

AGENDA
PLANNING COMMITTEE

Date: Wednesday, 26 April 2017

Time: 2.30 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors B Bayford

J E Butts

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 22 March 2017.

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/16/1185/CU - 118 COLUMBUS DRIVE SARISBURY GREEN
SOUTHAMPTON SO31 7NJ (Pages 9 - 14)**

(2) **P/17/0259/FP - 282 BOTLEY ROAD BURRIDGE FAREHAM SO31 1BQ
(Pages 15 - 17)**

(3) **P/17/0290/VC - 29 CATISFIELD ROAD FAREHAM PO15 5LT (Pages 18 - 21)**

(4) **P/17/0309/FP - 197 SEGENSWORTH ROAD TITCHFIELD FAREHAM PO15
5EL (Pages 22 - 24)**

ZONE 2 - FAREHAM

(5) **P/16/1016/FP - 82 THE AVENUE FAREHAM PO14 1PB (Pages 26 - 33)**

(6) **P/16/1269/FP - 122 GOSPORT ROAD FAREHAM PO16 0QN (Pages 34 - 41)**

ZONE 3 - EASTERN WARDS

(7) **P/17/0094/FP - 2 WEST STREET PORTCHESTER FAREHAM PO16 9UZ
(Pages 43 - 49)**

(8) **P/17/0256/FP - 42 CORNAWAY LANE PORTCHESTER PO16 9DD (Pages
50 - 52)**

(9) **P/17/0262/FP - HILL HEAD BEACH HILL HEAD FAREHAM (Pages 53 - 59)**

(10) P/17/0304/FP - 18 SAXON CLOSE FAREHAM PO16 8ET (Pages 60 - 62)

(11) Planning Appeals (Pages 63 - 65)

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
13 April 2017

**For further information please contact:
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FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 22 March 2017

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor J E Butts.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee held on 22 February 2017 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, the following Councillors declared an interest in the applications referred to:

Councillor T M Cartwright declared a non-pecuniary interest in Item 6 (4) – 29 Crofton Lane, Hill Head as one of the deputees is known to him.

Councillor A Mandry declared a non-pecuniary interest in item 6 (4) – 29 Crofton lane, Hill Head as one of the deputees is known to him.

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 Application No/Page No
ZONE 1 – 2.30pm				
Mr C Beeching		23 CYPRUS ROAD FAREHAM PO14 4JY – RETENTION OF NEW ROOF TO OUTBUILDING AND CHANGE TO WINDOWS AND DOORS	Opposing	6 (1) P/17/0044/FP Pg 13
Mr R Tutton (Agent)		-Ditto-	Supporting	-Ditto-
ZONE 2 – 3.00pm				

Mr R Tutton (Agent)		147 WEST STREET, FAREHAM, PO16 0DZ – DEMOLITION OF EXISTING STORAGE BUILDING; ERECTION OF A SINGLE-STOREY OFFICE BUILDING; PROVISION OF NEW SECURITY LIGHTS AND ENTRANCE DOORS TO THE UNDERCROFT ENTRANCE	Supporting	6 (3) P/17/0013/FP Pg 21
ZONE 3 – 3.00pm				
Mr N Moss		29 CROFTON LANE, HILL HEAD, FAREHAM – TWO STOREY, 2 BEDROOMED BACKLAND SITE DEVELOPMENT TO THE REAR OF 29 CROFTON LANE, NEW PRIVATE DRIVEWAY USING THE EXISTING SITE ACCESS WITH ONSITE PARKING AND TURNING FOR TWO CARS TOGETHER WITH A NEW SECOND SITE ACCESS TO THE EXISTING PROPERTY	Opposing	6 (4) P/17/0040/FP Pg 30
Mrs Page		-Ditto-	Opposing	-Ditto-
Mr D Payne- Shelley		-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/17/0044/FP - 23 CYPRUS ROAD FAREHAM PO14 4JY

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

Upon being proposed and seconded the officer recommendation to grant planning permission, was voted on and CARRIED.
(Voting 8 in favour; 1 against)

RESOLVED that PLANNING PERMISSION be granted.

(2) Q/0314/16 - FORMER COMMUNITY HALL COLDEAST PARK GATE

Upon being proposed and seconded the officer recommendation to grant a deed of variation, as set out at Points I-V in the officers report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that the Council enter into a DEED of VARIATION to Section 106 Agreement.

(3) P/17/0013/FP - 147 WEST STREET FAREHAM PO16 0DZ

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

The Officer provided a verbal update to this report which was concerning an additional condition that would be included should planning permission be granted, this condition would be to remove permitted development rights to the premises ensuring that no material change of use could be applied without approval of the local planning authority.

Upon being proposed and seconded, the officer's recommendation to grant planning permission, subject to the conditions in the report and the additional condition of the removal of permitted development rights, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and the additional condition removing permitted development rights, PLANNING PERMISSION be granted.

(4) P/17/0040/FP - 29 CROFTON LANE HILL HEAD FAREHAM PO14 3LP

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

The Committee's attention was drawn to the Update Report which contained the following information:- *Update on Boundary Issue – Following the completion of the Committee Report an amended set of plans were received regarding the boundary dispute. The amended plans appear to have addressed the concerns raised by the immediate neighbour to the north and west of the site.*

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: 6 in favour; 3 against)

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

(5) P/17/0106/FP - 28 ERIC ROAD FAREHAM PO14 2RN

Upon being proposed and seconded, the officer recommendation to grant planning permission, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(6) P/17/0126/FP - 84 MERTON AVENUE PORTCHESTER FAREHAM HAMPSHIRE PO16 9NH

The Committee's attention was drawn to the Update Report which contained the following information:- *The applicant has requested that the application is withdrawn.*

(7) P/14/0033/MA/A - LAND AT WINDMILL GROVE PORTCHESTER FAREHAM PO16 9HT

Upon being proposed and seconded the recommendation to approve minor amendments, except those relating to the Juliet balconies was voted on and declared CARRIED.
(Voting: 9 in favour; 0 against)

The Committee further debated the proposed amendments to the Juliet balconies following which a proposal to approve the office recommendations in relation to these items was seconded, was voted on and declared CARRIED.
(Voting: 7 in favour; 2 against)

RESOLVED that, subject to the conditions in the report, all proposed MINOR AMENDMENTS be APPROVED.

(8) Planning Appeals

The Committee noted the information in the report.

(9) UPDATE REPORT

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

7. FAREHAM TREE PRESERVATION ORDER NO 737 - LAND NORTH OF WARSASH ROAD AND EAST OF BROOK LANE. FAREHAM TREE PRESERVATION ORDER NO 738 - LAND NORTH OF WARSASH ROAD AND EAST OF BROOK LANE. FAREHAM TREE PRESERVATION ORDER NO 739 - LAND NORTH OF 65 - 93 WARSASH ROAD AND EAST OF CHAPELFIELD NURSERIES.

The Committee considered a report by the Director of Planning and Regulation regarding Tree Preservation Order No's 737, 738 and 739.

The report detailed objections to a provisional order made in December 2016 and provided officer comments on the points raised.

The Committee's attention was drawn to the Update Report which contained the following information:- *Following a meeting on Wednesday 15 March with the Council's Principal Tree Officer a letter has been received summarising the discussions at that meeting, including a statement that the TPO is not necessary as all parties are working together and the trees are not under threat.*

The Principal Tree Officer has responded stating TPO 739 has been made in the context of the land being countryside and potentially included in the call for sites for future housing delivery. The TPO is defendable, but like any TPO is not sacrosanct should specific circumstances prevail that justify the loss of protected trees, one of which could be proposed development.

The consensus at the site meeting was that on that basis TPO 739 is reasonable and necessary; and both planning and tree officer will continue to work with the land owners and their agents in terms of any development proposals.

Officers do not consider this letter as a material objection to the confirmation of TPO 739.

RESOLVED that:-

- (i). Tree Preservation Order 738 is confirmed as made and served;
- (ii). Tree Preservation Order 739 is confirmed with a minor modification to the description of 'W1' in the Schedule as: Land East of Chaplefield Nurseries, northwest corner boundary; and
- (iii). Tree Preservation Order 737 is revoked.

(The meeting started at 2.30 pm
and ended at 4.17 pm).

Report to Planning Committee

Date: 26 April 2017

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

The meeting will take place at the Civic Offices, Civic Way, Fareham, PO16 7AZ.

(1) Items relating to development in the Western Wards: Sarisbury, Warsash, Park Gate, Titchfield, Titchfield Common and Locks Heath and development in Fareham Town: Fareham South, Fareham North, Fareham North-West, Fareham East and Fareham West will be heard from 2.30pm

(2) Items relating to development in Stubbington, Hill Head, Portchester East and Portchester West will not be heard before 3.30pm

Agenda Annex

ZONE 1 - WESTERN WARDS

Park Gate
Titchfield
Sarisbury
Locks Heath
Warsash
Titchfield Common

Reference

Item No

P/16/1185/CU PARK GATE	118 COLUMBUS DRIVE SARISBURY GREEN SOUTHAMPTON HAMPSHIRE SO31 7NJ CHANGE OF USE FROM A RESIDENTIAL DWELLING (USE CLASS C3) TO A MIXED USE COMPRISING OF A RESIDENTIAL DWELLING (USE CLASS C3) WITH PROVISION FOR THE CARE OF CHILDREN (USE CLASS D1) BETWEEN MONDAY TO FRIDAY. (UP TO 15 CHILDREN BETWEEN 07.30 AND 08.30, UP TO 5 CHILDREN BETWEEN 8.30 AND 15:45 AND UP TO 15 CHILDREN BETWEEN 15.45 AND 18.00).	1 PERMISSION
P/17/0259/FP [O] SARISBURY	282 BOTLEY ROAD BURRIDGE FAREHAM SO31 1BQ SINGLE STOREY REAR EXTENSION, TWO STOREY FRONT EXTENSION, PORCH AND FENESTRATION ALTERATIONS	2 PERMISSION
P/17/0290/VC TITCHFIELD	29 CATISFIELD ROAD FAREHAM PO15 5LT VARY CONDITION 2 OF PLANNING PERMISSION REFERENCE P/15/1231/CU TO ALLOW USE OF THE PROPERTY FOR SWIMMING LESSONS BY MISS LUCY EVANS WITH NO LIMITED PERIOD OF CONSENT	3 PERMISSION
P/17/0309/FP [O] TITCHFIELD	197 SEGENSEWORTH ROAD TITCHFIELD FAREHAM PO15 5EL SINGLE STOREY GLAZED VERANDAH	4 PERMISSION

Agenda Item 6(1)

P/16/1185/CU

MRS CAROLINE DUDDRIDGE

PARK GATE

AGENT: MRS CAROLINE
DUDDRIDGE

CHANGE OF USE FROM A RESIDENTIAL DWELLING (USE CLASS C3) TO A MIXED USE COMPRISING OF A RESIDENTIAL DWELLING (USE CLASS C3) WITH PROVISION FOR THE CARE OF CHILDREN (USE CLASS D1) BETWEEN MONDAY TO FRIDAY. (UP TO 15 CHILDREN BETWEEN 07.30 AND 08.30, UP TO 5 CHILDREN BETWEEN 8.30 AND 15:45 AND UP TO 15 CHILDREN BETWEEN 15.45 AND 18.00).

118 COLUMBUS DRIVE SARISBURY GREEN SOUTHAMPTON HAMPSHIRE SO31 7NJ

Report By

Rachael Hebden. Direct dial 01329 824424

Amendments

The application originally included no's 116 and 118 Columbus Drive as the applicant intended to live at no. 116 and use 118 solely for the care of up to 32 children (with 9 members of staff). The application has subsequently been decreased in scale and no longer includes the use of no. 116. The number of children to be cared for has also been significantly decreased (as described in the description of the proposal).

Site Description

No. 118 Columbus Drive is a detached, three storey property with a detached, double garage and a private rear garden. The ground floor and garden has previously been used by the applicant both as part of her family home and for the care of up to 15 children.

The applicant did not have planning permission for the previous use of the property for childcare purposes, however it is not currently being used for childcare purposes.

The site is located within a residential area, however there is only 1 dwelling immediately adjacent to the site: no. 116 to the north west. To the rear of the dwelling lies Coldeast Mansion with an area of open space to the north and the south east. No. 69 is located on the opposite side of the road and is separated by a distance of 24 m. No. 124 is located to the side (south east) of the site but is separated by a distance of 25m.

Description of Proposal

The applicant seeks planning permission for the change of use of no. 118 from use as a residential dwelling (use class C3) to a mixed use as a residential dwelling and for the care of children (use class D1). The applicant proposes the care of up to 15 children between 07.30 and 08.30, up to 5 children between 08.30 and 15.45 and up to 15 children between 15.45 and 18.00 from Monday to Friday.

Policies

The following policies apply to this application:

National Planning Policy Guidance

Residential Car and Cycle Parking Supplementary Planning Document

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

CS9 - Development in Western Wards and Whiteley

Development Sites and Policies

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

Representations

50 representations were received in response to the application as originally submitted of which 12 were against and 38 were in favour.

The letters of support made the following points:

- Parents can be considerate when parking to avoid obstructing the road
- Staggered drop off times will prevent congestion
- The childcare provided is of a high quality and provides jobs for local people

The objections raised the following concerns:

- Inadequate parking in the area would be exacerbated by the proposal
- The nursery would be better suited within Coldeast Mansion
- The dwellings in the estate have a covenant which restrict the use of the dwelling as a business
- A nursery should not be provided in a residential area and would set an undesirable precedent
- The land to the front of the substation is needed for access and can't be used for parking
- Noise concerns
- No. 118's bins are kept on the driveway and not put away out of site after they've been emptied
- No. 118's recycling bins are often overflowing
- Inadequate infrastructure for a business use
- The premises are not large enough for 32 children
- Parking at Coldeast Mansion will not be practical

Letters of support were received from 6 households in response to the amended proposal.

Objections were received from 3 households in response to the amended proposal. No additional issues were raised, however it has been pointed out that the estate management company has written to residents to remind them to park considerately or they may have to introduce parking enforcement measures which residents would be liable to fund

Consultations

INTERNAL

Environmental Health: No objection

Highways: No objection subject to conditions and the permission being for a temporary period of one year.

Planning Considerations - Key Issues

Principle of development

No. 118 is a dwelling located within the settlement boundary of Park Gate. The proposed mixed use of the building as a dwelling and for the provision of childcare is therefore acceptable subject to satisfying the requirements of the aforementioned policies.

