

**AGENDA**  
**PLANNING COMMITTEE**

**Date:** Wednesday, 24 May 2017

**Time:** 2.30 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor N J Walker (Chairman)

Councillor C J Wood (Vice-Chairman)

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

**Deputies:** S Cunningham  
Mrs C L A Hockley  
L Keeble  
Mrs K K Trott



**1. Apologies for Absence**

**2. Minutes of Previous Meeting (Pages 1 - 7)**

To confirm as a correct record the minutes of the Planning Committee meeting held on 26 April 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 8)**

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/17/0396/FP - 58 NEWTOWN ROAD WARSASH SOUTHAMPTON SO31 9GB** (Pages 10 - 14)

(2) **P/17/0398/FP - 2 THE TIMBERS FAREHAM PO15 5NB** (Pages 15 - 23)

(3) **P/17/0454/FP - 19 CLARENDON CRESCENT FAREHAM PO14 4RE** (Pages 24 - 26)

**ZONE 2 - FAREHAM**

(4) **P/16/1269/FP - 122 GOSPORT ROAD FAREHAM PO16 0QN** (Pages 28 - 35)

(5) **P/16/1424/OA - CARAVAN STORAGE HOPE LODGE 84 FAREHAM PARK ROAD PO15 6LW** (Pages 36 - 44)

(6) **P/17/0045/OA - LAND TO NORTH OF FUNTLEY ROAD FAEHAM PO15 6DN** (Pages 45 - 56)

**ZONE 3 - EASTERN WARDS**

(7) **Planning Appeals** (Pages 58 - 60)



P GRIMWOOD  
Chief Executive Officer  
Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
16 May 2017

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

# FAREHAM

BOROUGH COUNCIL

## Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Wednesday, 26 April 2017

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

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 and R H Price, JP

**Also  
Present:**



**1. APOLOGIES FOR ABSENCE**

There were no apologies of absence.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee held on 22 March 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, Councillor A Mandry declared a non-pecuniary interest in Item 6 (9) – Hill Head Beach, Hill Head as he was part of the Local Members Panel that dealt with this application.

**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
<b>ZONE 1 – 2.30pm</b>				
<b>ZONE 2 – 2.30pm</b>				
Mr J McDermott (Agent)		82 THE AVENUE FAREHAM PO14 1PB – CONSTRUCTION OF TWO-STOREY DETACHED HOUSE WITH ASSOCIATED LANDSCAPING AND CAR PARKING TO THE REAR OF EXISTING DWELLING	<b>Supporting</b>	6 (5) P/16/1016/FP Pg 26
<b>ZONE 3 – 3.30pm</b>				

Mr R Knight		42 CORNAWAY LANE PORTCHESTER PO16 9DD – RETENTION OF OUTBUILDING	<b>Supporting</b>	6 (8) P/17/0256/FP
Mr P O'Dell		HILL HEAD BEACH HILL HEAD FAREHAM – RECONSTRUCTION OF 150 METRES OF SEAWALL	<b>Opposing</b>	6 (9) P/17/0262/FP Pg 53
Mr R Rowlinson		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mr W Hutchinson	Hill Head Resident's Association	-Ditto-	<b>-Ditto-</b>	-Ditto-
Mrs C Gill		-Ditto-	<b>-Ditto-</b>	-Ditto-
Dr A Pearce		-Ditto-	<b>Supporting</b>	-Ditto-

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

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

**(1) P/16/1185/CU - 118 COLUMBUS DRIVE SARISBURY GREEN SOUTHAMPTON SO31 7NJ**

The Committee's attention was drawn to the Update Report which provided the following information:- *One of the people who originally wrote in to support the application has asked for their letter of support to be removed. No reason was given.*

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

(Voting: 9 in favour; 0 against)

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

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

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.

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

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: 9 in favour; 0 against)

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

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

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.

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

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

The Committee's attention was drawn to the Update Report which contained the following information:- *The applicant has submitted a Preliminary Ecological Appraisal. The Council's ecologist has advised that the submitted report has overcome the outstanding ecological concerns.*

*The applicant has also submitted an Arboricultural Impact Assessment and Mitigation Statement. The Council's tree officer has commented to confirm that the impact on trees both on the site and nearby could be satisfactorily mitigated by appropriate site specific method statements. The method statement already submitted requires some minor modification before it is acceptable. Had the proposal been found to be acceptable in all other regards the applicant would have been invited to amend the statement prior to permission being granted or a suitable planning condition could have been imposed.*

*As a result of the additional information received and advice provided the Officer recommendation is revised to remove reasons for refusal d) & e) as originally bulleted.*

*Recommendation:*

**REFUSE**

*The proposed development is contrary to Policies CS5 & CS17 of the adopted Fareham Borough Core Strategy, Policies DSP3 & 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) *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.*

Upon being proposed and seconded the officer recommendation to refuse planning permission, was voted on and CARRIED.

(Voting: 8 in favour; 0 against; 1 abstention)

RESOLVED that PLANNING PERMISSION be REFUSED.

#### Reasons for Refusal

The proposed development is contrary to Policies CS5 & CS17 of the adopted Fareham Borough Core Strategy, Policies DSP3 & 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) 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.

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

The Committee's attention was drawn to the Update Report which contained the following information:- *New issues regarding ecology have been raised by a third party. The application will be considered at a future committee to allow the applicant time to respond to the concerns raised and to carry out and necessary surveys.*

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

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: 9 in favour; 0 against)

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

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

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

The Committee's attention was drawn to the Update Report which contained the following information:- *The outbuilding has been finished with green laminated plastic steels and not corrugated metal.*

Upon being proposed and seconded, the officer recommendation to refuse planning permission, was voted on and CARRIED.

(Voting: 6 in favour; 1 against; 2 abstentions)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

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.

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

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

Councillor A Mandry declared a non-pecuniary interest in this item as he was a member of the Local Members Panel that dealt with this application.

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: 7 in favour; 2 against)

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

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

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.

**(11) Planning Appeals**

The Committee noted the information in the report.

**(12) UPDATE REPORT**

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

(The meeting started at 2.30 pm  
and ended at 5.10 pm).

# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date:** 24 May 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

Items relating to development in all wards will be heard from 2.30pm at Civic Offices, Civic Way, Fareham PO16 7AZ.

**ZONE 1 - WESTERN WARDS**

Park Gate  
 Titchfield  
 Sarisbury  
 Locks Heath  
 Warsash  
 Titchfield Common

**Reference**

**Item No**

**P/17/0396/FP**  
 WARSASH

58 NEWTOWN ROAD WARSASH SOUTHAMPTON HAMPSHIRE  
 SO31 9GB  
 RETROSPECTIVE APPLICATION FOR OUTBUILDING  
 COMPRISING GARAGE, BOAT STORE, WORKSHOP AND  
 HOME OFFICE (PART ALTERNATIVE TO PERMISSION  
 PREVIOUSLY GRANTED UNDER REFERENCE P/16/0241/FP)  
 AND CHANGES TO LAND LEVELS AROUND BUILDING  
 INCLUDING CONSTRUCTION OF RETAINING WALLS

