recreation Project (SRMP). The proposal involves an additional four dwellings. Had the proposal been found to be acceptable in all other regards a financial contribution towards the SRMP would have been sought. However, in the absence of such a contribution or the means to secure one, or the submission of evidence to demonstrate that the 'in combination' effects of the development can be avoided or mitigated in another way, the proposal is held to be contrary to Policy DSP15.

Conclusion

This proposal would involve the complete clearance of the site, removal of all old farm buildings, metal containers and vehicles and their replacement with four residential units. Furthermore it would remove the existing established commercial vehicle storage use from the site. These benefits are material considerations in the determination of the proposals.

Officers consider that the proposal would be contrary to adopted planning policies in that it involves new residential development outside the settlement boundary, in the countryside and in the Meon Strategic gap. The proposals would furthermore materially harm the character of the area and the integrity of the Meon Strategic gap.

Having weighed up all relevant matters, Officers do not consider that the benefits of permitting the scheme would outweigh the clear harm to planning policies which seek to protect the countryside from inappropriate development and the integrity of strategic gaps, and which seek to ensure development respects the characteristics of the area. Officers therefore recommend that the planning application should be refused.

Recommendation

REFUSE:

The development is contrary to Policies CS2, CS6, CS11, CS14 and CS22 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6 and DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

(i) The proposal represents residential development outside the defined urban settlement

boundary, within the countryside, for which there is no justification or overriding need;

(ii) The erection of four dwellings within this location would significantly affect the integrity of the Meon Strategic gap;

(iii) The erection of four dwellings within this location, along with the works associated with them, would 'urbanise' the appearance of this countryside site and would result in development behind the existing established road frontage. The change to the character of the site and the introduction of residential development to the rear of the frontage properties would materially harm the character of this countryside location;

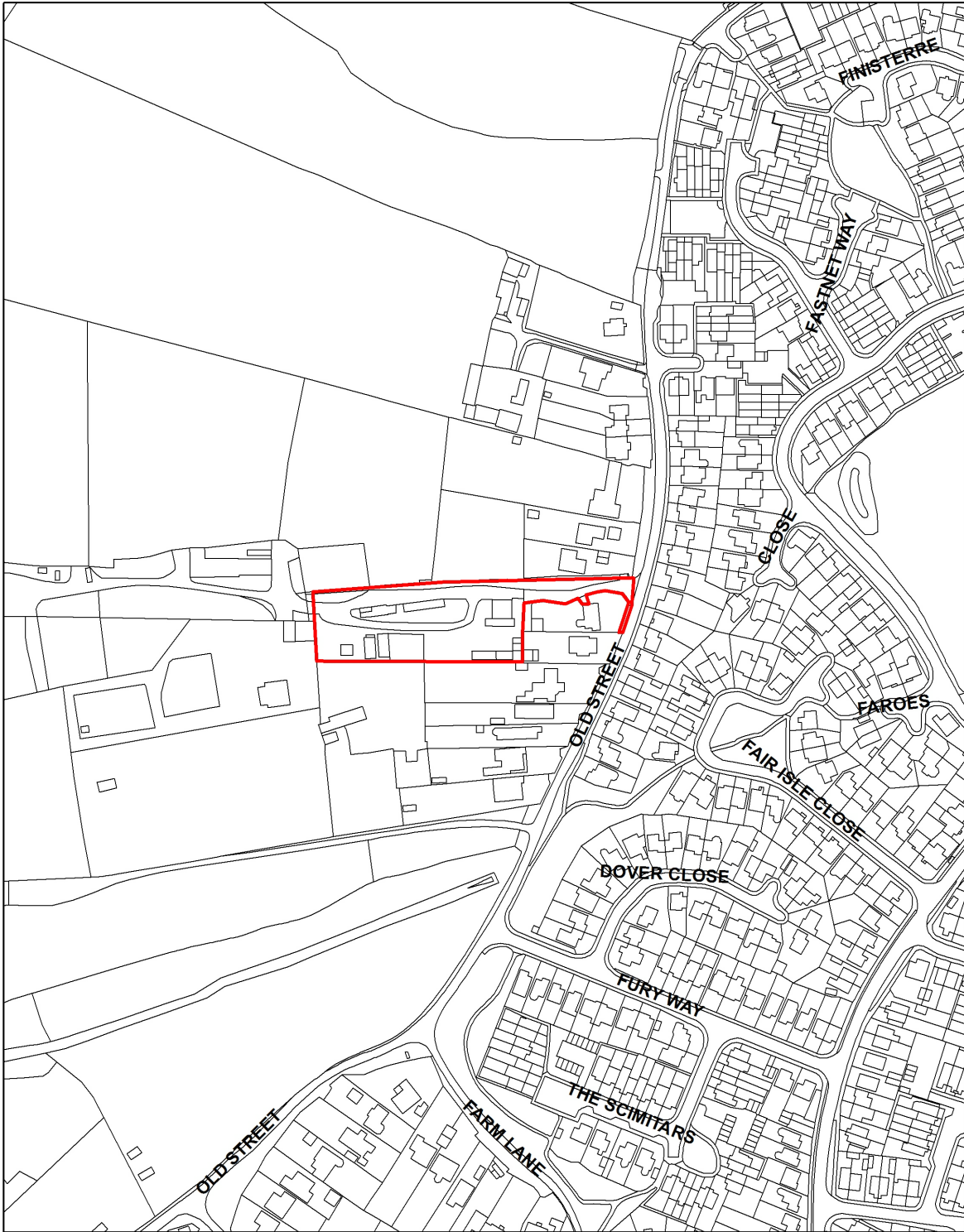
(iv) In the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.