Impact on neighbouring properties

Concerns have been raised regarding the potential noise disturbance from children using the garden at no. 118 and from increased activity associated with the arrival and departure to/from the site. Policy DSP2 states that development proposals should not have a significant adverse impact on neighbouring development or the wider environment by way of noise pollution.

No. 118 is located within a residential area, however it is unusual in that there are areas of open space to the north, east and west of the property with Coldeast Mansion located to the south. No. 116 is therefore the only property located directly adjacent to the site. Other than no. 116, the gardens of neighbouring dwellings are to varying degrees separated from the site: no. 124 's garden is approximately 22m from the site, no. 69's garden is approximately 27m from the site and no. 67's garden is approximately 31m from the site.

The proposed business would consist of the care of up to 5 children during the day, with up to 15 children cared for before and after school. The potential for disturbance due to noise would therefore vary depending both on the time of day and the time of year. Children could arrive from 7.30 onwards. According to the applicant, the morning routine would typically involve the children having breakfast on arrival with children of school age then leaving to either walk to Sarisbury Infant or Junior Schools or to be driven to schools within Locks Heath.

During the day there could be up to 5 children being cared for. The applicant has explained that although there would be elements of 'free play' the children would often be involved in activities within the garden and that when engaged with activities they generally produce less noise. Notwithstanding the way in which the children use the garden, it is not considered that the noise generated by 5 children would be any more significant than that which could be generated by a large family.

During the summer months, when children return from school they would be able to access the garden from 3.45 pm for the purpose of playing and also for eating their evening meal. The use of the garden by up to 15 children would generate more noise than would typically be expected from one family dwelling, however it would be for a very limited period of time (3.45-6pm).

The neighbours at no. 116 have written in to support the application, however concerns have been raised by other neighbours in the area regarding the potential for noise disturbance. The care of up to 5 children during the day is unlikely to generate levels of noise above what would be expected to be generated by a large family and it is considered that the use of the garden by up to 15 children after school is unlikely to have a significant adverse impact on the neighbouring residential properties given the limited periods of time and the separation distances between the site and neighbouring properties.

Parking and Highways Safety

Policy CS5 states that The Council will permit development which does not adversely affect the safety and operation of the strategic and local road network, pedestrian and cycle routes. Policy CS17 states that development must be designed to provide appropriate parking for intended uses taking account of the accessibility and context of a development and tackling climate change.

The site contains 4 car parking spaces which would be used for parking by the family and members of staff. The applicant has explained that the maximum proposed number of children to be cared for at any one time would require up to 3 members of staff (including herself). Parking within the site would be required for use by the family and members of staff therefore parents driving to/from the site would have to park either in the nearby lay by or on the road close to no. 118. The number of staff required to care for children depends on the age of the children and the requirements of Offstead. Should Planning Permission be granted it would therefore be necessary to restrict both the numbers of children and staff to ensure that the likely number of trips to the site by car does not exceed an appropriate level.

The location of the site within a residential area is sustainable in that some parents could walk or cycle with their children to/from the premises. It is however recognised that many working parents would find it more convenient to drive to/from the site. The applicant has explained that the arrival and departure of children is typically staggered and that dropping off/picking up by parents who drive to/from the site is therefore unlikely to result in the blocking of the road. It is also recognised that the business has been operation for approximately 2 years with up to 15 children being cared for before the business ceased to operate at the site. While it is acknowledged that no complaints were received prior to the submission of the application and that the drop off and pick up times are in practice likely to be staggered, the proposed care of up to 15 children could potentially result in inconvenience to other drivers if a high proportion of parents choose to drive to/from the site at similar times at the start or end of the day. The proposed mixed use is not expected to generate such a significant number of vehicle movements that there would be an adverse impact on the safety of the road, however the nature of the proposed use is such that it is not possible to predict the exact number of trips or at what time they would occur.

Section 72 of the Town and Country Planning Act 1990 enables the Local Planning Authority to grant Planning Permission for a specified temporary period. The National Planning Policy Guidance states that one of the circumstances where the granting of Planning Permission for a temporary period may be appropriate is when a trial run is needed in order to assess the effect of the development on the area.

Given the level of concern expressed by residents regarding the potential impact that parking by parents could have in terms of noise and disturbance and on the safety of the road it is recommended that a temporary permission for a period of 1 year is granted. The granting of a temporary permission for a period of 1 year would allow the proposed impact on the road to be monitored during the trial period and would require the applicant to re-apply for permanent Planning Permission should she wish to continue with the care of children of the scale proposed at this site on the basis that the mixed use does not have any adverse impact.

Conclusion

The two main issues for consideration in the determination of this application are the impact the mixed use would have in terms of noise and disturbance and the effect on the safety of

the road. While the proposed childcare element of the proposal is not expected to have a significant adverse impact in terms of noise and disturbance, it is not possible to predict the exact impact that the proposed childcare element of the proposal would have on the road. It is therefore recommended that a temporary Planning Permission is granted for a period of 1 year to enable the situation to be monitored. Should the proposed mixed use have a significant adverse impact on the amenity of neighbouring properties or on the safety of the road the applicant would have to look for alternative premises for her business, the mixed use would cease and the building would revert to use solely as a dwelling.

Recommendation

TEMPORARY PERMISSION subject to conditions:

1. The childcare element of the mixed use hereby permitted shall be for a limited period of one year from the date of this decision after which the mixed use hereby permitted shall cease and the land reinstated to its previous use as a single dwelling house unless a further planning permission has been granted before the expiry of such period.

REASON: To enable the circumstances leading to the grant of planning permission to be reviewed; in the interests of highway safety.

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

Location plan

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

3. The childcare element of the mixed use hereby permitted shall be for the care of up to 15 children between 07.30 and 08.30, up to 5 children between 08.30 and 15.45 and up to 15 children between 15.45 and 18.00 from Monday to Friday.

REASON: In the interests of the amenity of the neighbouring properties and highway safety.

4. The childcare element of the mixed use hereby permitted shall employ no more than three members of staff (including the applicant) at any one time.

REASON: In the interests of the amenity of the neighbouring properties and highway safety.

Background Papers

P/16/1185/CU

FAREHAM

BOROUGH COUNCIL



118 Columbus Drive
Scale 1:1250



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Agenda Item 6(2)

P/17/0259/FP [O]

SARISBURY

MR & MRS CHAPLIN

AGENT: SPACE & STYLE HOME
DESIGN

SINGLE STOREY REAR EXTENSION, TWO STOREY FRONT EXTENSION, PORCH
AND FENESTRATION ALTERATIONS

282 BOTLEY ROAD BURRIDGE FAREHAM SO31 1BQ

Report By

Emma Marks - Direct dial: 01329 824756

Site Description

This application relates to a detached dwelling on the eastern side of Botley Road, just north of its junction with Burridge Road.

Description of Proposal

Permission is sought for the following:-

- i) Front porch;
- ii) Fenestration alterations;
- iii) Single storey rear extension with a maximum depth of 4 metres, width of 7.3 metres, eaves at a height of 2.4 metres and a ridge of 4.3 metres.
- iv) Two storey front extension measuring 6 metres in width, depth of 4.2 metres, eaves at a height of 4.2 metres and ridge height of 7.4 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP3 - Impact on living conditions

Planning Considerations - Key Issues

DESIGN AND IMPACT ON THE STREET SCENE

Botley Road is made up of various different house types and styles. The proposed extensions and alterations to the property are of a good design and sympathetic to the character of the property and area.

Officers are satisfied that the extensions and alterations would not have an adverse impact on the character of the street scene or area.

IMPACT ON THE LIVING CONDITIONS OF ADJACENT NEIGHBOURS

The extensions have been designed so that they do not impact on either neighbouring properties with regards to light, outlook or privacy.

Officers are of the view that the extensions would not harm the living conditions of the neighbouring properties.

Recommendation

PERMISSION; subject to the following conditions:

1. The development shall begin before the expiry of a period of three years from the date of the 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:

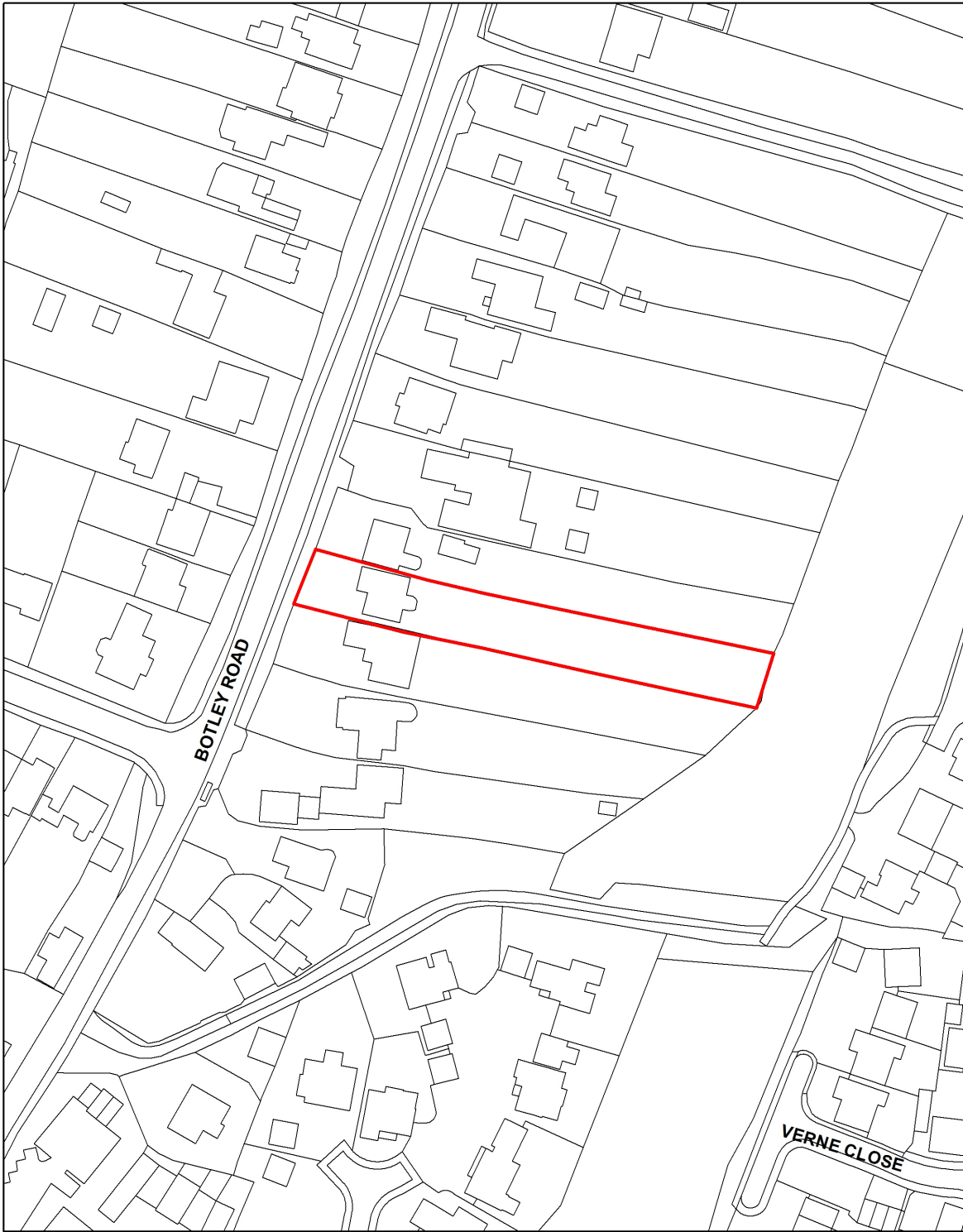
a) Site plans, proposed elevations & proposed ground floor plan - Drawing number 1112/2

b) Proposed first floor plan - Drawing number 1112/3

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

FAREHAM

BOROUGH COUNCIL



282 Botley Road
Scale 1:1250



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Agenda Item 6(3)

P/17/0290/VC

TITCHFIELD

MISS LUCY EVANS

AGENT: MR DANIEL NWODO

VARY CONDITION 2 OF PLANNING PERMISSION REFERENCE P/15/1231/CU TO ALLOW USE OF THE PROPERTY FOR SWIMMING LESSONS BY MISS LUCY EVANS WITH NO LIMITED PERIOD OF CONSENT

29 CATISFIELD ROAD FAREHAM PO15 5LT

Report By

Richard Wright - direct dial 01329 824758

Site Description

This application relates to a residential property located on the corner of Catisfield Road and Cherrygarth Road, Fareham.

The property is a large detached dwelling within which is an indoor swimming pool located in the rear part of the house. The swimming pool, and associated changing facilities, can be accessed independently from the rest of the house via a separate door in the front elevation.

To the front of the dwelling is a hardsurfaced driveway. A high brick boundary wall encloses the frontage of the property with vehicular access provided onto Catisfield Road.

Description of Proposal

Planning permission was granted in 2016 for the mixed use of the property as a dwellinghouse and the continued use of the indoor swimming pool and associated areas for swimming lessons (a so called 'sui generis' use) - our reference P/15/1231/CU.

Condition 2 of the permission reads:

"The swimming lesson element of the mixed use hereby permitted shall be carried on only by the applicant Miss Lucy Evans and shall be for a limited period of one year from the date of this decision after which the mixed use hereby permitted shall cease and the land reinstated to its previous use as a single dwellinghouse unless a further planning permission has been granted before the expiry of such a period.

REASON: To enable the circumstances leading to the grant of planning permission to be reviewed; in the interests of highway safety."

This current application seeks to vary condition 2 to remove the limitation on the period of consent, in other words to make it a permanent permission.

The application does not seek to alter anything else about the permission and the applicant intends to continue to run swimming lessons as at the present.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

<u>P/15/1231/CU</u>	CHANGE OF USE FROM SINGLE DWELLINGHOUSE (USE CLASS C3) TO A MIXED USE COMPRISING CONTINUED RESIDENTIAL USE AND CONTINUED USE OF INDOOR SWIMMING POOL & ASSOCIATED AREAS OF THE BUILDING TO PROVIDE SWIMMING LESSONS (SUI GENERIS)
	APPROVE
	12/02/2016

Representations

Two letters have been received in support of the application.

One letter has been received objecting to the application on the basis of increased on street parking.

Five further letters have been received stating no objection to the proposal provided the use continues as previously and in accordance with the previously approved details.