**1**  
**PERMISSION**

**P/17/0398/FP**  
 TITCHFIELD

2 THE TIMBERS FAREHAM HAMPSHIRE PO15 5NB  
 DETACHED, TWO-STOREY, 4-BED DWELLING WITH  
 DETACHED CAR PORT

**2**  
**PERMISSION**

**P/17/0454/FP**  
**[O]**  
 TITCHFIELD  
 COMMON

19 CLARENDON CRESCENT FAREHAM PO14 4RE  
 SINGLE STOREY WRAP AROUND EXTENSION

**3**  
**PERMISSION**

# Agenda Item 6(1)

P/17/0396/FP

MR RAY HANSLIP

WARSASH

AGENT: PAUL AIREY PLANNING ASSOCIATES

RETROSPECTIVE APPLICATION FOR OUTBUILDING COMPRISING GARAGE, BOAT STORE, WORKSHOP AND HOME OFFICE (PART ALTERNATIVE TO PERMISSION PREVIOUSLY GRANTED UNDER REFERENCE P/16/0241/FP) AND CHANGES TO LAND LEVELS AROUND BUILDING INCLUDING CONSTRUCTION OF RETAINING WALLS

58 NEWTOWN ROAD WARSASH SOUTHAMPTON HAMPSHIRE SO31 9GB

## ***Report By***

Richard Wright - direct dial 01329 824758

## ***Introduction***

This application relates to an outbuilding already constructed to the south-east of the dwelling. Planning permission was granted in 2016 for a similar outbuilding comprising a garage, boat store, workshop and home office along with extensions to the main house (planning reference P/16/0241/FP). Earlier this year Officers investigated a complaint relating to the development that had been carried out on the site, specifically that the outbuilding was too large and had not been constructed in accordance with the approved drawings. Officers established that the outbuilding did differ from that granted planning permission last year and the changes were material enough to mean that the outbuilding was unauthorised.

## ***Site Description***

The application site comprises the residential curtilage of 58 Newtown Road, a large single and two storey dwelling on a large plot extending down from an elevated position to the bank of the River Hamble.

## ***Description of Proposal***

Following the investigation carried out by Officers earlier this year the property owner has made an application seeking retrospective permission for the outbuilding already constructed.

Like the one approved, the outbuilding comprises a garage, boat store, workshop and home office. The building differs from that approved in terms of its relative height according to ground level and the levels on the site have also been altered and a retaining wall constructed. As a result the applicant has had a survey carried out of the outbuilding that has been constructed in order to be able to demonstrate precisely the differences between it and the approved building.

The highest point of the outbuilding is the main roof ridge running north/south and which has been constructed at a height of 16.93m above ordnance datum (AOD). The highest roof ridge of the outbuilding approved last year is shown on the plans to be approximately 15.25m meaning the outbuilding has been built around 1.6 - 1.7 metres higher. Similarly, the roof eaves of the building are around 1.6 - 1.7 metres higher than approved. When comparing the two sets of elevations, those that were approved and those showing the building as actually constructed, it is clear that the building appears taller and that the ground levels around its northern side are different, including the relative height of the

retaining wall that has been constructed.

The footprint of the building is also larger than that approved. The approved building measured approximately 9.0 metres at its deepest by 15.3 metres wide. The building constructed measures 10.6 metres at its deepest by 15.7 metres wide.

Instead of being constructed with the external facing materials being brick as approved, the outbuilding has been clad in Douglas Fir timber cladding.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS14 - Development Outside Settlements

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/16/0241/FP      TWO STOREY EXTENSIONS TO EXISTING HOUSE, DEMOLITION  
OF EXISTING GARAGE, REBUILDING GARAGE AS A DOUBLE  
GARAGE WITH HOME OFFICE OVER, NEW BOAT STORE &  
WORKSHOP AND EXTERNAL WORKS TO SUIT NEW  
ACCOMMODATION**

APPROVE

12/04/2016

**P/10/0354/FP      ERECTION OF FIRST FLOOR EXTENSION INCLUDING  
ALTERATIONS TO ROOF AND WINDOWS, SINGLE STOREY REAR  
EXTENSION AND PORCH**

PERMISSION

19/07/2010

### ***Representations***

Eight letters of objection have been received with the following points raised:

- The building is out of keeping with the surrounding area / is an eyesore and adversely affects views from the River Hamble
- The building has been built higher and larger than permitted

Fifteen letters of support have been received.

### ***Planning Considerations - Key Issues***

The principal planning consideration in this case is the visual impact of the outbuilding, its design and appearance and how it affects the character of the surrounding area.

Core Strategy Policy CS14 states that:

"Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function..... In coastal locations, development should not have an adverse impact on the special character of the coast when viewed from land or water."

Meanwhile Core Strategy Policy CS17 expects development to "respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials".

The submitted drawings demonstrate that the outbuilding which has been constructed is clearly larger and higher than that which was approved last year. However, the impact of this increase in height is not easily discernible outside of the confines of the site itself. Views from the river side are important to take into account and the increase in height of the building means that the western facing end elevation of the building is bulkier than approved. Notwithstanding, the added bulk, which is evident in the increased height of the end elevation between the first floor windows and roof eaves, is not considered harmful to the appearance of the building or that of the surrounding area. The building is set a considerable distance back from the river side footpath and is seen over the single storey rear element of the main dwelling. It is also partially screened from view by the substantial sized mature trees lining the southern site boundary and within the adjacent property 68 Newtown Road, particularly when the canopies of those trees are in leaf. The narrow footpath which runs uphill from the river side between that adjacent property and the application site provides close up views of the outbuilding however hedgerow planting which has been carried out by the applicant along that boundary will in time help to screen those views. Lastly, because it is newly manufactured the timber cladding appears brighter and will in time weather to a more subdued appearance. Notwithstanding, the applicant has offered to stain the cladding a dark oak colour within three months should planning permission be granted. Officers consider this would assist in further softening the building's appearance.

In conclusion, it is not considered that the outbuilding already constructed is harmful to the character or appearance of the surrounding area. The proposal is found to accord with the relevant policies of the adopted local plan.

### ***Recommendation***

PERMISSION:

Subject to the following conditions:

1. The development hereby permitted relates to that shown on the following the drawings:
  - a) As built survey - drawing no. 6376-2
  - b) Location plan - drawing no. 21524-01
  - c) Floor plans - drawing no. 21524-56
  - d) Elevations - drawing no. 21524-57

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

2. The use of the office hereby permitted shall be limited to a home office incidental to the enjoyment by the occupants of the property only and there shall be no employees working at the site without the prior approval of the Local Planning Authority and/or the grant of

planning permission should a change of use be considered to be involved.

REASON: In order that the residential character of the area may not be harmed.

3. Within three months of the date of this decision the external timber cladding on the outbuilding hereby permitted shall be stained a dark oak colour using the product Sikkens Cetol 1 unless otherwise agreed in writing with the local planning authority.

REASON: To ensure a satisfactory appearance to the development; in the interests of the character and appearance of the surrounding area.

***Background Papers***

P/16/0241/FP; P/17/0396/FP



# FAREHAM

BOROUGH COUNCIL



58 Newtown Road

Scale 1: 1250



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# Agenda Item 6(2)

**P/17/0398/FP**

**TITCHFIELD**

DRIFTSTONE DEVELOPMENTS  
LTD

AGENT: DRIFTSTONE  
DEVELOPMENTS LTD

DETACHED, TWO-STOREY, 4-BED DWELLING WITH DETACHED CAR PORT  
2 THE TIMBERS FAREHAM HAMPSHIRE PO15 5NB

## ***Report By***

Peter Kneen - direct dial 01329 824363

## ***Site Description***

The application site is located within the existing defined urban area of Fareham (Catisfield), and presently forms part of the garden area of 2 The Timbers, a corner plot located on the junction of The Timbers and Cherrygarth Road. This residential area of western Fareham is characterised by mixed styles and types of property, although all are detached and the majority are two storeys. The properties are constructed with traditional materials including bricked, rendered and tile hung elevations under pitched tiled roofs. The streets comprise maintained front gardens with each property benefitting from its own private access and driveway.