Background Papers

See above.

FAREHAM

BOROUGH COUNCIL



Meon View Farm
Scale 1:2500



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PLANNING APPEALS

The following list details the current situation regarding new and outstanding planning appeals and decisions.

CURRENT

ENF/16/0048

Appellant: VICTORY TRAVEL LIMITED
Site: Unit C Lake Works Cranleigh Road Portchester Fareham
Date Lodged: 24 August 2016
Reason for Appeal: CHANGE OF USE WITHOUT PERMISSION

P/15/0267/FP

Appellant: MR STEVE AND JO HAMMOND
Site: Carron Row Farm 15 Segensworth Road Titchfield Fareham PO15 5DZ
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 23 May 2016
Reason for Appeal: CHANGE OF USE LISTED BARN TO 5 BEDROOM DWELLING, FORMATION OF ACCESS AND GARDEN CURTILAGE, DEMOLITION OF SINGLE STOREY BUILDING, DEMOLITION OF THE TOILET BLOCK, DEMOLITION OF THE SINGLE STOREY FISHERMANS HUT AND REPLACEMENT WITH 3 BEDROOM DWELLING, FORMATION OF ACCESS AND GARDEN CURTILAGE FOR NEW DWELLING, FORMATION OF CAR PARKING FOR ANGLERS, ERECTION OF HERITAGE INTERPRETATION SIGN

P/15/0946/OA

Appellant: MR CHRIS COLLINS
Site: 274 Botley Road - Land To Rear - Burrige Southampton Hampshire SO31 1BQ
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 02 September 2016
Reason for Appeal: ONE CHALET BUNGALOW TOGETHER WITH ASSOCIATED CAR PARKING AND LANDSCAPING (OUTLINE APPLICATION SEEKING APPROVAL FOR MATTERS OF ACCESS, LANDSCAPING AND LAYOUT)

PLANNING APPEALS

The following list details the current situation regarding new and outstanding planning appeals and decisions.

CURRENT

P/15/0947/FP

Appellant: Mr M Southcott
Site: Land To The Rear Of 20 Church Road Warsash Fareham SO31 9GD
Decision Maker: Committee
Recommendation: APPROVE
Council's Decision: REFUSE
Date Lodged: 02 June 2016
Reason for Appeal: Four 4 bedroom detached houses, garage & car ports, parking and new access off Sandycroft.

P/15/1055/FP

Appellant: Mr Patrick Reilly
Site: Land At New Road Swanwick SO31 7HE
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 20 July 2016
Reason for Appeal: The erection of a detached 5 no. bedroom house provided with a detached double garage, car parking, turning and an earth bund to the front of the site.