Consultations

INTERNAL

Environmental Health - No objections

Highways - No objections

Planning Considerations - Key Issues

Officers have received no communication from neighbours or the applicant in the period since permission was granted last year which suggests that the use has been carried out during that time with no problems in relation to on street parking.

If permission was now granted to vary condition 2 in accordance with the applicant's wishes and to enable the use to continue it would still be restricted to being run by Miss Lucy Evans. It was previously considered necessary to make the permission personal to Miss Evans due to the specific nature of the potential problems in this location and the particular measures Miss Evans had put in place to address those issues. The fact that Miss Evans would still be the named person capable of carrying out the swimming lesson element of the use means that those measures could reasonably be expected to continue and the likelihood of problems arising is low.

There is also a separate planning condition which, should permission be granted, would be reimposed without amendment since Miss Evans has no plans to change the way the swimming lesson business is operated.

Condition 3 of the permission P/15/1231/CU reads:

"The use hereby permitted shall be carried on in accordance with the approved Parking Plan, Parking Map and customer Terms and Conditions unless otherwise agreed in writing

by the local planning authority.

REASON: In the interests of highway safety."

Officers do not consider there would be any material harm arising from this proposal and that planning permission could be granted for the proposed variation of condition.

Recommendation

PERMISSION:

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

a) Location plan - scale 1:1250

b) Parking Plan - document 1 (approved by planning permission P/15/1231/CU)

c) Terms & Conditions - document 2 (approved by planning permission P/15/1231/CU)

d) Parking Map - document 3 (approved by planning permission P/15/1231/CU)

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

2. The swimming lesson element of the mixed use hereby permitted shall be carried on only by the applicant Miss Lucy Evans.

REASON: In the interests of highway safety.

3. The use hereby permitted shall be carried on in accordance with the approved Parking Plan, Parking Map and customer Terms & Conditions unless otherwise agreed in writing by the local planning authority.

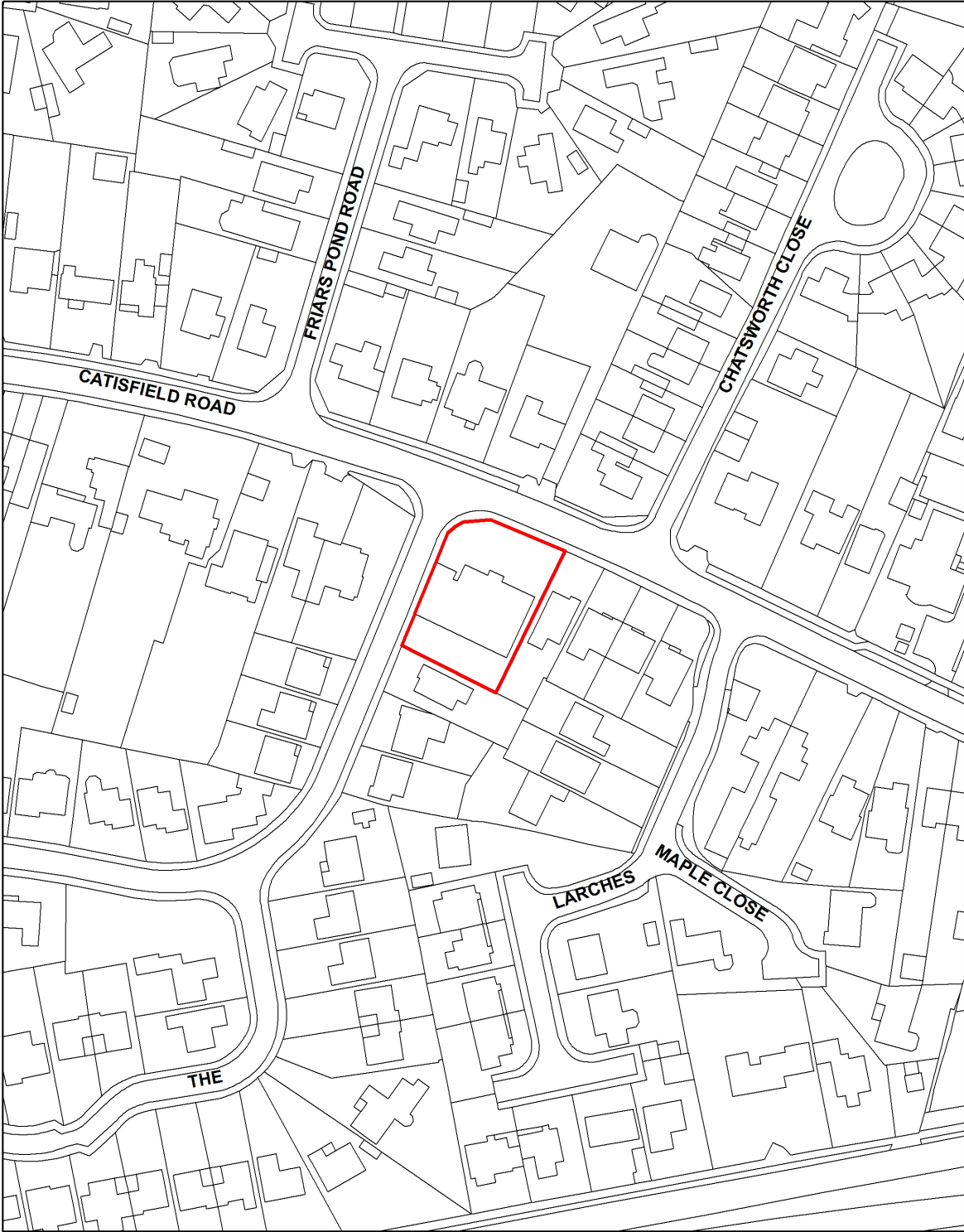
REASON: In the interests of highway safety.

Background Papers

P/17/0290/VC; P/15/1231/CU

FAREHAM

BOROUGH COUNCIL



29 Catisfield Road
Scale 1:1250



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Agenda Item 6(4)

P/17/0309/FP [O]

TITCHFIELD

M M & G M GENTLES

AGENT: M M & G M GENTLES

SINGLE STOREY GLAZED VERANDAH

197 SEGENSWORTH ROAD TITCHFIELD FAREHAM PO15 5EL

Report By

Emma Marks - Direct dial: 01329 824756

Site Description

This application relates to a detached dwelling situated on the south-west side of Segensworth Road.

The site lies within the urban area.

Description of Proposal

Permission is sought for the erection of a glazed verandah on the rear elevation of the property which measures 2.6 metres in depth, eaves at a height of 2.2 metres and a ridge height of 2.7 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

P/97/0776/FP

ERECTION OF SINGLE STOREY REAR EXTENSION

PERMISSION

14/10/1997

Planning Considerations - Key Issues

The verandah is proposed on the rear elevation of this detached property. The verandah is modest in height and positioned a minimum 1.4 metres off the party boundary.

Officers are satisfied that due to its modest size and position in relation to party boundaries the living conditions of neighbouring properties would not be compromised.

The verandah will not be visible from the street and therefore no adverse impact would be created on the wider area.

Recommendation

PERMISSION; subject to the following conditions:

1. The development shall begin before the expiry of a period of three years from the date of the 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.

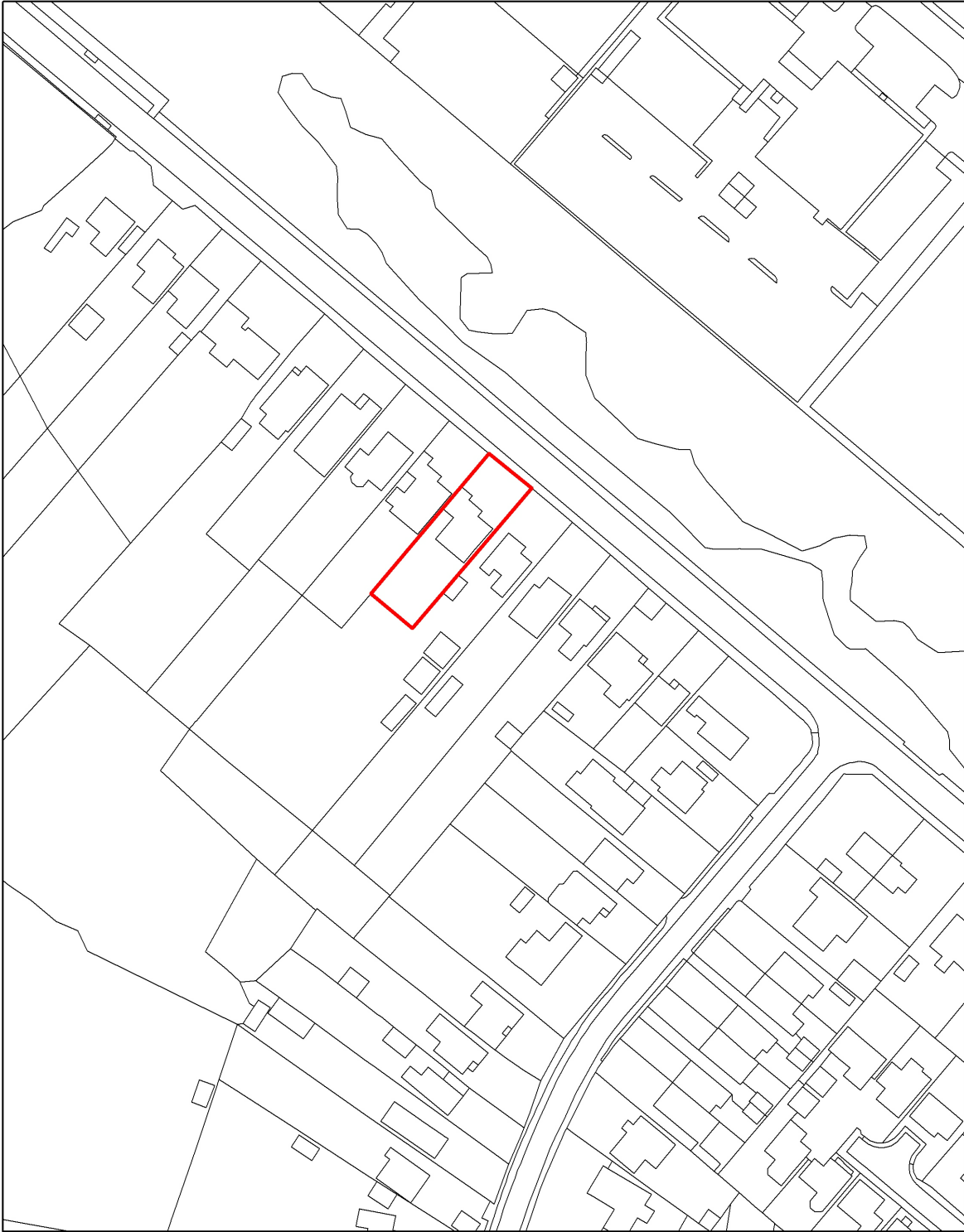
2. The development shall be carried out in accordance with the following approved documents:

a) Proposed floor and elevations plan

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

FAREHAM

BOROUGH COUNCIL



282 Botley Road
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/16/1016/FP
[O]
 FAREHAM
 WEST

82 THE AVENUE FAREHAM PO14 1PB
 CONSTRUCTION OF TWO-STOREY DETACHED HOUSE WITH
 ASSOCIATED LANDSCAPING AND CAR PARKING TO THE
 REAR OF EXISTING DWELLING

5
REFUSE

P/16/1269/FP
 FAREHAM EAST

122 GOSPORT ROAD FAREHAM PO16 0QN
 SINGLE STOREY REAR EXTENSION AND CHANGE OF USE
 FROM C3 DWELLING HOUSE TO 1 X ONE BEDROOM AND 1 X
 TWO BEDROOM FLAT.

6
PERMISSION

Agenda Item 6(5)

P/16/1016/FP [O]

FAREHAM WEST

MS S SAUNDERS

AGENT: TOWN PLANNING
EXPERT

CONSTRUCTION OF TWO-STOREY DETACHED HOUSE WITH ASSOCIATED
LANDSCAPING AND CAR PARKING TO THE REAR OF EXISTING DWELLING
82 THE AVENUE FAREHAM PO14 1PB

Report By

Richard Wright - direct dial 01329 824758

Introduction

This application has been brought to the Planning Committee for determination because the planning agent's partner is an employee of Fareham Borough Council. In accordance therefore with the adopted scheme of officer delegated powers a decision must be made by the Planning Committee.

Site Description

The application site comprises the residential curtilage of a detached chalet bungalow style dwelling located on the northern side of The Avenue, Fareham (A27). The property's northern boundary abuts a verge on the southern side of the turning hammerhead within Chalford Grange, a development of two storey detached houses granted planning permission in 2004.

Access into the site is provided by an existing dropped kerb at its south-western corner on to The Avenue (A27).

A number of mature and maturing trees are to be found close or just beyond the site's western boundary. Two of these trees, a sycamore and a scots pine within the application site are subject of a tree preservation order (TPO). An oak tree within the garden of 14 Chalford Grange to the north of the application site is also subject of a TPO.

Description of Proposal

Permission is sought to construct a two-storey, 3-bedroom detached house in the rear garden of the existing property.

The new house would be located in the north-eastern corner of the site with a small amount of garden space to its immediate south and a larger area (approximately 12 x 9.5 metres in size) to its immediate west. The submitted site plan also shows on the south-western side of the dwelling two car parking spaces and a hard surfaced driveway. Close to the entrance to the new plot would be a further 'visitor' car parking space alongside the entrance driveway which would run between the existing dwelling and the neighbouring flats to the west. The site plan shows three spaces to be retained for use by the occupants of the existing house and turning space for cars or delivery vehicle.

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

CS17 - High Quality Design

Approved SPG/SPD

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

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

P/15/0780/FP

**DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF
FOUR SEMI-DETACHED HOUSES WITH ASSOCIATED
LANDSCAPING & CAR PARKING**

REFUSE

25/11/2015

Representations

Neighbours were consulted on the original application when submitted in October 2016. In response 7 objections were received including one from The Fareham Society.

When the proposal was revised further consultation was carried out in February/March 2017. Five of the seven people who previously wrote in reiterated their concerns and one additional set of comments was received.