The site itself predominantly fronts onto Cherrygarth Road, and is bounded by a 2m (approximately) high mature hedgerow. The site is largely laid to grass with a number of mature shrubberies within the site. There are a number of fruit trees located to the east of the site, within the remaining side garden area of 2 The Timbers, close to the junction with The Timbers. These trees are unaffected by the development proposal.

## ***Description of Proposal***

This application seeks planning permission for the construction of 1no. four bedroomed detached contemporary dwelling within the rear/side garden of 2 The Timbers. The scheme, which has been subject to pre-application discussions would see the dwelling erected on the north-western corner of the site, adjacent to existing residential properties fronting Cherrygarth Road. The proposed dwelling would comprise an open plan living/kitchen/dining area, and separate lounge/dining room at ground floor level with 4no. bedrooms, one en-suite and a family bath room at first floor level. The property has been sited in line with the existing, detached two-storey properties fronting Cherrygarth Road, with No.16 Cherrygarth Road located 8m away to the west of the site.

The dwelling has been designed with no first floor windows on the rear elevation other than 3no. rooflights which serve the en-suite bathroom, family bathroom and the stairwell. The proposed rear garden measures 9m in length and 17m wide resulting in an overall garden size comparable with others in the local area. The property would be accessed from Cherrygarth Road, a quiet residential street, with 4no. car parking spaces provided, two within the proposed detached double car port, and two on the proposed driveway. The majority of the hedgerow along the frontage of the site with Cherrygarth Road would be retained, with the exception of a 5m length at the proposed driveway entrance.

The host dwelling would maintain its main private rear garden area, whilst also retaining the area of fruit trees to the east of the application site, immediately on the corner of The Timbers and Cherrygarth Road, measuring 17m by 10m (approximately).

## ***Policies***

The following policies apply to this application:

### **Approved Fareham Borough Core Strategy**

CS6 - The Development Strategy

CS7 - Development in Fareham

CS17 - High Quality Design

### **Approved SPG/SPD**

RCPSPG - Residential Car Parking Guide (replaced 11/2009)

### **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

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

## ***Representations***

Ten respondents have objected to the proposed development. The key matters of concern raised are:

- Development in the garden area/designated open space;
- Design out of keeping with street scene;
- Scale of development out of keeping;
- Loss of privacy;
- Loss of amenity;
- Loss of habitat
- Highway safety/parking provision; and,
- Dirt and dust during construction.

## ***Consultations***

INTERNAL

Ecology: No objection raised - Bats: In view of the survey findings the development is unlikely to result in a breach of the law protecting bats and no concerns are raised.

Birds: The habitats within the site are considered to support low potential for breeding birds. Whilst the habitats are suitable, they are limited in extent within the site. Habitat mitigation required in respect of the Solent sites Special Protection Areas.

Highways: The Council's Transport Planner was consulted at the pre-application stage, and no objection was raised to the scheme subject to the provision of suitable bin and cycle storage, sufficient off-street car parking for 2no. cars was provided and that Hampshire County Council were contacted regarding the provision of the crossover.

## ***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:

- Principle of the development;
- Impact on living conditions to neighbouring occupiers;
- Private Amenity Space for Future Users
- Design and Appearance of the proposal
- Highway safety and car parking; and,
- Ecology.

Principle of the development:

The site is located within the defined urban area of Fareham, where there is a presumption in favour of new development, in principle.

Many of the third party objections raised concern that this area of land was open space as part of the development of The Timbers when constructed in the late 1970s. Having reviewed the original planning permission for the site (our Reference: FBC.4951/40), the area of land, together with all of the front gardens for the properties in The Timbers were identified as open land (rather than open space) associated with the development.

There is no evidence that the application site was intended to be publically accessible open space and discussions with local residents suggest that the site has been enclosed by a hedgerow since the early 1980s.

Planning permission was refused three times in the late 1970s for a dwelling on this land. The reasons for refusal related to the loss of open space and the considered harm to the character of the area. Circumstances have materially altered since that time and Officers do not consider these previous refusals prevent the site being considered for an additional residential unit now.

Significant changes to the planning system have taken place in the last 40 years, including the presumption in favour of sustainable development, and to need to make effective and efficient use of land within the defined urban area, including the use of garden land, where appropriate, where the development of such land was not considered to cause harm to the local area.

Officers consider that building an additional residential unit on this land is acceptable in principle.

Impact on Living Conditions:

This planning application proposes the construction of 1no. detached, two storey dwelling, although the first floor accommodation is set within the roof space. The dwelling would be sited within the side garden of 2 The Timbers, although the future access would be via Cherrygarth Road. The proposed dwelling would front Cherrygarth Road, and would be set within this context. The host dwelling would maintain a private rear garden comparable in size to 4 The Timbers, as well as an area of land immediately to the north.

The proposed dwelling would be set in line with the neighbouring property to the west (16 Cherrygarth Road), which would be located some 8m away. Number 16 Cherrygarth Road benefits from a wide side garden (measuring approximately 6.5m wide). The main garden

length of 16 Cherrygarth Road measures approximately 11m, reducing to 5m (approximately) at its shallowest. the garden is wider than most other properties being almost 19m wide (at its widest point). The property also benefits from a slightly southwest orientation, ensuring the main garden area to the rear received a considerable amount of sunlight throughout the year.

It is therefore considered that the provision of a new dwelling 8m away to the side of the property would not have a significant adverse impact on the occupiers living conditions, with the majority of the side garden still receiving a considerable amount of light due to its southerly orientation. The neighbour at 16 Cherrygarth Road has raised concern regarding overlooking from the two ground floor side windows serving the lounge/dining room. The ground floor windows would predominantly have a view of the existing boundary fence, which would be maintained at 1.8m high. Given the provision of the fencing on the boundary, the level of overlooking would not be significant, with any view over the fence likely to be limited.

To the south of the site lies the 6 and 8 The Timbers. Both properties are 2-storeys with 6 The Timber lying directly south of the proposed dwelling. Number 6 The Timbers benefits from a 12m long rear garden (approximately), and therefore the rear elevation of the proposed dwelling would be located approximately 20m away. Whilst this Council often seeks a minimum separation distance of 22m between first floor facing windows, the first floor rear facing windows of the proposed dwelling comprise obscure glazed rooflights serving bathrooms and a stairwell, which would be set at least 1.7m above internal finished floor level. This would prevent any overlooking from the first floor rear elevation of the proposed dwelling, and the level of separation is therefore considered acceptable.

Based on the above assessment, it is considered that the proposed dwelling will not have an unacceptable adverse impact on the living conditions of neighbouring occupiers. It is acknowledged that some noise and disturbance is likely to occur during the construction period, and conditions are recommended to minimise this impact.

#### Private Amenity Space

The application proposal includes a private rear garden with a length varying between 7m and 9m from the rear elevation and a width in the order of 17m. The Adopted Design Guidance SPD seeks that a 'garden length of at least 11m long should be provided'. Whilst the proposal does not satisfy the requirement in terms of depth, with the width of the garden measuring 17m the proposed dwelling would still benefit from a generous sized, south facing garden. The length of the garden is comparable in size to that of 16 Cherrygarth Road and 7 and 9 The Timbers.

#### Design and Appearance

The application seeks the erection of a contemporary, two storey dwellinghouse, constructed with bricked, rendered and weatherboarded elevations under a traditional tiled roof.

Whilst the design does not seek to directly copy the design of dwellings along Cherrygarth Road, whose architectural styling is of limited merit, the introduction of a large glazed feature window on the front elevation has been considered by neighbours to be wholly out of keeping with the character and appearance of the street scene.