P/16/0257/TO

Appellant: Mr Steven Skittrall
Site: Windy Arbor 154 Stubbington Lane Fareham PO14 2NQ
Decision Maker: Officers Delegated Powers
Recommendation: PART APPROVE
Council's Decision: PART APPROVE
Date Lodged: 22 June 2016
Reason for Appeal: ONE HORSE CHESTNUT: FELL, ONE HORSE CHESTNUT: REDUCE CROWN BY SELECTIVELY RETRENCHING THE UPPER BRANCHES AND REDUCE REMAINING BRANCHES BACK TO PREVIOUS PRUNING POINTS CIRCA 2-3 METRES, ONE HORSE CHESTNUT: REDUCE TO PREVIOUS PRUNING POINTS CIRCA 2-3 METRES. THE TREES ARE PROTECTED BY TPO 132.

PLANNING APPEALS

The following list details the current situation regarding new and outstanding planning appeals and decisions.

CURRENT

P/16/0478/FP

Appellant: MRS ANNA SKETCHLEY
Site: 38 South Street Titchfield Fareham PO14 4DJ
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 27 July 2016
Reason for Appeal: REAR CONSERVATORY

P/16/0479/LB

Appellant: MRS ANNA SKETCHLEY
Site: 38 South Street Titchfield Fareham PO14 4DJ
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 27 July 2016
Reason for Appeal: REAR CONSERVATORY

DECISIONS

P/15/1225/FP

Appellant: Mr Simon Pascoe
Site: 5 Highlands Road Fareham PO16 7XJ
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 18 March 2016
Reason for Appeal: Single storey rear/side extension
Decision: ALLOWED
Decision Date: 27 July 2016

PLANNING APPEALS

The following list details the current situation regarding new and outstanding planning appeals and decisions.

DECISIONS

P/15/1273/FP

Appellant: Mr Malcolm Wallace
Site: Rivendell Hook Park Road Warsash Fareham SO31 9HA
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 06 July 2016
Reason for Appeal: TWO STOREY FRONT EXTENSION, TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, REAR CAR PORT, TWO STOREY ANNEXE TO REAR INCORPORATING AN INTEGRAL GARAGE AND CAR PORT AND NEW VEHICULAR ACCESS FROM SOLENT DRIVE.
Decision: DISMISSED
Decision Date: 16 August 2016

P/16/0035/FP

Appellant: MR PHILIP NIELD
Site: 37a Titchfield Park Road Fareham
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 09 May 2016
Reason for Appeal: DETACHED GARAGE
Decision: DISMISSED
Decision Date: 03 August 2016

PLANNING APPEALS

The following list details the current situation regarding new and outstanding planning appeals and decisions.

DECISIONS

P/16/0160/TO

Appellant: MR KURT BROWN
Site: 24 Newtown Road Warsash Southampton Hampshire SO31 9FZ
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 11 May 2016
Reason for Appeal: MONKEY PUZZLE TREE PROTECTED BY TPO 716: CROWN LIFT TO BALANCE AND ACHIEVE 2 METRE GROUND CLEARANCE
Decision: DISMISSED
Decision Date: 21 July 2016

P/16/0191/TO

Appellant: J N TREE CARE
Site: 11 Bartlett Close Fareham Hampshire PO15 6BQ
Decision Maker: Officers Delegated Powers
Recommendation: PART APPROVE
Council's Decision: PART APPROVE
Date Lodged: 22 June 2016
Reason for Appeal: TREES PROTECTED BY TPO 10 - (T1) OAK: CROWN REDUCE BY 1.5-2 METRES MAX WOUND 75MM; (T2) ASH: REMOVE OR REDUCE CANOPY BY 2.5 METRES TO SUITABLE GROWTH POINTS UP TO 75-100MM; (T3) OAK: REDUCE OVER-EXTENDED CANOPY BY 2.5-3 METRES; (T4) OAK: REDUCE OVER-EXTENDED CANOPY BY 0.5-1 METRE MAX WOUND 75MM
Decision: DISMISSED
Decision Date: 20 July 2016

PLANNING APPEALS

The following list details the current situation regarding new and outstanding planning appeals and decisions.

DECISIONS

P/16/0378/FP

Appellant: MR STEVE SALTER
Site: 30 Johns Road Fareham Hampshire PO16 0SA
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 01 June 2016
Reason for Appeal: DORMER WINDOW TO FRONT ELEVATION
Decision: DISMISSED
Decision Date: 23 August 2016