The following concerns were raised:

- Insufficient garden sizes proposed
- Harmful to character of area
- Plot size is too small
- Visual effect on Chalford Grange
- Design of house is out of keeping
- Noise nuisance from gravel surfaces
- A number of large trees have been removed
- Impact on remaining trees on the site and adjacent to it
- Too close to/overlooking of/loss of light to neighbouring properties
- Poor outlook from new house northwards
- Highway safety and increased traffic

Consultations

INTERNAL

Trees - There is no arboricultural supporting information with this application to demonstrate the impacts on the existing TPO pine can be managed within minimal and acceptable levels. The layout is acceptable in arboricultural terms.

Contaminated Land - This application could be approved without any conditions relating to land contamination.

Highways - No objection subject to conditions.

Ecologist - Further information should be provided to demonstrate that appropriate species specific assessments have been undertaken at the site since at present this information has not been provided.

Planning Considerations - Key Issues

a) Principle of development

The application site lies within the urban area where the local plan places priority on reusing previously developed land for housing purposes (Core Strategy Policies CS2 & CS6). Whilst garden land in the urban area is not defined as previously developed land it is acknowledged that the redevelopment of such sites can potentially assist in providing housing. The impact of the development must still be considered particularly in relation to the character and appearance of the surrounding area.

b) Character and appearance of surrounding area

On the site is a chalet style bungalow occupying the frontage facing southwards on to The Avenue (A27). Old maps show that in the past the rear garden of 82 The Avenue was more than 80 metres long prior to the development of Chalford Grange within the bottom halves of the rear gardens of nos. 74 - 86. The truncated rear garden of the property is now around 28 metres long from the rear of the existing bungalow and is bound on its northern side by the turning hammerhead of Chalford Grange whilst on its western boundary is a development of flats known as The Limes which was built following the demolition of nos. 84 & 86.

Despite this development the character of this part of The Avenue remains one of large detached dwellings set in reasonable sized plots. This application proposes the introduction of so called 'tandem' development with a dwelling built behind the existing but accessed from the frontage highway. This is out of character with the prevailing pattern of development in the area where there are no other examples in the vicinity.

The resultant plot sizes of both the new and existing dwelling would be appreciably smaller than any others in this part of the road. As a result the development would appear unduly cramped thereby harming the established character and appearance of the area. Views of the new house would be glimpsed through the frontage development and the access through to the rear would be clearly evident. The new house and its plot would be clearly visible when viewed from the surrounding properties including their rear gardens.

The house would however be most prominent when viewed from Chalford Grange. Its position within the streetscene would, to some extent, occupy a gap between 14 Chalford Grange and The Limes. The house would be set forward in its plot close to the northern boundary but with part of its northern elevation tucked behind and very close up to the party boundary fence line with no. 14. This would add to the cramped appearance of the site as

a whole and is further evidence of the constrained plot size being out of character with the surrounding area.

Because of the house's position within the plot the northern elevation would not address the street in the way other houses do up and down the road giving it an unconventional look. The positioning of the main private amenity area of the house to its western side would be different to the rest of the street, however this would be behind a 1.2 metre high post and rail fence with higher hedging behind where a 1.8 metre high close boarded fence currently exists and so not in itself harmful to the appearance of the street.

The proposed development would be harmful to the character and appearance of the surrounding area and is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and the adopted Fareham Borough Design Guidance (excluding Welborne) SPD.

c) Design

The applicant's architect has taken on board comments from Officers to ensure that the design of the house, in particular its northern elevation, mimics the strong architectural style and use of materials on all houses in Chalford Grange. Notwithstanding the house's cramped appearance on the plot and the resulting harm to the character of the area, the design of the house itself is not objectionable or harmful to the streetscene.

Because of its position tucked behind the party fenceline with 14 Chalford Grange, the outlook from the large ground floor bay window in the north elevation of the new house would be particularly poor being located little more than 1 metre from that fence. This is further evidence of the cramped and constrained site layout.

The main private garden for the new property would be located to the west of the house and would measure approximately 9.8 x 11.5 metres (113 m²). The TPO protected pine tree would stand close by within a landscaping area adjacent the driveway. This tree along with others just beyond the site's western boundary within the grounds of The Limes would have an effect on the amount of sunlight available to the garden later on in the day. Notwithstanding this, Officers consider that the effect of the trees is not significant enough to raise concerns over the amount of useable garden area given the reasonable size of the proposed garden.

d) Effect on living conditions of neighbours

14 Chalford Grange

At its nearest point the new dwelling would be located little over 1 metre from the site's northern boundary at its eastern end which is shared with the adjacent property 14 Chalford Grange. This is again symptomatic of the site's cramped layout. The applicant has attempted to address the issue of overlooking from the first floor window to Bedroom 1 in the northern elevation by using an 'oriel' window with the eastern pane directly facing the neighbouring property to be obscure glazed. However, views would still be afforded from the clear glazed western half of the window into the neighbour's garden at a distance of less than 2 metres. Such an arrangement would clearly be seriously harmful to the privacy enjoyed by the neighbour in their own private garden.

Overlooking from the window in the north elevation serving Bedroom 3 could be overcome by fixing shut the window and using obscure glazing, however that is only possible because

that bedroom has another similar sized window in the western elevation which does not overlook the neighbour's property. Bedroom 1 has no other source of light or outlook than the window in the northern elevation and so could not reasonably be expected to remain shut at all times and be obscure glazed.

The proximity of the new dwelling to the northern boundary, in combination with its height and bulk, would also have an overbearing and significant adverse effect on the enjoyment of the garden of no. 14 as well as the light available to it.

The proposal would harm the living conditions of the occupants of 14 Chalford Grange through loss of light to, outlook from and privacy within the property and is therefore contrary to Policy DSP3 of the adopted Fareham Borough Local Plan Part 2 and the adopted Fareham Borough Design Guidance (excluding Welborne) SPD.

80 The Avenue

The dwelling is also very close to the eastern party boundary with 80 The Avenue. At its closest the new house would be around 900mm from that boundary except for the chimney breast which would be closer. The neighbours living at no. 80 have objected to the application raising a number of concerns including how the new house would adversely affect their property and living conditions.

The new house would be located adjacent to the north-western corner of the rear garden of no. 80. That garden is approximately 23 - 27 metres long whilst the new dwelling proposed to be built alongside the bottom 10 metres of the garden. Whilst the house is two storey in scale and close to the boundary, given the length of the rear garden and the orientation of the house, Officers do not consider the effect would be overbearing such that planning permission should be refused or that there would be a materially harmful loss of light or outlook. The garden at no. 80 has a substantial size TPO protected tree in the centre-east of the rear garden which Officers acknowledge limits the amount of sunlight in certain parts of the garden due to its significant canopy. However this does not change the opinion that the new house would not materially worsen the existing situation to the degree that it would be unacceptable in planning terms.

There are first floor windows proposed to be inserted into the eastern facing elevation of the house. These windows are labeled on the submitted plans to be obscure glazed and could be conditioned to be so as well as fixed shut in the event that planning permission was to be granted.

The Limes

The new house would be sufficient distance from the flats to the west of the site at The Limes so as not to have any material impact in terms of light, outlook or privacy.

The proposed access to the new house would pass close to the east flank of the frontage block of flats at The Limes. However, the proposed layout shows a landscaped buffer between the access and the boundary to distance the comings and goings of vehicles from windows in those flats as well as now proposing a bound hard surface instead of the originally proposed gravel. The new house would not create an excessive number of additional vehicle movements which would adversely effect the living conditions of residents living in those flats.

d) Access

As referred to above, the access through to the rear of the site would be provided via the existing dropped kerb from The Avenue (widened slightly to accommodate two way traffic) and would pass along the western side of the site between the existing house and the frontage flat building at The Limes. The means of access, turning and parking space are considered adequate to serve the development.

e) Trees

The applicant has not provided an arboricultural impact assessment. Although the proposed layout of the site appears to suggest that construction of the house and associated hard surfaced access and parking spaces could potentially be built without harming the protected trees both on- and off-site, no arboricultural evidence has been produced to demonstrate this. In the absence of such information it cannot be concluded that the development would not adversely effect those trees.

f) Ecology

The applicant has not provided information to demonstrate that appropriate species specific assessments have been undertaken. The Council's ecologist has recommended that information be provided in relation to the potential for bats in the existing building and trees on and close to the site, great crested newts and reptiles. In the absence of this information it cannot be concluded that the impacts of the development are known and acceptable.

Had the development been found to be acceptable in all other regards the applicant would have been invited to provide adequate mitigation to offset the 'in combination' effects of residential development on the Solent Special Protection Areas (SPA) so that the development would accord with Policy DSP15 of the adopted Fareham Borough Local Plan Part 2. This would normally take the form of a financial contribution towards the Solent Recreation Mitigation Strategy (SRMS) which is currently set at £181 per new dwelling. Given that the application is not recommended favourably that contribution has not been sought from the applicant in this instance.

The proposal is found to be contrary to Policies DSP13 & DSP15 of the adopted Fareham Borough Local Plan Part 2.

Conclusion

The proposed development would be harmful to the character and appearance of the area and to the living conditions of the neighbours living at 14 Chalford Grange. Insufficient information has been provided in relation to the impact of the development on trees and protected species and no mitigation has been provided to offset the impact of the development on the Solent SPA.

The proposal is found to be contrary to Policies CS5 & CS17 of the adopted Fareham Borough Core Strategy, Policies DSP3, DSP13 & DSP15 of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies and the adopted Fareham Borough Design Guidance (excluding Welborne) SPD.

Recommendation

REFUSE:

The proposed development is contrary to Policies CS5 & CS17 of the adopted Fareham Borough Core Strategy, Policies DSP3, DSP13 & DSP15 of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies and the adopted Fareham Borough Design Guidance (excluding Welborne) SPD and is unacceptable in that:

a) the proposal would lead to the creation of two markedly smaller plots than those typically found along this section of The Avenue and would introduce tandem backland development out of keeping with the prevailing character of the area. The proposed development would appear unduly cramped on this site harmful to the prevailing character and appearance of the surrounding area;

b) the proposal would give rise to the unacceptable overlooking of the adjoining property 14 Chalford Grange harmful to the privacy of its occupants;

c) by virtue of its height and proximity to the northern boundary, the proposal would result in an overbearing form of development harmful to the available outlook from and light to the garden of 14 Chalford Grange harmful to the living conditions of its occupants;

d) insufficient information has been provided to demonstrate that the impact of the development on protected species and habitat is known and acceptable;

e) insufficient information has been provided to demonstrate that the development would not have unacceptable impacts on protected trees on and near to the site;

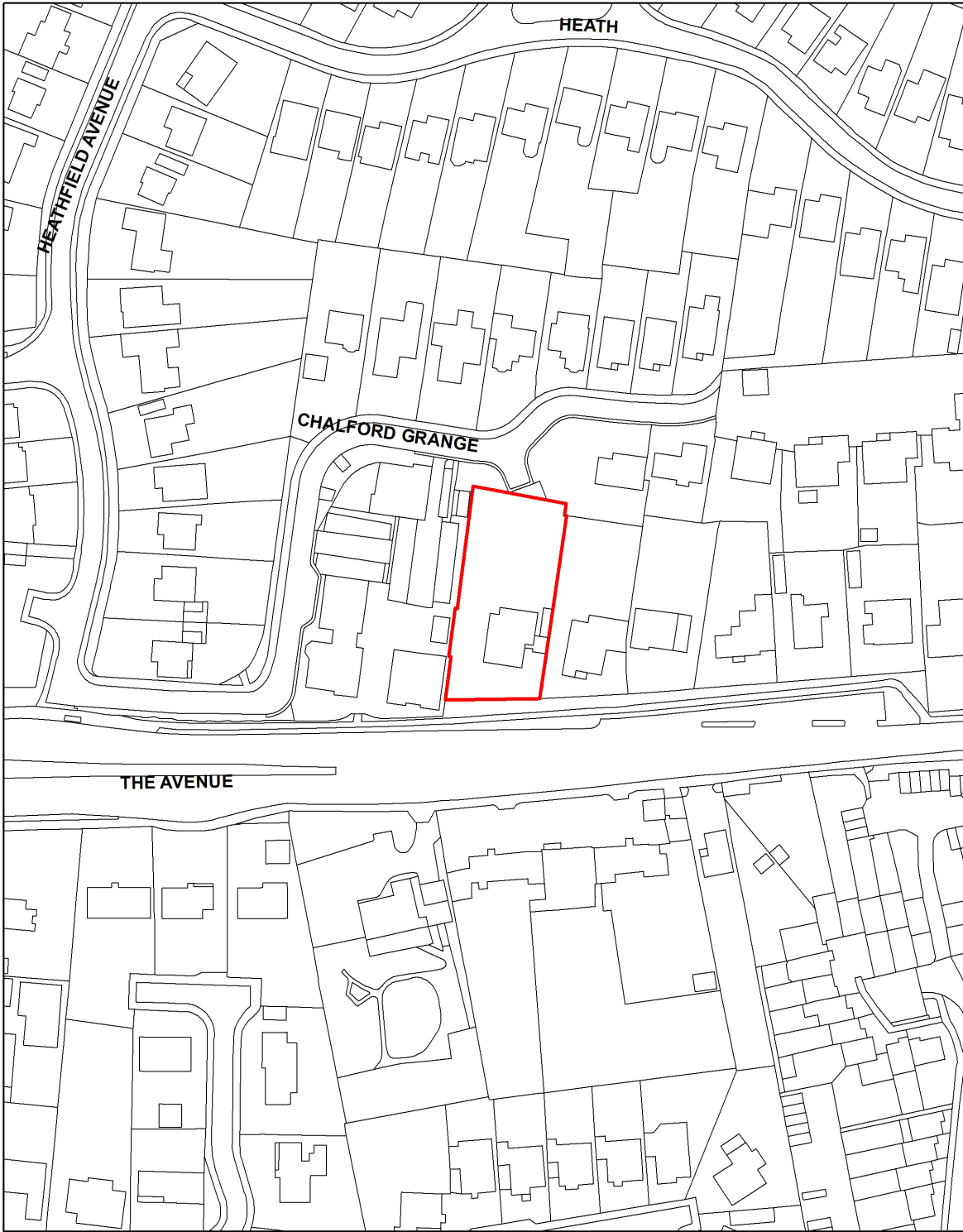
f) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed net increase in residential units on the site would cause through increased recreational disturbance on the Solent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

Background Papers

P/16/1016/FP

FAREHAM

BOROUGH COUNCIL



82 The Avenue
Scale 1:1250



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Agenda Item 6(6)

P/16/1269/FP

FAREHAM EAST

MR LEE BING

AGENT: THORNS YOUNG LTD

SINGLE STOREY REAR EXTENSION AND CHANGE OF USE FROM C3 DWELLING HOUSE TO 1 X ONE BEDROOM AND 1 X TWO BEDROOM FLAT.