The property does follow the standard detailing and proportions common in the local area, with the pitched roof dormers on the front elevation characteristic of properties on Catisfield Road and on Cherrygarth Road. The introduction of the timber weatherboarding and timber framing is also characteristic of other properties in The Timbers, with the new properties towards the end of the cul-de-sac constructed in a 'mock Tudor' style, incorporating exposed timber beams, feature windows and weatherboarding.

Many third parties commented that the height and scale of the property is significantly larger than those on Cherrygarth Road or The Timbers. The height of the building is around 20cm higher than 16 Cherrygarth Road, and given the lowered eaves of the proposed property, the overall scale of the property is not considered to be harmful to the street scene.

Furthermore, the NPPF and Policy CS17 of the Development Plan highlights the importance of good quality design in new proposals, and that it is not the responsibility of Local Planning Authorities to stifle design. It is therefore considered that the introduction of more modern design features on the proposed property is not so out of keeping to be harmful to the character and appearance of the area. Indeed, many of the design aspects incorporated into the proposal are reflective of the other properties in the locale.

### Highway Safety and Car Parking

The site is located on a quiet residential street. No objection to the proposals has been raised by the Council's Transport Planner. The proposal would result in the provision of 4no. off street car parking spaces (in excess of the Council's Adopted Car Parking Standards). Provision of bin and cycle storage is subject to condition.

### Ecology

The application has been supported by a detailed Phase 1 Ecological Survey. The Survey highlighted negligible to low potential for the presence of bats or breeding birds. No objection was received from Hampshire County Ecological Service.

The Solent coastline provides feeding grounds for internationally protected populations of overwintering birds and is used extensively for recreation. Natural England has concluded that the likelihood of a significant effect in combination arising from new housing around the Solent cannot be ruled out. Applications for residential development within the Borough therefore need to propose measures to mitigate the direct impacts of their development on the Solent SPA. This can be done by the provision of a financial contribution of £181.00 per dwelling. The applicant has made this payment and therefore is considered to have satisfactorily addressed the mitigation concerns.

### Conclusion:

In summary, it is considered that the proposed construction of 1no. four bedroomed detached dwelling accords with the principles of the adopted Design Guidance and Parking Standards. The levels of separation, siting, design and layout of the property is considered appropriate for the existing, built-up residential environment, and would not have an unacceptable adverse impact on the living conditions of neighbouring occupiers. The proposal would not have a detrimental impact on highway safety or the ecology of the local area.

Based on the above it is considered the proposal complies with development plan policies

and therefore the application is recommended for approval.

## ***Recommendation***

### PERMISSION

#### 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) Existing Site Plan and Location Plan (Drawing: N256 PL01);
- b) Proposed Site Plan (Drawing: N256 PL02);
- c) Proposed Floor Plans (Drawing: N256 PL03);
- d) Proposed Elevations (Drawing: N256 PL04);
- e) Proposed Car Port (Drawing: N256 PL05);
- f) Proposed Boundary Fences (Drawing: N256 PL06);
- g) Proposed Front Elevation (Artistic Impression) (Drawing: N256 PL07);
- h) Landscape Proposals (Drawing: LSP/063/001); and,
- i) Site Survey (Site Plan).

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

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

REASON: To secure the satisfactory appearance of the development, in the interests of visual amenity.

4. The dwelling hereby approved shall not be occupied until the parking and turning areas for that property, including the car port, have been constructed in accordance with the approved details and available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times.

REASON: In the interests of highway safety.

5. The dwelling hereby approved shall not be occupied until the refuse bin store and secure cycle storage have provided in accordance with the approved plans. The refuse bin and secure cycle storage shall thereafter be retained for those uses at all times.

REASON: In the interests of visual amenity and in order to facilitate modes of transport alternative to the private car.

6. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;

- (iv) wheel washing facilities;
- (v) measures to control the emission of dust and dirt during construction;
- (vi) turning on site of vehicles;
- (vii) the location of any site huts/cabins/offices.

REASON: To ensure safe and neighbourly construction.

7. The construction of the development and associated works shall not take place on Sundays or Public Holidays or any time otherwise than between the hours of 0800 hours and 1800 hours Monday to Friday and 0800 hours and 1300 hours on Saturday.

REASON: In the interests of residential amenity.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015 (or any Order revoking and re-enacting or amending that Order) no extensions or outbuildings (other than those expressly approved pursuant to this planning permission), shall be erected or constructed without the grant of a separate planning permission from the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over the enlargements/alterations of the building(s) in the interests of the proper planning and amenities of the area.

9. The rooflight windows at first floor level in the south elevation shall first be glazed with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, or similar equivalent and shall be of a non-opening design to a height of at least 1.7 metres above internal finished floor level. The rooflight windows shall thereafter be retained in this condition at all times.

REASON: To protect the amenities of adjoining residential properties.

10. The landscaping scheme as set out on the approved plans must be implemented in the first planting and seeding season following the occupation of the dwelling hereby permitted. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of amenity and of the environment of the development.

11. With the exception of the proposed entrance, the existing hedgerow along the site frontage with Cherrygarth Road shall be retained at a height of not less than 1.8 metres at all times. Any part of the hedge which is removed without consent or dies or becomes severely damaged or diseased during a period of five years from the date of the completion of the development, shall be replaced in the next planting season with a hedge of a similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of preserving the visual amenities of the area.

12. The measures as detailed in section 5.3 of Phase 1 Ecological Survey (Ecosupport, December 2016) and the Landscape Proposals Plan (MN Landscape, March 2017) shall be implemented in full, unless otherwise approved in writing by the Local Planning Authority. Thereafter, the enhancement measures shall be permanently maintained and retained in accordance with the approved details.

REASON: To avoid impacts on breeding birds and to enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006.



Informatives:

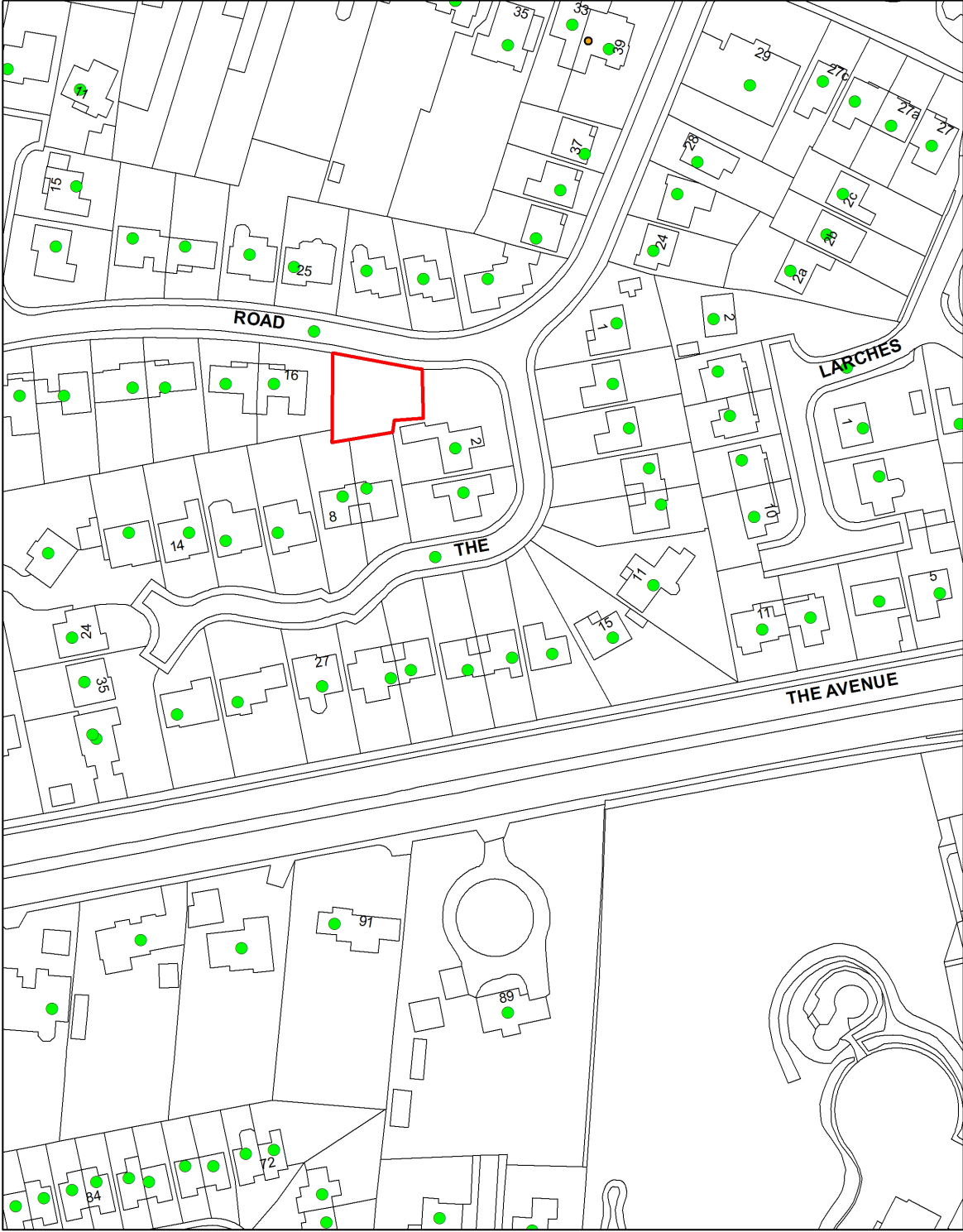
a) Applicants should be aware that, prior to the commencement of development, contact must be made with Hampshire County Council, the Highway Authority. Approval of this planning application does not give approval for the construction of a vehicular access, which can only be given by the Highway Authority. Further details regarding the application process can be read online via <http://www3.hants.gov.uk/roads/applydroppedkerb.htm>. Contact can be made either via the website or telephone 0300 555 1388.

***Background Papers***

P/17/0398

# FAREHAM

BOROUGH COUNCIL



2 The Timbers, Fareham

Scale1: 1250



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# Agenda Item 6(3)

P/17/0454/FP [O]

TITCHFIELD COMMON

MRS LUCY KNIGHT

AGENT: MRS LUCY KNIGHT

SINGLE STOREY WRAP AROUND EXTENSION

19 CLARENDON CRESCENT FAREHAM PO14 4RE

## **Report By**

Emma Marks - Direct dial: 01329 824756

## **Site Description**

This application relates to a detached dwelling situated on the north-west side of Clarendon Crescent.

The site lies within the urban area.

## **Description of Proposal**

Permission is sought for the erection of a single storey wrap around extension which will extend to the rear and side of the of property.

The extension measure 3.3 metres in depth, 8.8 metres in width with an eaves height of 2.2 and a ridge height of 3.4 metres.

## **Policies**

The following policies apply to this application:

## **Development Sites and Policies**

DSP3 - Impact on living conditions

## **Representations**

One letter of representation has been received submitting the following comment:-

l) The dividing wall next to the shared driveway must not be moved or removed as this is a stipulation and obligation required to obtain neighbours support.

## **Planning Considerations - Key Issues**

The proposed single storey extension extends to the rear of the detached property with a small section to the side which links the existing detached garage to the main house.

The closest neighbouring property is 10.5 metres away and due to the layout of the site the extension would not create any material harm on the neighbours light or outlook which they currently enjoy.

The majority of the extension is located to the rear of the site with only a small section to the side which would be visible within the street scene. Officers are satisfied that the development would not have any adverse impact on the street scene or the character of the area.

The representation received in relation to this application raised the point that if the wall to the side of the property is removed or altered then consent would be required from the surrounding neighbours. However this requirement is a civil matter not a material planning

consideration and therefore cannot be taken into account whilst determining this application.

***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.

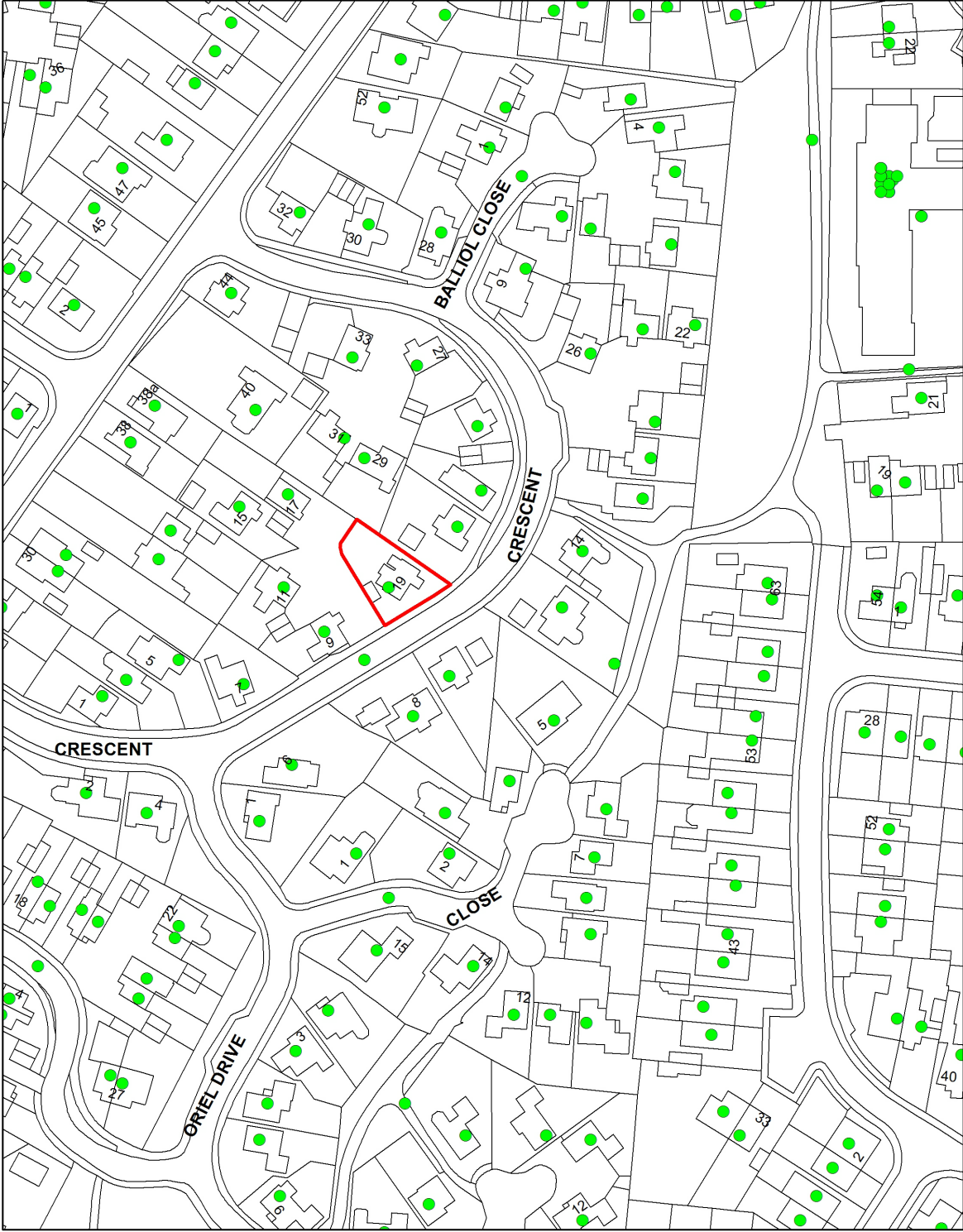
2. The development shall be carried out in accordance with the following approved documents:

a) Proposed floor and elevations plan

REASON: To avoid any doubt over what has been permitted

# FAREHAM

BOROUGH COUNCIL



19 Clarendon Crescent

Scale 1: 1250



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**ZONE 2 - FAREHAM**

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

Reference		Item No
<b>P/16/1269/FP</b> 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.	4 <b>PERMISSION</b>
<b>P/16/1424/OA</b> FAREHAM NORTH-WEST	CARAVAN STORAGE HOPE LODGE 84 FAREHAM PARK ROAD FAREHAM PO15 6LW TEN DWELLINGS (USE CLASS C3) AND ASSOCIATED ROADS, PARKING, LANDSCAPING AREAS AND PUMPING STATION (OUTLINE APPLICATION)	5 <b>REFUSE</b>
<b>P/17/0045/OA</b> FAREHAM NORTH	LAND TO NORTH OF FUNTLEY ROAD FAREHAM PO15 6DN OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS), FOR RESIDENTIAL DEVELOPMENT OF UP TO 27 DWELLINGS (USE CLASS C3) WITH ASSOCIATED INFRASTRUCTURE, LANDSCAPING, MEANS OF ACCESS AND DEMOLITION OF AGRICULTURAL BUILDING.	6 <b>REFUSE</b>

# Agenda Item 6(4)

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

# FAREHAM

BOROUGH COUNCIL



122 Gosport Road

Scale1: 1250



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# Agenda Item 6(5)

P/16/1424/OA

MILDREN HOMES LIMITED

FAREHAM NORTH-WEST

AGENT: ADVOCO PLANNING  
LIMITED

TEN DWELLINGS (USE CLASS C3) AND ASSOCIATED ROADS, PARKING,  
LANDSCAPING AREAS AND PUMPING STATION (OUTLINE APPLICATION)

CARAVAN STORAGE HOPE LODGE 84 FAREHAM PARK ROAD FAREHAM PO15 6LW

## ***Report By***

Richard Wright - direct dial 01329 824758

## ***Site Description***

The application site is located to the immediate north-west of housing allocation H2 (Hope Lodge, Fareham Park Road) as identified in the Council's adopted Fareham Borough Local Plan Part 2: Development Sites and Policies. The site comprises a piece of land approximately 0.42 hectares in size the majority of which is currently in use as an open air caravan storage facility. The site is accessed from Fareham Park Road through land surrounding the dwelling at Hope Lodge.

The land is partially laid with areas of hard surfacing. These hard surfaced areas are in a deteriorating state of repair and are being gradually reclaimed by vegetation. The site slopes downhill from east to west and is bound at its western end by mature woodland designated as an ancient woodland Site of Importance for Nature Conservation (SINC).

The site lies outside of the defined urban settlement area and within a defined strategic gap (The Meon Gap).

## ***Description of Proposal***

This application proposes the redevelopment of the site with ten dwellings (use class C3) along with associated planting areas, parking and infrastructure. The application is submitted in outline form with all matters reserved.

## ***Policies***

The following policies apply to this application:

### **Approved Fareham Borough Core Strategy**

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS22 - Development in Strategic Gaps

### **Development Sites and Policies**

DSP1 - Sustainable Development  
DSP2 - Environmental Impact  
DSP3 - Impact on living conditions  
DSP13 - Nature Conservation  
DSP15 - Recreational Disturbance on the Solent Special Protection Areas

### ***Relevant Planning History***

On the site itself:

P/02/0213/LU - Use of Land for the Open Storage of Touring Caravans  
Certificate granted 30/05/2002

On the adjacent housing allocation site:

P/16/1178/FP - Residential development to provide 7 x 4 bed detached houses, garages, landscaping and new access including demolition of Hope Lodge  
Currently under consideration

P/13/0059/OA - Proposed redevelopment by the erection of seven 4-bedroomed detached houses (outline application)  
Permission granted 28/10/2014

On the land to the south-west of the housing allocation site:

P/13/0137/OA - Proposed redevelopment by the erection of fourteen two-bedroomed bungalows for occupation by elderly persons (outline)  
Refused 19/07/2013  
Appeal dismissed 07/02/2014

### ***Representations***

Two objections have been received in relation to this application with the following concerns:

- Additional traffic on Fareham Park Road
- Loss of green area
- Housing here is unnecessary give the proposed Welborne Garden Village development

A further letter of objection has been received from The Fareham Society:

- The site is outside the urban area and contrary to policy
- The site is not a brownfield site
- The site is noisy and noise from the motorway cannot be mitigated within the garden areas
- The site is adjacent to a woodland SINC which would be disturbed

One letter of support has been received from a neighbour living close to the site:

- The present use is an eyesore which brings unwanted additional traffic and crime and affects our privacy
- The proposal will be an improvement



## **Consultations**

### INTERNAL

Highways - No objection

Contaminated Land - No objection subject to a condition requiring desk study investigation and remedial measures as necessary

Ecology - Results of the further survey and assessment work are required. The proposed 10m wide buffer should be widened to 15m to accord with Natural England standing advice.

Environmental Health - Alternate methods of ventilating these houses will need to be provided so that windows can remain closed to mitigate the noise from the nearby motorway (such as mechanical extraction ventilation). Even after mitigation measures are included noise levels to outside amenity space exceed 55dB. This would expose future occupiers to a level of noise causing serious annoyance.

### EXTERNAL

Southern Water - No objection (recommended conditions and advice).

Hampshire County Council (Flood and Water Management Team) - The overall approach adopted in the preparation of the drainage strategy is acceptable. However further information/details are required which can be secured through using a planning condition.

## **Planning Considerations - Key Issues**

### PLANNING POLICY

For the purposes of the development plan, the site is located outside of the settlement boundaries and thus within the countryside.

Policy CS2 (Housing Provision) of the adopted Core Strategy states that priority should be given to the reuse of previously developed land within the urban areas. The applicant contends the site is previously developed land (PDL) however Officers disagree with this claim. Whilst the site does have some areas of hardstanding in varying states of repair they are principally confined to the tracks running through the site and underneath the wheels of some caravans. Grass and vegetation cover significant areas of the site and is gradually reclaiming many of the hard surfaced areas. The extent of the hardsurfacing is not sufficient in the Council's view to be considered as 'fixed surface infrastructure' as referred to in the National Planning Policy Framework (NPPF) definition of PDL.

Policy CS6 (The Development Strategy) goes on to say that development will be permitted within the settlement boundaries.

Policy CS14 of the Core Strategy states that: 'Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure.'

Policy CS22 of the Core Strategy states that: 'Land within a Strategic Gap will be treated as countryside. Development proposals will not be permitted either individually or cumulatively

where is significantly affects the integrity of the gap and the physical and visual separation of settlements'.

Policy DSP6 of the Local Plan Part 2: Development Sites and Policies goes on to state that - there will be a presumption against new residential development outside of the defined urban settlement boundary (as identified on the Policies Map). It offers instances where this presumption will be set aside however none are relevant to the proposed development in this case.

Considerable weight must be given to the policies set out in the adopted local plan as summarised above. Local plan policies are not permissive of residential development in the countryside except for in certain circumstances, none of which are applicable in this instance. The proposal is therefore in conflict with Policies CS2, CS6, CS14 & CS22 of the adopted Core Strategy and Policy DSP6 of the adopted Local Plan Part 2: Development Sites and Policies Plan and not in accordance with the development plan.

## HOUSING LAND SUPPLY

The Council's current five year housing supply position is based upon the housing requirements in the Borough's adopted Local Plan; Part 2 - Development Sites and Policies (adopted June 2015) and Part 3 - Welborne (adopted June 2015). Over the five year period from 1st April 2016 to 31st March 2021, Fareham's housing requirement is 1,932 dwellings. In accordance with paragraph 47 of the NPPF, this requirement includes a 5% buffer brought forward from later in the plan period to ensure choice and competition in the market for land.

It is acknowledged that the Council's adopted housing requirement is not based on Objectively Assessed Need (OAN), as required by the NPPF. In light of this and in accordance with the Inspector's Report on Local Plan Part 2, the Council has committed to and commenced a review of the adopted Local Plan, in order to plan positively for meeting Objectively Assessed Housing Need.

The PUSH OAN study, the PUSH Spatial Position Statement, and the CLG ministerial Letter of December 2014 all note that OAN figures remain untested until they have passed through the Local Plan process, and the importance of Councils being given adequate time to respond to these figures in preparing plans for their areas. The Council thus considers at the current time that it remains appropriate to rely on the Adopted Local Plan housing requirement to determine the five year housing land supply. It is acknowledged that this approach was not accepted in the Navigator appeal decision, however the circumstances of that decision differ as it predated the Adoption of Local Plan Parts 2 and 3.

The Council's land supply figures from April 2016, updated as part of the preparation of evidence to the recent Cranleigh Road Inquiry, is that it has a five year deliverable supply of 2,003 dwellings. This represents a 5.2 year supply, and this means that the determination of the application should be in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

## LANDSCAPE CHARACTER AND VISUAL IMPACT

At present there are modest existing structures in the form of containers and brick built sheds placed along the site's northern boundary where their visual impact is softened by being grouped with similar single storey scale buildings on the adjacent land. The visual

impact of the caravans and motorhomes stored under the site's lawful use is limited and varies over time according to how many, and in what position, caravans are stored. The caravans and structures on the site are not prominent within the landscape when viewed from the surrounding land and are seen against a backdrop of the adjacent woodland

By contrast the proposed housing development would have an urbanizing effect on this countryside location. Whilst this application is presented in outline form with all matters reserved, including the scale of the development, the indicative site plan and the quantum of development proposed suggests two-storey housing would be constructed. Two storey houses would clearly significantly alter the visual appearance of the site harming the site's landscape character, appearance and function contrary to Core Strategy Policy CS14. It would also significantly and adversely affect the integrity of the strategic gap in which it lies contrary to Core Strategy Policy CS22.

#### AFFORDABLE HOUSING PROVISION

By itself the proposal for ten units with less than 1,000 m<sup>2</sup> of gross internal floorspace would not trigger a requirement for affordable housing provision having regard to the advice contained at paragraph 031 of the Planning Practice Guidance (PPG) and notwithstanding the trigger set out in Policy CS18 of the adopted Fareham Borough Core Strategy of 5 or more dwellings.

Notwithstanding, this application is presented in outline form with all matters reserved. Whilst the indicative site plan submitted with the application shows a possible layout involving the provision of 956m<sup>2</sup> of gross internal floorspace, the site is clearly capable of accommodating a development of a greater size in excess of the 1,000m<sup>2</sup> threshold set out in the PPG.

Additionally, Policy CS18 expects that if a site is "demonstrably part of a potentially larger developable site, the Council will seek to achieve affordable housing on a pro rata basis". The adjacent land within the housing allocation to the east of the site is owned by the same applicant Mildren Homes. Mildren Homes have applied for planning permission for seven detached houses on that site with planning permission having previously been granted for a similar scheme in 2014 (our reference P/13/0059/OA). The applicant considers that the two sites together could deliver 17 dwellings. The sites are directly adjacent and, for all intents and purposes, once built the development would appear as one carried out by the same developer and sharing the same means of access and spine road. The Council contends that the application site is therefore demonstrably part of a larger site the remainder of which is clearly developable and by the same applicant.

The proposal fails to provide for affordable housing and is therefore contrary to Policy CS18.

#### MOTORWAY NOISE

The Council's Environmental Health officer has raised concerns over the impact of motorway noise on the living conditions of new residents. Whilst internal noise could be satisfactorily mitigated through glazing and insulation to certain standards this would only be effective when windows and doors to the new houses were closed. Adequate alternative means of ventilation would need to be provided such as mechanical systems to allow residents to ventilate their homes without having to resort to opening windows and doors.

The applicant's noise assessment identifies noise levels on the site to be higher than 55dB above which serious annoyance to residents can be expected. The application is presented in outline form however the noise assessment has been based on an indicative site layout. The site layout and noise assessment together show that, even with mitigation measures introduced, external garden areas on the site are likely to be subjected to noise levels which would unacceptably effect the living conditions of those residing there. The proposal therefore fails to provide adequate external amenity space to meet the requirements of future occupiers and is contrary to Core Strategy Policy CS17.

## ECOLOGY

The Council's ecologist has raised concerns that the application is not accompanied by sufficient assessment of the impact of the development on bats. It is not appropriate to defer bat surveys by way of a planning condition.

Concern has also been raised that, although the development would not result in the direct loss of ancient woodland, the buffer between it and the development allowed for by the applicant is less than the minimum of 15 metres recommended by Natural England. Assessment of the ecological impacts of the associated pumping station and explanation of the relevance of the 'exclusion zone' are also missing from the submission. Whilst the application is in outline form and the submitted site plan is purely indicative, the applicant has failed to demonstrate that the quantum of development for which approval is sought could be achieved on the site without harming the adjacent ancient woodland/SINC.

Finally in relation to ecology, the applicant has failed to provide sufficient mitigation of the 'in combination' effects of increased recreational visits caused by cumulative residential development on the Solent Special Protection Area (SPA), the requirement for which is set out in Policy DSP15 of the adopted Fareham Borough Local Plan Part 2. Had the proposal found to be acceptable in all other regards the applicant would have been invited to have made the necessary financial contribution towards the Solent Recreation Mitigation Strategy (SRMS) of £181 per dwelling which could have been secured through the completion of a section 106 agreement.

## THE PLANNING BALANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that when making decisions on planning applications the local planning authority must do so in accordance with the adopted development plan.

This report explains that Officers consider this application to be contrary to policies contained within the adopted Fareham Borough Core Strategy and Local Plan Part 2: Development Sites and Policies. Specifically the proposal is found to conflict with Core Strategy Policies CS2, CS4, CS6, CS14, CS17, CS18 & CS22 and Local Plan Part 2 Policies DSP6, DSP13 & DSP15.

The application site is not previously developed land and is located outside the defined urban settlement boundary where there is an in principle objection to new residential development, and none of the exceptions set out within the adopted policies have been claimed here. This in principle policy objection weighs heavily against granting planning permission. Furthermore, the nature of the proposed development would introduce built form and associated infrastructure which will harm the character of the landscape and visual amenity. The proposal would urbanise the existing site and adversely affect its landscape

character, appearance and function and erode the established strategic gap in which it sits.

The application also fails to provide for any contribution towards affordable housing either on-site or in the form of an equivalent financial contribution so as to accord with the requirements of Policy CS18. The applicant has failed to demonstrate that there would not be an unacceptable impact on the adjacent ancient woodland/SINC and protected species. Furthermore, motorway noise is likely to harm the living conditions of future residents in external amenity areas.