122 GOSPORT ROAD FAREHAM PO16 0QN

Report By

Rachael Hebden. Direct dial 01329 824424

Introduction

The application initially proposed a two storey rear extension, however this has been replaced with a single storey extension and a porch through the submission of amended plans.

Site Description

The site comprises a two storey, semi-detached dwelling located within Gosport Road, Fareham.

No. 122 is set back from the front of the plot by approximately 2 metres with a hard surfaced drive to the side and a garage to the rear. The property has a large rear garden which extends approximately 37m beyond the rear elevation.

There are residential properties on either side of the site, both of which incorporate large rear gardens of a similar depth to that of the site.

Description of Proposal

The application proposes the sub-division of the dwelling to create a 2 bedroom flat at ground floor level and a one bedroom flat at first floor level. The application also proposes a porch and a single storey rear extension.

The proposed rear extension would have a flat roof and would be set 0.5m below the level of the the existing single storey extension at the rear of the dwelling. It would also incorporate a staggered rear elevation resulting in a depth of between 4.1 and 5.1m.

Policies

The following policies apply to this application:

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

CS5 - Transport Strategy and Infrastructure

CS7 - Development in Fareham

CS17 - High Quality Design

Development Sites and Policies

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

DSP41 - Sub-Division of Residential Dwellings

Representations

Objections have been raised from 7 households raising the following concerns:

- Loss of a family house
- Extension would be large and intrusive and contrary to Policy CS17
- Creation of a parking area adjacent to gardens would be unacceptable and result in noise pollution and loss of garden land
- Contrary to Policy CS5 in that it would adversely affect the safety and operation of the road network
- Contrary to Policy CS21 in that it would result in the loss of open space
- The extension will impact no. 124's bedroom and kitchen in terms of loss of privacy and sunlight
- The proposed development is contrary to the spirit of covenants which exist to protect the area
- The proximity of the extension to no. 124 will devalue no. 124
- Insufficient space for the storage of construction materials
- Blocked access caused by the delivery of construction materials
- New access would impact the security of no. 124
- Proposed parking area will impact drainage and result in water flowing into neighbouring gardens
- Impact on 120's garden

Consultations

INTERNAL CONSULTATIONS

Highways - No objection subject to conditions.

Planning Considerations - Key Issues

Principle of development

Policy DSP41 states that the sub-division of residential units to smaller self-contained units of accommodation will be permitted provided that:

- i the proposal would not adversely affect the character of the area or have unacceptable environmental, amenity or traffic implications;
- ii the resultant sub-divided units conform to the minimum internal space standards and
- iii appropriate outdoor amenity space, bin storage and parking provision are provided.

The proposed sub-division of the dwelling to create 2 flats is therefore acceptable in principle subject to satisfying criteria i-iii together with the requirements of the policies summarised earlier in this report.

Criteria I

Effect on the character of the area

Policy CS17 requires development to respond positively to and be respectful of the key characteristics of the area including scale, form and spaciousness. The proposed extension is positioned at the rear of no. 122 and would not protrude beyond the side elevation of the dwelling. The extension would therefore respect the spacing between dwellings which is characteristic of the area. The scale and form of the extension would only be visible from very limited points within the public realm and would therefore have a limited impact on the character of the area.

Concerns have been raised regarding the use of some of the existing garden to provide parking. Two of the proposed car parking spaces would be located beyond the rear boundary of the proposed garden and would therefore not be visible from within the public realm. The parking space annotated as space no. 3 on the site plan would be visible however it would be set back from the front of the site by approximately 40m and would therefore be a discrete addition that would have a minimal impact on the character of the area.

The extension to the drive and the location of the proposed parking at the rear of the site would be a discrete way of increasing the amount of available parking and not have an adverse impact on the character of the area. Overall the proposal would accord with the requirements of Policy CS17 and criteria i of Policy DSP41.

Ecology

Criteria i of Policy DSP41 also requires development to not have any unacceptable environmental implications. The development would consist of a single storey rear extension within a garden area which has not been identified as having any significant habitat value. The proposal therefore complies with criteria i of Policy DSP41.

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 DSP15.

Effect on neighbouring properties

Criteria i of Policy DSP41 also requires development to not have any unacceptable implications in terms of amenity. Policies DSP2 and DSP3 also require development to not have a significant adverse impact on neighbouring sites in terms of noise, loss of sunlight, daylight, outlook and/or privacy.

The neighbours at no. 124 have raised concerns regarding the impact that the extension would have on their bedroom and kitchen in terms of loss of privacy and sunlight. The proposed extension would be positioned opposite no. 124's kitchen and bedroom windows and would be visible, however the single storey form of the extension would prevent it from causing a loss of privacy to 124. The extension would be positioned to the north of no. 124, would incorporate a flat roof and be separated by a distance of 5m therefore it would not have a significant impact on the amount of sunlight available to no. 124's kitchen or

bedroom. It would also be set 0.5m lower than the existing single storey rear extension which would further decrease the impact on no. 124's amenities.

The owners of no. 124 have also raised concerns regarding the proximity of the extension and the impact that the drive would have on their property in terms of security. The extension would be separated from no. 124 by a distance of 5m which is in line with the recommendations contained within the Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document in terms of the impact on neighbouring amenity. The provision of a drive along the boundary between no's 122 and 124 would require the removal of the existing garage which currently forms part of the side boundary, however after it is removed the neighbour could erect a fence to link the rear of the house to the existing boundary fence at the rear of the garage. This would ensure the neighbour's garden remains enclosed and secure.

The neighbours at no. 120 have raised concerns regarding the impact that the extension would have on their garden. The extension has been designed with a staggered side elevation so that the first 4m of the side elevation would be set back from the boundary with no. 120 by over 1m with the remaining 1.2m of the extension being set back from 120's boundary by over 3m. The extension would also incorporate a flat roof and be set 0.5m below ground level meaning that the extension would only protrude approximately 0.4m above the existing boundary fence. The flat roofed design, lowered position of the extension and staggered form would prevent the extension from appearing overbearing when viewed from within no. 120's garden.

Concerns have also been raised regarding the proposed extension to the existing drive and the provision of parking within the rear garden and potential disturbance due to noise pollution. While the proposed sub-division may result in increased vehicle movements to the site, it is unlikely that the number of additional vehicle movements would be of a quantity that would have a significant adverse impact in terms of noise and disturbance. In a recent appeal decision (APP/A1720/A/14/2223314) the Inspector considered that noise disturbance resulting from a new access serving 4 dwellings that would run the length of the rear garden of a neighbouring property would "be limited". The additional noise generated by the proposed development is therefore not expected to be of an unacceptable level and is considered to accord with Policies DSP2 and 3 and criteria i of Policy DSP41.

Effect on the highway

Criteria i of Policy DSP41 also requires development to not have any unacceptable traffic implications. The proposed sub-division of the house into two flats could potentially result in increased traffic generation, however any increase would not be so significant as to have a noticeable impact on the adjacent road network. The proposal would therefore be in accordance with criteria i of Policy DSP41.

Criteria ii

Living conditions

Criteria ii of Policy DSP41 requires the resultant sub-divided units to conform to the minimum internal space standards.

The proposed flats would satisfy the national minimum internal space standards as required by Policy DSP41 and the Fareham Borough Design Guidance (excluding Welborne) SPD.

Criteria iii

Amenity space, bin storage and parking provision

Criteria iii of Policy DSP41 requires appropriate outdoor amenity space, bin storage and parking provision to be provided.

The proposed garden would be a depth of 16m which would accord with the recommendations contained within the Fareham Borough Design Guidance (excluding Welborne) SPD.

The site layout plan demonstrates that the proposed development would incorporate sufficient bin and secure cycle storage in accordance with the requirements of the Residential Car and Cycle Parking Standards SPD and the Fareham Planning Advice Note relating to the provision of refuse storage facilities in new residential developments.

The site layout plan also demonstrates that sufficient parking and turning space can be provided to the rear of the proposed garden area. The proposed parking and turning would be in line with the requirements of policies CS5 and CS17 and the standards contained within the Residential Car Parking SPD therefore no highway objection has been raised. The proposed development would also accord with the requirements of criteria iii of Policy DSP41.

Other Issues

One of the objections stated that the proposed development would be contrary to Policy CS21 in that it would result in the loss of open space. Policy CS21 is designed to protect open space that is publically accessible, rather than private gardens and is therefore not applicable in the consideration of this application.

Concerns have been raised regarding the impact the proposed drive and parking area would have on neighbouring properties in terms of surface water drainage. A condition can be used to ensure that the drive and parking area is constructed with permeable materials to ensure that surface water drains into the site rather than into neighbouring gardens. However details on this are expected from the applicant and will be provided by way of an update to the planning committee.

Concerns have also been raised regarding the lack of space for the delivery and storage of construction materials. The rear garden is of considerable depth and would provide sufficient space for the storage of materials. Details regarding the storage of materials could be secured by condition. The site is not large enough to accommodate a large construction vehicle, however this would not constitute a reason for refusal.

Concerns have also been raised regarding the aim of covenants that exist to protect the open character of the area, however private covenants are not within the scope of the planning application process and therefore cannot be taken into consideration.

Conclusion

The proposed sub-division of no. 122 would provide 2 high quality flats with access to on-site parking and a good sized garden. The proposed porch and extension would not have a significant adverse impact on the neighbour's amenities. Overall the proposed development

would be in accordance with the requirements of the Development Plan.

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

-Floor plans, section and elevations drawing no. PG 1069.16.1

-Elevations drawing no. PG 1069.16.2

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

3. None of the development hereby permitted shall be brought into use until the car parking spaces 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 vehicles.

REASON: In the interests of highway safety.

4. None of the development hereby permitted shall be occupied until the bin and cycle storage has been provided in accordance with the approved details. The designated areas shall thereafter be kept available and retained at all times for the purpose of bin and cycle storage.

REASON: In the interests of visual amenity and in order to facilitate an alternative to the motorcar.

5. 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.

REASON: To protect the amenities of the occupiers of nearby residential properties.

6. 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.

7. The ground floor flat hereby approved shall not be occupied until the porch has been completed in accordance with the approved plans.

REASON: To ensure the provision of sufficient floor space for future occupiers.

8. 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 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. 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.

Background Papers

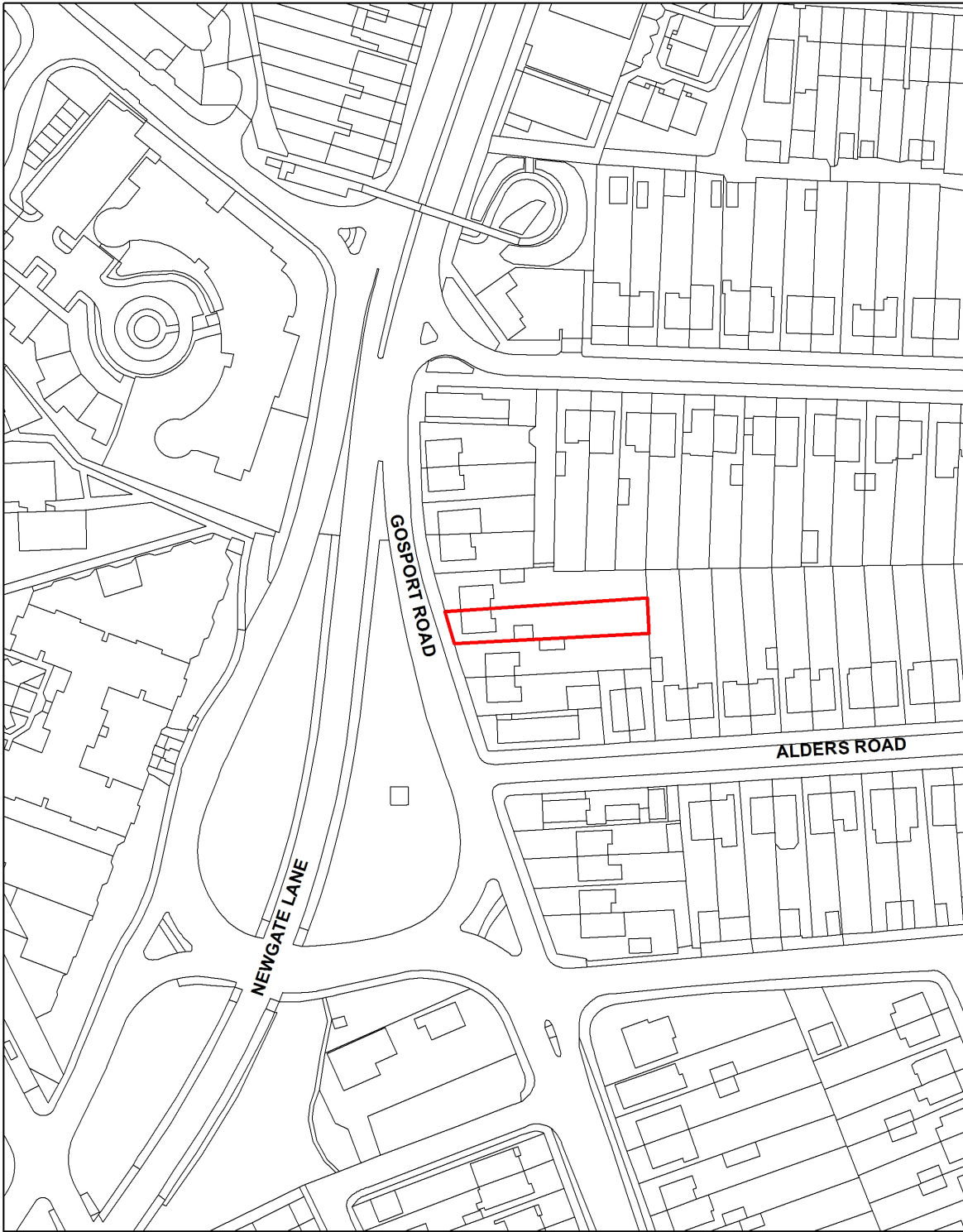
P/16/1269/FP

Updates

Information regarding: colour of render, design of cycle store and materials for drive & parking to be provided

FAREHAM

BOROUGH COUNCIL



122 Gosport Road
Scale 1:1250



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Agenda Annex

ZONE 3 - EASTERN WARDS

Portchester West
Hill Head
Stubbington
Portchester East

Reference

Item No

P/17/0094/FP PORTCHESTER EAST	2 WEST STREET PORTCHESTER FAREHAM PO16 9UZ ADDITIONAL STOREY TO 2 WEST STREET AND FORM 3- STOREY LINK BETWEEN 2 WEST STREET AND 1 CASTLE STREET. CHANGE OF USE FROM A2 USE AT GROUND FLOOR TO MIXED USE A1/A3 USE FOR A COFFEE SHOP WITH NEW SHOPFRONT	7 PERMISSION
P/17/0256/FP PORTCHESTER EAST	42 CORNAWAY LANE PORTCHESTER FAREHAM PO16 9DD RETENTION OF OUTBUILDING	8 REFUSE
P/17/0262/FP HILL HEAD	HILL HEAD BEACH HILL HEAD FAREHAM HAMPSHIRE RECONSTRUCTION OF 150 METRES OF SEAWALL	9 PERMISSION
P/17/0304/FP [O] PORTCHESTER WEST	18 SAXON CLOSE FAREHAM PO16 8ET SINGLE STOREY SIDE EXTENSION.	10 PERMISSION

Agenda Item 6(7)

P/17/0094/FP

PORTCHESTER EAST

PORTCHESTER BUSINESS
CENTRE

AGENT: DESIGNANDDRAW

ADDITIONAL STOREY TO 2 WEST STREET AND FORM 3-STOREY LINK BETWEEN 2 WEST STREET AND 1 CASTLE STREET. CHANGE OF USE FROM A2 USE AT GROUND FLOOR TO MIXED USE A1/A3 USE FOR A COFFEE SHOP WITH NEW SHOPFRONT

2 WEST STREET PORTCHESTER FAREHAM PO16 9UZ

Report By

Peter Kneen - direct dial 01329 824363

Site Description

The application site is located within the existing commercial centre of Portchester, known as Portchester District Centre, which lies within the defined urban settlement of Portchester. The property forms the end of a terrace of modern commercial units within the main pedestrianised area of the District Centre. The existing two storey building was formally used as Natwest Bank, which closed over 2 years ago (February 2015). Within this part of the Portchester District Centre, the block currently comprises the following uses: A2 (vacant bank), sui generis (Coral Bookmakers), and then a row of four. A1 Shop uses (Petfayre Pet Supplies, Wink Hairdressing, AG Stapleford Funeral Directors and The Co-operative Supermarket). The only other units in the immediate vicinity are three further units on the east side of Castle Street (opposite the site). These comprise two A1 shop uses (two hairdressers), and an A5 Hot Food Takeaway use.

The property is bounded by Castle Street (to the east), and the main A27 to the north, beyond the pedestrianised area of West Street. The site is within easy walking distance to Portchester Railway Station, and immediately opposite the main bus stops serving the District Centre, providing excellent public transport links to Portsmouth (to the east) and Fareham (to the west). To the south of the site lies the existing modern, three storey office building (Portchester Business Centre). The two buildings are presently separate, with a disabled ramp and access between to the Business Centre located within the gap between the two buildings.

Description of Proposal

This application seeks the construction of an additional one and two storey's onto the existing two storey former bank building, and the construction of a three storey predominantly glazed link between 2 West Street and 1 Castle Street (the Portchester Business Centre). The resultant scheme would see the Portchester Business Centre extend above the first and new second floor above 2 West Street.

The application also seeks the change of use of the vacant A2 bank unit into a mixed A1 (retail), A3 (cafe/restaurant) use at ground floor, together with a new extended shopfront, removing the overhang, and creating a more prominent, and modern shop front.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS3 - Vitality and Viability of Centres

CS6 - The Development Strategy

CS11 - Development in Portchester, Stubbington and Hill Head

CS17 - High Quality Design

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP34 - Development in District Centres, Local Centres, and Local Parades

DSP36 - Portchester District Centre

Non-residential Parking Standards (September 2015)

NRPS -

Relevant Planning History

There is no recent relevant planning history.

Representations

Twenty four respondents have commented on the proposed development. All the matters raised relate to the proposed change of use of the ground floor vacant bank into a coffee shop.

Several of the respondents stated a preference for a cafe or a tea room rather than a coffee shop, but the majority of the respondents highlighted that the provision of a new coffee shop would be detrimental to the other existing local coffee shops in the District Centre.

Planning Considerations - Key Issues

The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- Provision of an additional storey and link;
- Change of use from A2 to A1/A3 mixed use;
- Highway safety and car parking.

Provision of an additional storey and link

The proposal would see the existing flat roofed, three storey Portchester Business Centre building linked and extended above the ground floor element of 2 West Street. The proposal would incorporate a three storey glazed link in the space between the Portchester Business Centre and 2 West Street, with an additional storey added to the main 2 West Street building. The additional storey added to 2 West Street would comprise a mansard style roof, finished in a sheet metal profile roof, with dormer windows, characteristic of other similar three storey structures on West Street.

The glazed link, which is stepped down from the main Castle Street elevation would provide a new main entrance and reception area for the Business Centre. The infilling of this part of the Castle Street elevation would improve on the existing dark, enclosed recess, which presently only contains the access ramp to the Business Centre. The design and appearance of the link has been kept light, with grey aluminium framed windows to create a significant improvement on the entrance point to the Centre and to this part of Castle Street.

The additional storey to 2 West Street has been altered since its original submission, altering the West Street and Castle Street elevations to provide a more recessed, mansard appearance, with the exception of the corner section, to create a more focal point feature at this elevation. The design has been carefully considered to ensure it mirrors other 3-storey buildings on the West Street frontage. The design and appearance of the building would be significantly improved with the provision of the extensions and modernisation of the building.

The existing ground floor bank facade comprises small windows and a recessed frontage set below the first floor overhang. This overhang, together with the scale of the supporting columns creates an unwelcoming entrance point for the District Centre. The new shop front at ground floor level, which would encompass the existing columns within the shop, and result in a modern, fully glazed frontage on a prominent corner building, which acts as a focal feature to the entrance of the pedestrianised part of the West Street precinct, creates a more active frontage with better engages with the street scene.

It is therefore considered that the proposed extensions and alterations to the building would represent a significant improvement on the existing layout of the gap between the buildings and on the overall poorly maintained and unwelcoming facade to 2 West Street.

Change of use from A2 to A1/A3 mixed use:

The planning application would see an existing vacant A2 (professional and financial services - bank) use be capable of being used as an A1/A3 (shop/cafe/restaurant), although there is presently no user identified for the property. Policy DSP34 requires that changes of use do not result in an unacceptable group of non-retail uses. The current mix of uses in the immediate vicinity of the site (outlined in the site description above), and the proposed mixed A1/A3 use is compatible with this policy and would not therefore be likely to have a detrimental impact on the viability and vitality of the District Centre. The works to the ground floor unit will also result in a significant visual improvement on this prominent focal building at the eastern entrance to the District Centre, and create a more active frontage than the current former bank facade. Appropriate conditions have been suggested to ensure that any future A3 user would not have a significant impact on the amenity of the surrounding area, and a full detailed application would be required before any ventilation and extraction provision could be provided.

It is noted from the many representations received that there is concern that an additional 'coffee shop' in the District Centre would be harmful to the existing coffee shops. At present within the District Centre there is currently two other coffee shops, Darcy's, which is located at the western end of the precinct, on the western side of Jubilee Road, and the other is the Coffee Cup, which is located approximately half way along the precinct, on the northern side of West Street. There is also a further tea room (Deejay's) located further along West Street, opposite the West Street Roundabout. The provision of an additional coffee shop, at the eastern end of the precinct would it is considered, complement the existing facilities,

whilst also making use of a vacant unit in a prominent position on the road frontage. Additionally, the change of use to a mixed A1/A3 use would also allow for the unit to be occupied by a retail unit. The mixed use approach allows for a degree of flexibility for potential future users. Furthermore, commercial competition is not a material planning consideration.

Therefore, it is considered that the proposed change of use would not have a significant impact on the viability and vitality of the Centre, accords with the provisions of the development plan, and could allow for the use to encompass A1 (shop) or A3 (cafe/restaurant) uses.

Highway Safety and Car Parking:

The application is likely to increase need for car parking as a result of the additional B1 (office) space being created. The Portchester Business Centre has no private off-street car parking, although the tenants regularly make use of the concrete private parking area to the rear of the site. The users of the Business Centre, and other users of the adjoining retail units have long used this service area for car parking without any objection from the car park owner. In addition, the site lies immediately adjacent to the large surface car park of the District Centre. This includes both short stay and long stay spaces, and is predominantly only fully occupied on market days and Saturdays.

In addition, the site is located in a highly sustainable location, with immediate access to regular buses along the A27 that provide good links to Portsmouth and Fareham and beyond. Further, the Portchester railway station is located only 300m (approx.) to the north of the site, along Station Road.

As such, despite the lack of dedicated off-street car parking to service the application site, the location of the site within the District Centre, which is seeking investment to improve its appearance and level of provision, ensures the office accommodation is within the most sustainable part of the settlement, close to public car parks, and a variety of modes of public transport. Additionally, the serviced natures of the offices proposed, predominantly let on short term leases would imply that the occupancy of the office accommodation would be sporadic, and would be unlikely to be occupied to the same level as a single office user.

The change of use of the former bank into an A1/A3 use would not as such increase potential car parking pressure on the Centre as the unit already exists.

Conclusion:

In summary, it is considered that the proposed extension and alterations to 2 West Street, including the link to 1 Castle Street would represent a significant improvement to the existing somewhat neglected building, which is located in a prominent position on the corner of the main entrance point to Portchester. The change of use, subject to appropriate conditions would not have an impact on the viability and vitality of the District Centre, which retains a strong A1 (shop) use presence. Whilst no end user of the unit has been identified, appropriately worded conditions have been proposed to ensure that should the use as a cafe be taken up, it would not have a significant impact on the locality.

Based on the above it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

Recommendation

PERMISSION; subject to the following conditions:

1. The development shall begin before the expiration of three years following 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:

a) Location Plan;

b) Site Plan;

c) Existing Elevations (Drawing: 16-PORCH-EX02);

d) Proposed Elevations (Drawing: 16-PORCH-P03 Rev D);

e) Existing Floor Plans (Drawing: 16-PORCH-EX01);

f) Proposed Ground and First Floor Plans (Drawing: 16-PORCH-P01 Rev C); and,

g) Proposed Second Floor Plan and Roof Plan (Drawing: 16-PORCH-P02 Rev B).

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

3. The development hereby permitted shall be constructed using external materials to match those on the existing building in colour, form, texture and composition, unless as otherwise specified on the planning application form.

REASON: In the interests of visual amenity.

4. The link and first and second floor accommodation at 2 West Street shall be limited to use as B1(a) Offices, and for no other purpose (including any other purpose in Class B1 of the schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any other statutory instrument revoking or re-enacting that Order.

REASON: To ensure the use of the building does not have a harmful environmental effect in the interests of amenity.

5. The ground floor retail unit at 2 West Street shall be used as a shop (A1 use) or cafe (A3 use) only, and for no other purpose (including any other purpose in Class A3 of the schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any other statutory instrument revoking or re-enacting that Order.

REASON: To ensure the use of the building does not have a harmful environmental effect in the interests of amenity.

INFORMATIVES

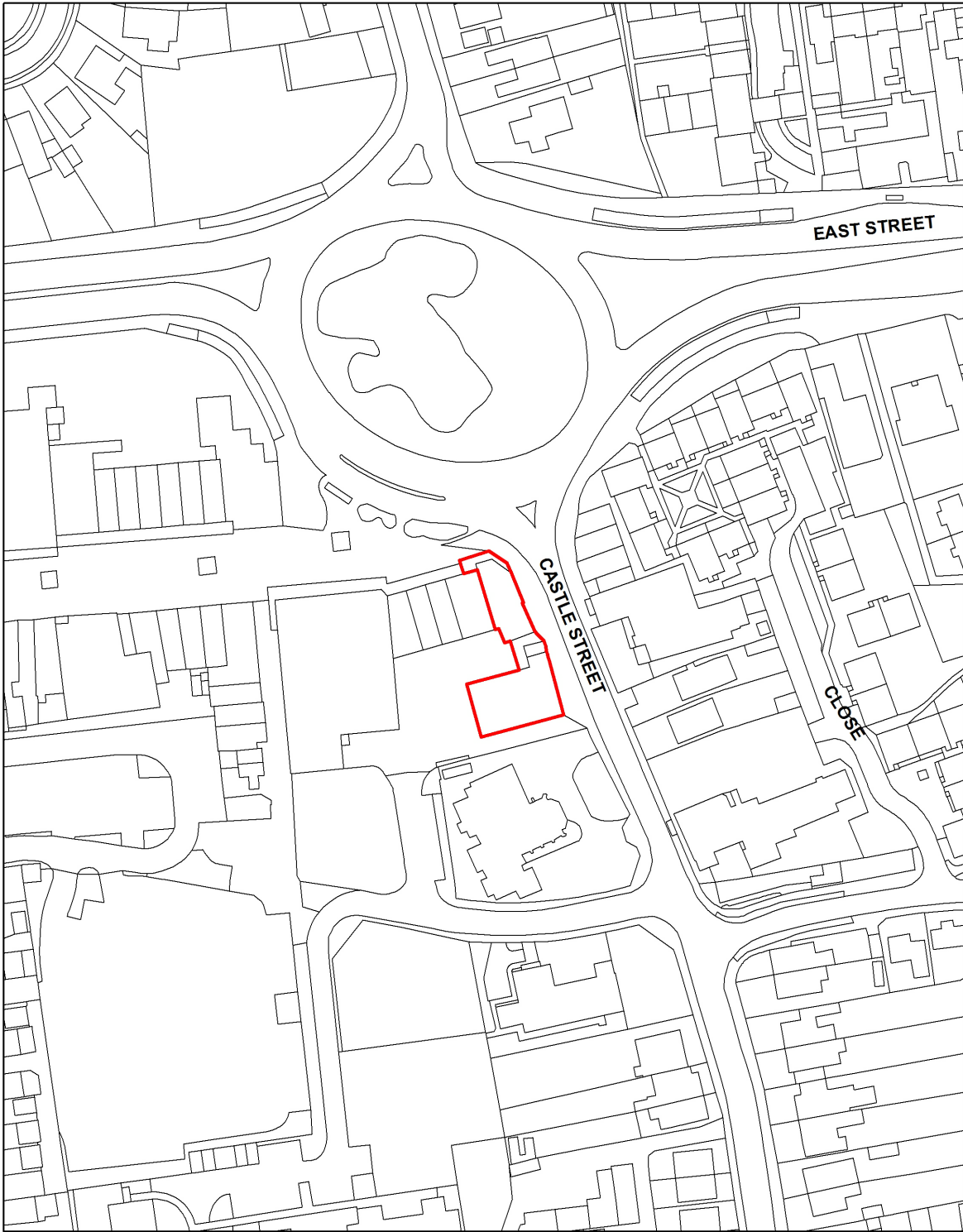
a) The change of use of the ground floor unit does not allow for the installation of commercial ventilation or extraction equipment. The applicant is reminded that a separate application for planning permission is required for such works.

b) The change of use hereby permitted does not allow for the provision of tables and chairs to be placed outside of the building on the West Street frontage. The application is reminded that the provision of tables and chairs placed outside of the building on West Street will also require the provision of a separate application for planning permission. The applicant may also need to apply for a licence to do so from Hampshire County Council as

the Highway Authority.

FAREHAM

BOROUGH COUNCIL



2 West Street, Portchester
Scale 1:1250



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Agenda Item 6(8)

P/17/0256/FP

MR R KNIGHT

RETENTION OF OUTBUILDING

42 CORNAWAY LANE PORTCHESTER FAREHAM PO16 9DD

PORTCHESTER EAST

AGENT: MR R KNIGHT

Report By

Emma Marks - Direct dial: 01329 824756

Site Description

This application relates to a semi-detached property situated on the eastern side of Cornaway Lane, on its the corner with Central Road.

The property has a garage and outbuilding, subject of this application situated in the rear garden with direct access onto Central Road.

The site is located within the defined urban area.

Description of Proposal

Permission is sought for the retention of an outbuilding which is used for the storage of a vintage army truck. The building is located within the rear garden of the property which runs to the side of Central Road.

The outbuilding measures 4 metres wide, 6.7 metres deep with eaves at a height of 3.8 metres and a ridge of 4 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

FBC.6703 Erection of garage - Permission 26/11/69

Representations

Six letters and one petition with 19 signatures have been received in support of the outbuilding being retained.

Planning Considerations - Key Issues

The outbuilding has been constructed from a timber frame with green corrugated metal sheets attached to form the walls and roof. The outbuilding has been designed with high eaves and a shallow pitch to the roof in order to facilitate storage of a vintage army truck.

The principle of an outbuilding in this location is considered acceptable as the property already benefits from planning permission for a detached garage immediately alongside the outbuilding. Furthermore there are no neighbour issues as a result of the siting of the outbuilding, and the level of support from neighbours demonstrates this. However, it is the design and materials which are unacceptable in planning terms.

Policy CS17 of the Core Strategy states that all development will be of a high quality of design and should respond positively to and be respectful of the key characteristics of the area, including scale, form and use of external materials.

Officers are of the view that the corrugated metal sheets, combined with the high eaves are not in keeping with any other buildings within the immediate area. The materials and design of the outbuilding are considered to be harmful to the visual amenities of the street scene and character of the area.

Notwithstanding the local support for the application, officers do not believe the outbuilding complies with Policy CS17 and is therefore recommended for refusal.

Recommendation

REFUSE:

The outbuilding is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that:

i) by virtue of its size, height, design and prominent siting, the outbuilding represents a visually obtrusive feature detrimental to the visual amenities of the street scene and character of the area.

FAREHAM

BOROUGH COUNCIL



42 Cornaway Lane
Scale 1:1250



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Agenda Item 6(9)

P/17/0262/FP

HILL HEAD

EASTERN SOLENT COASTAL
PARTNERSHIP

AGENT: EASTERN SOLENT
COASTAL PARTNERSHIP

RECONSTRUCTION OF 150 METRES OF SEAWALL

HILL HEAD BEACH HILL HEAD FAREHAM HAMPSHIRE

Report By

Richard Wright - direct dial 01329 824758

Site Description

This application relates to a stretch of coastline located to the east of the Hill Head Sailing Club building and public car park and toilets to the south of Cliff Road. The application site involves approximately 150 metres of the promenade and beach adjacent to the immediate north of which lie a number of beach huts.

At present the promenade is surfaced in concrete and shingle in front of the beach huts. The edge of the promenade where it meets the shingle beach is a sea wall constructed of gabion baskets and concrete filled bags which was built approximately 25 - 30 years ago. The land, and therefore these coastal defences, are owned by Fareham Borough Council. The frontage has been significantly affected in the last 12 years with a 30m section of the sea wall and promenade being rebuilt with similar materials in 2005. A further 30m section of frontage failed and was re-built and patched in 2014.

In September 2016 planning permission was granted for a beach recharge involving the importation of shingle onto the beach to top up the levels which had become depleted over time (reference P/16/0800/D3). Repairs were also carried out to the existing timber groynes on the beach to help protect the seawall from waves.

The application site lies adjacent to, and work will occur temporarily within, the Solent & Southampton Water Special Protection Area (SPA) and the Solent and Dorset proposed Special Protection Area (pSPA). In addition the site is adjacent to and, temporary works would take place within, the Lee-on-the-Solent to Itchen Estuary SSSI and close by to the Titchfield Haven SSSI.

Description of Proposal

Planning permission is sought for the reconstruction of a 150 metre stretch of the existing seawall.

It is proposed to partially encapsulate the existing seawall within the new structure which would be built extending the promenade in width to the south onto the beach. A sheet piled wall clad in reinforced concrete would be constructed where the extended promenade abuts the beach and the gap behind the sheet piles would be infilled. On top of the sheet piles, which would be at the finished level of the promenade concrete slab, would be a further 600mm high recurve 'upstand' wall sloped towards the sea at its top. On top of the upstand would be a stainless steel barrier rail at an additional height of 500mm with posts a maximum of 1 metre apart (revised drawings were provided by the applicant on 10th April to change the design and materials of the rail barrier from a pre-galvanized "Kee Klamp" style). In total the upstand and barrier rail would be 1100mm (1.1m) higher than the level of the promenade. The height of the upstand and barrier rail on the beach side of the

structure would vary according to the level of shingle on the beach.

Access to the beach from the promenade is proposed via a concrete slipway at the western end of the new wall, a set of steps approximately 45 metres east of there and another set of steps around 20 metres from the eastern end of the new wall. The eastern end of the wall would link into the existing seawall to the east of the site. That end of the promenade would also be wider than the rest with the aim being to correct the existing 'kink' in the wall at that point. An area for four benches plus a strip of vegetated shingle would be located on the northern side of the promenade at that point also.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS21 - Protection and Provision of Open Space

Development Sites and Policies

DSP13 - Nature Conservation

Relevant Planning History

The following planning history is relevant:

P/16/0800/D3 Beach Recharge, involving importation of shingle to raise beach levels for flood and erosion protection

APPROVE

02/09/2016

Representations

Thirty-eight letters have been received in response to the application being publicised.

Many of the letters expressed support in principle for sea defences in this location. However the letters all objected to the proposal raising the following main planning issues:

- The visual impact of the proposed wall and in particular the rail barrier
- Restriction on access to the beach

Consultations

INTERNAL

Highways - No highway objection is raised. Various notes for information are suggested for inclusion on the decision notice.

Environmental Health - No objection. Where possible works that may result in noise being emitted from the site that are likely to impact on nearby residents should be carried out between reasonable hours (ie. Monday to Friday 0800 - 1800; Saturday 0900 - 1500 and

not at all on Sundays or Bank Holidays).

Ecology - The proposal is unlikely to result in significant adverse impacts on ecological receptors.

EXTERNAL

Natural England - No objection subject to appropriate mitigation being secured. Suggested conditions relating to timing of works and accordance with Construction Environmental Management Plan (CEMP).

Planning Considerations - Key Issues

a) Need for a new seawall

The applicant, the Eastern Solent Coastal Partnership, has supplied various pieces of information in support of the application. The Environmental Issues Report (p10) describes the need and purpose of the sea wall and explains that in recent years the existing sea wall has failed a number of times. In particular the severe winter storms of 2013/2014 eroded beach material from the frontage to the extent that by 2015 beach levels had dropped by up to 1.2 metres below the level observed just three years earlier in 2012.

The increased storm frequency and severity experienced in recent years has undermined the structural integrity of the sea wall. Works were carried out last year to recharge the beach and repair the timber groynes, however these works on their own cannot be expected to protect the seawall during winter storm conditions in the long term. The applicant states that a more long-term solution is required to address the still existing high risk of further future failures of coastal defences along this frontage.

Core Strategy Policy CS14 looks to strictly control development on land outside of the defined urban settlement boundary such as this. It explains however that "acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure". Given the demonstrable need for improved sea defences in this location the development proposed is considered to be required infrastructure and so an acceptable form of development subject to an assessment of the impacts, including the impact on the landscape character, appearance and function of the countryside and coastline which is discussed below.

b) Design and appearance

The height and design of the wall has been arrived at by the Eastern Solent Coastal Partnership as the best design solution to fulfill its purpose of protecting the coast from flooding and erosion. The applicant has explained that the seawall was designed in accordance with the Construction Design Management Regulations 2015. Under these regulations there is a statutory requirement for designers to consider foreseeable risks and eliminate, control or reduce these over the life of the structure. The applicant has identified that the risk and consequences of a fall from height from the seawall is too great and as a result a barrier rail 500mm on top of the upstand is proposed to protect the public from falls when the beach levels are low.

Whether the rail barrier is required or not for health and safety purposes is not a matter for the Planning Committee to consider. However, its appearance and the visual effect on the beach and promenade is an important planning consideration.

There have been a number of letters received from local residents and owners of beach huts raising concerns over the inclusion of the upstand and, in particular, the rail barrier and Officers acknowledge the strength of feeling on this particular matter.

The fact that the new wall would have an upstand would mean it would appear different from the existing wall which does not. Notwithstanding the new upstand would be relatively low at 600mm above the level of the promenade and would not be visually prominent within the wider landscape. Rail barriers can be seen in a few areas nearby including along the steps leading down to the beach from Cliff Road and around steps from the promenade onto the beach. Safety rails are common place in many locations in the public realm including seafront promenades. The rail barrier proposed is modest in terms of its height above the level of the upstand and would be constructed of a good quality material in stainless steel (which is a revision from the originally proposed pre-galvanised "Kee Klamp" product). Officers do not consider that the presence of a barrier rail would have a materially harmful effect on the appearance and character of the beach.

As a result there would be no conflict with Core Strategy Policy CS17 which seeks to ensure development responds positively and is respectful of the key characteristics of an area, including amongst other things the landscape and use of external materials. The proposal also complies with the requirements of Core Strategy Policy CS14 in that it would not adversely affect the landscape character, appearance and function of the countryside and coastline.

c) Access to beach

Another important issue raised by residents and beach hut owners is that of access to the beach from the promenade.

At present there is no upstand or rail barrier preventing access from any part of the promenade down onto the beach so long as the levels of the beach allow. The proposed seawall would provide two sets of steps down to the beach and a further ramped access at its western end. Whilst this may mean that beach users are required to walk further along the promenade before accessing the beach the distance between access points is not considered excessive and the need for such points needs to be balanced with the overall objective of the wall to prevent flooding and coastal erosion from occurring. Taking into account therefore its purpose, the seawall would not be materially harmful to the permeable movement of people on and off the beach such that it were found to be contrary to Core Strategy Policy CS17.

The beach and promenade is part of an area of public open space designated in the local plan. In accordance with Core Strategy Policy CS21 the proposed works would not reduce the recreational value of the open space and would instead look to safeguard this recreational asset from future flood and erosion risks.

d) Ecology

The application is accompanied by a Preliminary Ecological Appraisal, a Habitat Regulations Assessment (HRA) and a Badger Set Report. The Council's ecologist has advised that the proposal is unlikely to result in significant adverse impacts on ecological receptors. Natural England have raised no objections to the proposal.

The approach to retain and where possible enhance habitats of protected species following

the works and to reduce recreational disturbance is appropriate. The mitigation measures referenced in the submitted Construction Environmental Management Plan (CEMP) are sufficient to mean that planning permission could be granted with a suitable planning condition securing the development proceed in accordance with that plan. A further condition requiring the works to have finished prior to the over-wintering period for migratory birds is recommended by Natural England.

e) Construction management

The public car park will be closed and the area used for construction purposes and for the turning of the large delivery vehicles. It is anticipated that there will be approximately 100 lorry loads delivering construction materials over a three month period, planned for July, August and September. The timing of the development is intended to avoid disturbance to over-wintering birds on the Solent. Several advisory notes are suggested at the foot of this report to help the applicant avoid unnecessary impacts on the highway network and neighbours living nearby through noise nuisance.

Conclusion

The proposal is found to accord with the relevant policies of the adopted local plan namely Policies CS4, CS5, CS14, CS15, CS17 & CS21 of the adopted Fareham Borough Core Strategy and Policy DSP13 of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies.

Recommendation

PERMISSION subject to the following conditions:

1. The development shall begin before the expiry of a period of 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 & 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) Drawing no. SE13-1365 Rev A - Site Layout Plan
- b) Drawing no. SE13-1394 - Mean High Water Tide Levels
- c) CM-102 - Existing Location Plan
- d) CM-121-03
- e) CM-122-03
- f) CM-123-03
- g) CM-131-03
- h) CM-132-03
- i) CM-133-03
- j) CM-141-03
- k) CM-142-03
- l) CM-152-03
- m) CM-153-03
- n) CM-161-03
- o) CM-162-03
- p) Note of ecological watching brief for Hill Head Beach Management
- q) Preliminary Ecological Appraisal - July 2016
- r) Badger Sett Report - February 2017

- s) Habitats Regulations Assessment (HRA)
 - t) Construction Environmental Management Plan - January 2017 (updated)
 - u) Drawing no. SE13-1364 - Access Route
 - v) Drawing no. SE13-1382 Rev A - Pedestrian - Traffic Sign Plan
- REASON: To avoid any doubt over what has been permitted.

3. The development shall be carried out fully in accordance with the approved Construction Environmental Management Plan - January 2017 (updated) unless otherwise agreed in writing by the local planning authority.

REASON: To protect habitats important to biodiversity.

4. No work relating to the development hereby permitted shall take place between 15th October and 31st March in the following calendar year unless otherwise agreed in writing by the local planning authority.

REASON: To avoid impacts on over-wintering birds.

Notes for Information

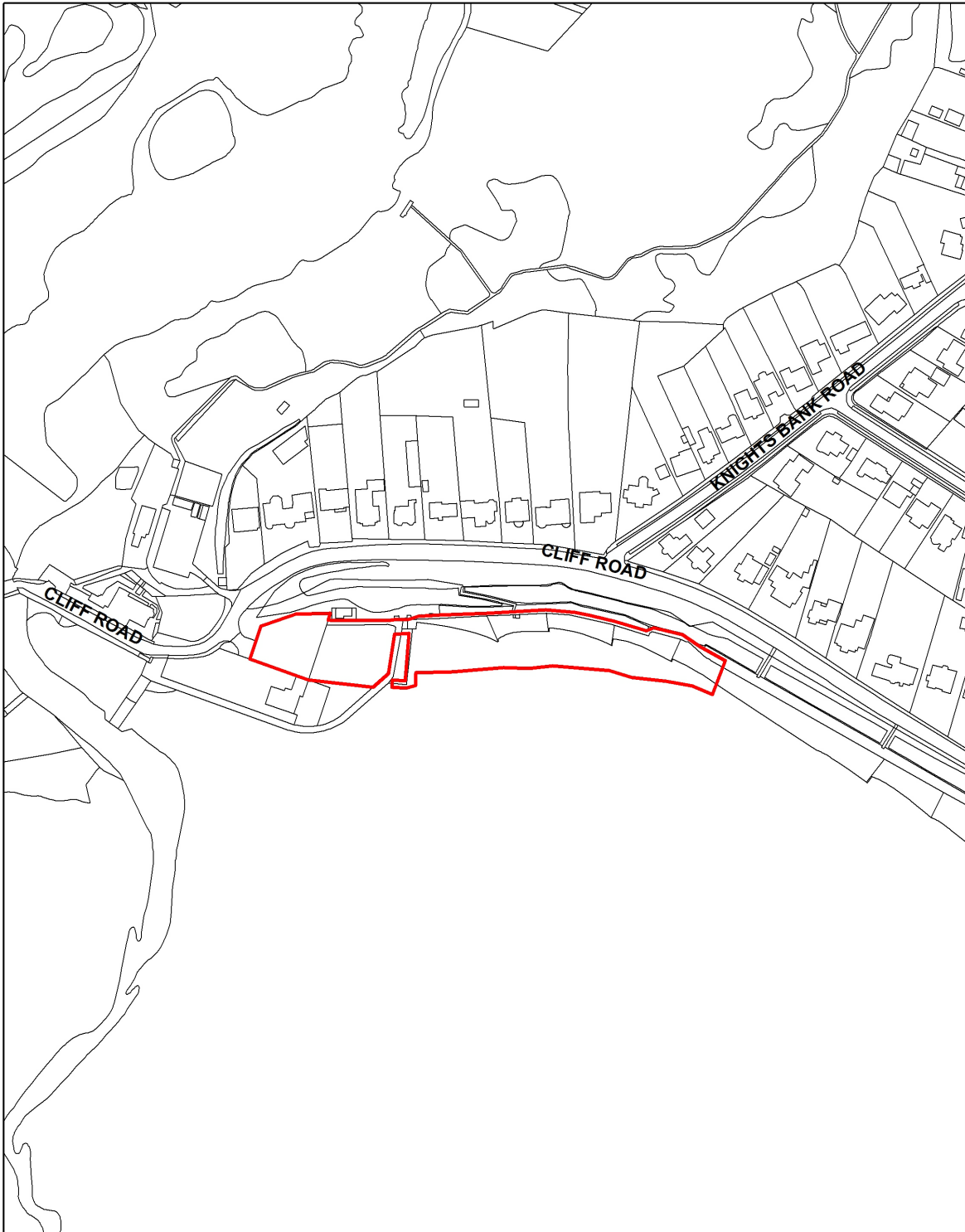
- a) A banksman should be stationed at the access to Cliff Road whenever large construction vehicles leave the site
- b) Adequate parking space should be provided on site for operative's private vehicles
- c) Within reason, no lorry activity should take place on Cliff Road between 0700 - 0930 and 1600 - 1830 hours.
- d) The surface of Cliff Road should be immediately cleaned if debris is drawn out from the site.
- e) Before and after inspections of the highway should be held to ensure any damage arising from the development is made good.
- f) Where possible works that may result in noise being emitted from the site that are likely to impact on nearby residents should be carried out between reasonable hours (ie. Monday to Friday 0800 - 1800; Saturday 0900 - 1500 and not at all on Sundays or Bank Holidays).

Background Papers

P/17/0262/FP

FAREHAM

BOROUGH COUNCIL



Hill Head Beach
Scale 1:2500



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Agenda Item 6(10)

P/17/0304/FP [O]

PORTCHESTER WEST

MR PAUL SHAWLEY

AGENT: A. J. GLADMAN

SINGLE STOREY SIDE EXTENSION.

18 SAXON CLOSE FAREHAM PO16 8ET

Report By

Lucy Knight - Direct Dial 01329 824579

Site Description

This application relates to a semi-detached dwelling situated at the end of Saxon close, a cul-de-sac which is to the north of Dore Avenue, Portchester.

Description of Proposal

Permission is sought to extend the property to the east side at single storey scale to provide a playroom, utility room and study.

The extension measures 4.3 metres in width at the widest point which narrows to 2.4 metres towards the front of the property. The proposal has a ridge height of 4.35 metres with an eaves height of 3.2 metres lowering to 2.2 metres at the most forward point.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

One letter has been received raising the following concerns about the construction of the proposal:

- working hours during construction
- Parking of contractors vehicles

Planning Considerations - Key Issues

Design and impact on the street scene:

The property is located at the end of the cul-de-sac with the entrance to a block of garages to the east side. The extension would be visible from within the street scene. The road is made up of a mix of semi-detached and terraced houses with plots generally the width of the property. However, the application site, at the end of the road and benefits from a larger than normal garden area to its side. Therefore, it is considered that the plot is capable of accommodating the extension and that it would not be out of keeping with the character of the area.

Impact on the living conditions of adjacent neighbours:

The comment from the neighbour regarding the working hours and parking of the contractors constructing the site, requests that conditions should be added to the permission stating that working hours are not to be outside of Monday to Friday 8am until

6pm and that parking should be restricted to certain areas. Due the small scale of this development and the fact that it is at the end of the cul-de-sac, it would be unreasonable to impose conditions relating the contractors parking or working hours.

Due to the proposal being adjacent to the entrance to a block of garages and there being no neighbouring properties to the side it is considered that there would be no impact to the living conditions of any neighbouring properties.

Conclusion:

The proposal is considered to be acceptable without harm to the character of the area or the amenity of neighbouring dwellings. The application complies with the development plan policies CS5, CS17 and DSP3 and as such is recommended for Permission.

Recommendation

PERMISSION subject to conditions:

1. The development shall begin before the expiry of three years from the date of the 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:

a) Location Plan

b) Proposed Site Plan, Floor Plans and Elevations

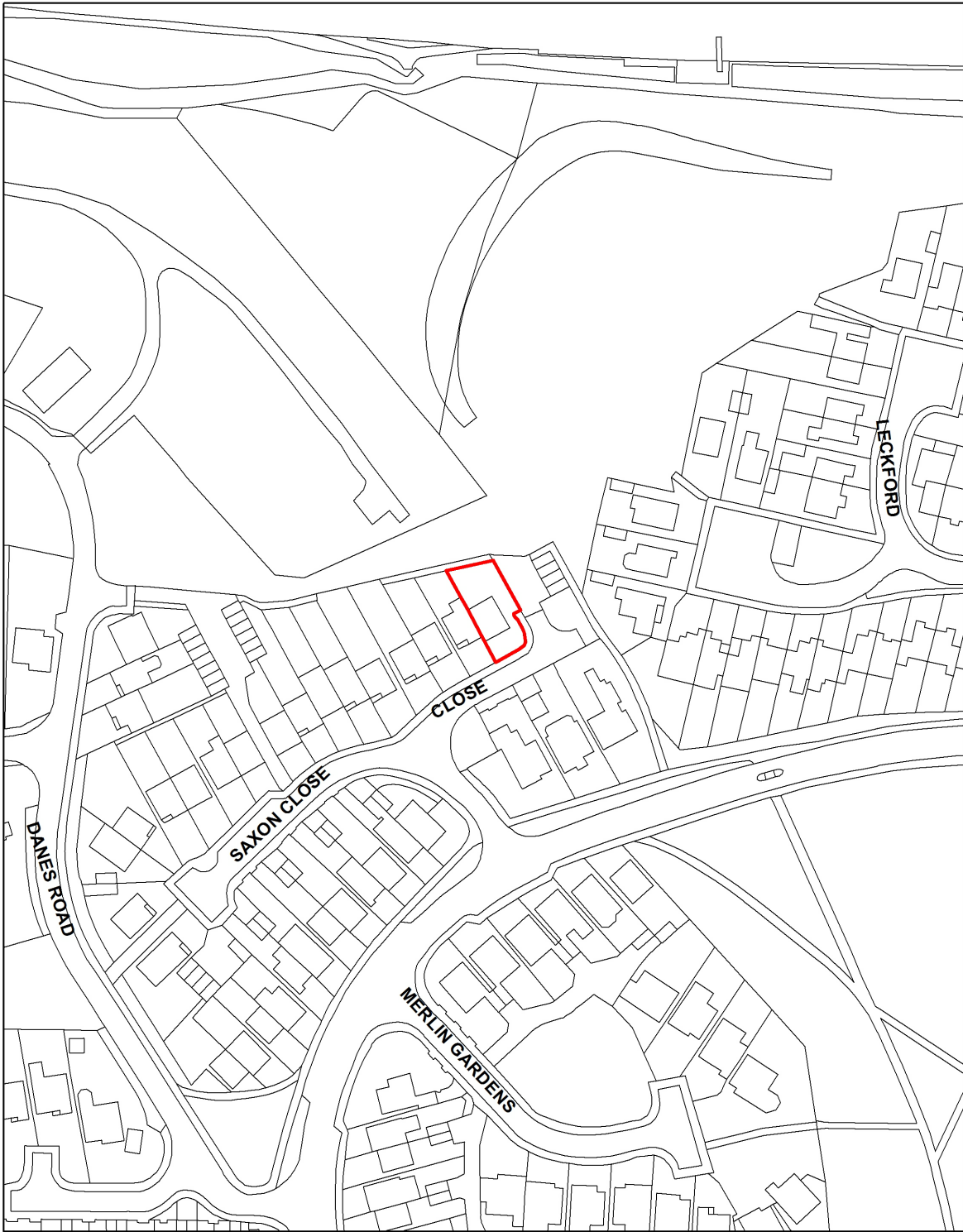
REASON: To avoid any doubt over what has been permitted.

3. The external materials to be used in the construction of the extension hereby permitted shall match those of the existing dwellinghouse.

REASON: To protect the character of the area.

FAREHAM

BOROUGH COUNCIL



18 Saxon Close
Scale 1:1250



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PLANNING APPEALS

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

CURRENT

P/15/1060/FP

Appellant: Crownplex Ltd - Mr K Jivraj
Site: 21 West Street Portchester Fareham PO16 9XB
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 08 March 2017
Reason for Appeal: Five x 2-bed apartments & four x 1-bed apartments created by constructing an additional floor to the front of the property & two additional storeys to the rear part of the property.

P/16/0855/FP

Appellant: REGAL HOMES LTD
Site: 52 Church Road Locks Heath Southampton SO31 6LQ
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 08 March 2017
Reason for Appeal: ERECTION OF DETACHED TWO BEDROOM BUNGALOW WITH CAR PORT AND PARKING TO REAR OF EXISTING DWELLING

P/16/0959/OA

PUBLIC INQUIRY
Appellant: Foreman Homes Limited
Site: Land East Of Brook Lane Warsash Fareham SO31 9FE
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 24 March 2017
Reason for Appeal: Outline Planning permission with all matters reserved (except for access), for residential development of up to 180 dwellings, associated landscaping, amenity areas & access from Brook Lane.

HEARINGS

PLANNING APPEALS

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

HEARINGS

P/15/0260/OA **PUBLIC INQUIRY**
Appellant: **PERSIMMON HOMES SOUTH COAST**
Site: Land North Of Cranleigh Road/ West Of Wicor Primary School
Portchester Fareham Hampshire
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 16 September 2016
Reason for Appeal: OUTLINE PLANNING PERMISSION WITH ALL MATTERS
RESERVED (EXCEPT FOR ACCESS), FOR RESIDENTIAL
DEVELOPMENT FOR UP TO 120 DWELLINGS, TOGETHER WITH
A NEW VEHICLE ACCESS FROM CRANLEIGH ROAD, PUBLIC
OPEN SPACE INCLUDING A LOCALLY EQUIPPED AREA OF PLAY
(LEAP), PEDESTRIAN LINKS TO PUBLIC OPEN SPACE, SURFACE
WATER DRAINAGE AND LANDSCAPING

DECISIONS

P/16/0711/FP
Appellant: **MR DAVID HUMPHREY**
Site: The Wheatsheaf 1 East Street Titchfield
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 30 December 2016
Reason for Appeal: CONSTRUCTION OF TWO-STOREY DWELLING AND
ALTERATIONS TO PUBLIC HOUSE CURTILAGE
Decision: DISMISSED
Decision Date: 07 April 2017

PLANNING APPEALS

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

DECISIONS

P/16/0829/OA

Appellant: Mr & Mrs M Newman
Site: 18 Lychgate Green Fareham PO14 3HB
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 30 January 2017
Reason for Appeal: Erection of dwelling house and garage (Garage is a replacement)
Decision: DISMISSED
Decision Date: 31 March 2017

P/16/0933/PH

Appellant: Mrs V Harfield
Site: 208a Swanwick Lane Swanwick Southampton SO31 9AF
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 10 February 2017
Reason for Appeal: ERECTION OF SINGLE STOREY REAR EXTENSION MEASURING 5.02 METRES DEEP BEYOND REAR WALL, 3.363 METRES MAXIMUM HEIGHT AND MAXIMUM EAVES HEIGHT 2.759 METRES
Decision: ALLOWED
Decision Date: 10 March 2017