It is acknowledged that the principal benefit of granting permission would be the delivery of housing. However, notwithstanding this, it is considered that the harm caused through the conflict with the development plan is not outweighed and so planning permission should be refused.

Even if the Council could not demonstrate a five year housing land supply as the applicant contends, the Council considers that, under the required approach to decision making set out in paragraph 14 of the National Planning Policy Framework (NPPF), it would have concluded that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of doing so.

In this regard, whilst policies for the supply of housing would have to be considered out of date, the conflict with development plan policies CS4, CS14, CS17, CS18, CS22, DSP13 & DSP15 would be given significant weight in the decision making process. The Council has considered the extent to which these policies accord with the NPPF, and it concludes that they do accord with the NPPF. Notwithstanding the benefits arising from the application proposals, identified above, the adverse impacts of granting planning permission significantly and demonstrably outweigh the benefits of doing so. The application is therefore recommended for refusal.

### ***Recommendation***

REFUSE:

The development would be contrary to Policies CS2, CS4, CS6, CS14, CS17, CS18 & CS22 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP1, DSP6, DSP13 & DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

(a) the proposal represents development outside the defined urban settlement boundary for which there is no justification or overriding need and would adversely affect its landscape character, appearance and function.

(b) the proposal would extend residential development into the Meon Strategic Gap significantly affecting the integrity of the Gap

(c) the application is made on a site which is clearly capable of providing a level of development which would require the provision of affordable housing and is also demonstrably part of a potentially larger developable site. The application fails to provide affordable housing either in the form of on-site units or the equivalent financial contribution towards off-site provision;

(d) due to the site's proximity to the M27 motorway, external garden areas on the site will be subjected to noise levels which would unacceptably affect the living conditions of those

residing there. The application therefore fails to provide adequate external amenity space to meet the requirements of future occupiers;

(e) the applicant has failed to demonstrate that the development would protect and would not harm bats and their habitat or the adjacent ancient woodland/Site of Importance for Nature Conservation (SINC);

(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 increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.

***Notes for Information***

Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address point (f) of the above by the applicant entering into a Planning Obligation pursuant to Section 106 of The Town and Country Planning Act 1990 with Fareham Borough Council.

***Background Papers***

P/16/1424/OA

# FAREHAM

BOROUGH COUNCIL



Caravan Storage Hope Lodge  
84 Fareham Park Road  
Scale 1: 2,500



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# Agenda Item 6(6)

**P/17/0045/OA**

**FAREHAM NORTH**

RESIDE DEVELOPMENTS  
LIMITED AND

AGENT: TURLEY

OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS), FOR RESIDENTIAL DEVELOPMENT OF UP TO 27 DWELLINGS (USE CLASS C3) WITH ASSOCIATED INFRASTRUCTURE, LANDSCAPING, MEANS OF ACCESS AND DEMOLITION OF AGRICULTURAL BUILDING.

LAND TO NORTH OF FUNTLEY ROAD FAREHAM PO15 6DN

## ***Report By***

Rachael Hebden 01329 824424

## ***Site Description***

The site measures 0.96 hectares (2.4 acres) in area and is situated immediately to the north of Funtley Road.

To the north and east the site adjoins housing development on the site of the former Funtley Abattoir. To the north west of the site is a designated area of public open space. To the west of the site are a small number of frontage dwellings with long rear gardens.

The site is relatively flat, falling gently to the north. It currently comprises horse paddocks.

There is an existing access to the site in the south eastern corner and an unmade track runs diagonally across the site to an agricultural storage building/stables located in the north west corner.

The existing southern boundary to Funtley Road is marked by a hedgerow containing some trees towards its eastern end. The western boundary is largely defined by an evergreen hedgerow, with the eastern and northern boundaries formed with varying types and sizes of planting.

The site lies outside of the urban settlement boundary.

## ***Description of Proposal***

Outline planning permission is sought for up to 27 new dwellings on the site, together with a new vehicle access from Funtley Road, landscaping, and demolition of an agricultural building in the northwestern corner of the site.

The application is submitted in outline with all matters reserved for future approval except for access. The proposed access is shown towards the western end of the frontage.

## ***Policies***

The following policies apply to this application:

Residential Car and Cycle Parking Standards Supplementary Planning Document

Fareham Borough Design Guidance (Excluding Welborne)

## **Approved Fareham Borough Core Strategy**



CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

### **Development Sites and Policies**

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

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

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

### ***Representations***

Fifty two representations (of which 51 are in objection and 1 is in support) raise the following main issues:

- The proposal will detract from the natural environment;
- The site is a SINCP and should be protected;
- Flooding and problems with surface water drainage;
- There are more appropriate brownfield sites available with access to existing infrastructure;
- The site is not in a sustainable location and public transport is poor, therefore residents of the proposed scheme would have to drive which would put additional pressure on roads in the area;
- The water meadow bridge and the railway bridge would be unable to cope with intense traffic;
- The proposed play area is not required and would create unnecessary noise and disturbance;
- The proposed play area would segregate the village;
- Increased traffic will make it harder for drivers to exit Roebuck Avenue;
- The development at Welborne was supposed to prevent the need for any further housing at Funtley;
- The construction process would cause disturbance;
- There is no school, doctors or dentist in Funtley. Where would the new residents go?
- There is no justification for housing in a countryside location;
- The development would erode the semi-rural character of Funtley;
- The proposed 'potential pedestrian path' leads onto a neighbour's land rather than into the meadow;
- Loss of views;
- Inability of the existing pumping facility to cope with additional waste water disposal;
- The land to the rear of nos 29, 31 and 33 is not available for Reside to compulsorily

- purchase for drainage purposes;
- Increased light and air pollution;
- Overlooking of existing properties;
- Boundaries are incorrect;
- The speed limit should be reduced to 30 mph;
- There is no public transport after 5 pm and on Sundays.

#### The Funtley Village Society

- The site is beyond the settlement policy boundary for which no justification has been made;
- Consultation feedback from Reside is inaccurate and does not include feedback provided at workshops;
- The proposed development would jeopardise flora and fauna;
- Flooding;
- Roads are at full capacity;
- Traffic measures are required if additional houses are to be built;
- Impact on local services which are already oversubscribed;
- Inadequate existing access;
- The roads are not suitable for use by HGVs;
- Public transport is patchy and expensive;
- FBC has a 5 year housing land supply, therefore no additional houses are required &
- Inappropriate impact on the character of the area.

#### The Fareham Society

- The site is located beyond the settlement policy boundary;
- The site is countryside for which there is no justification;
  - FBC have a 5 year housing land supply;
  - The site is contrary to the local Development Plan;
  - The site could set an undesirable precedent given that the applicant owns further land within the countryside.

### **Consultations**

#### EXTERNAL

##### Police Crime Prevention Design Advisor -

The proposed layout works fairly well. Any footpath to the open space beyond should be well lit and planting should be cleared to allow good natural surveillance.

Hampshire County Council (Archaeology) - no objection subject to conditions.

##### Hampshire County Council (Lead Flood Authority) -

The general principles for the surface water drainage proposals are acceptable; we would recommend that further information on the proposals be submitted as part of a more detailed design phase.

Southern Water Services - no objection

##### Natural England -

This application is within 5.6km of Solent and Southampton Water SPA and will lead to a net increase in residential accommodation. Natural England is aware that Fareham Borough

Council has recently adopted a Supplementary Planning Document (SPD) or planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

Provided that the applicant is complying with the SPD or policy, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and has no objection to this aspect of the application.

Natural England does not consider that any other aspects of the above application pose likely or significant risk to those features of the natural environment for which we would otherwise provide a more detailed consultation response and so does not wish to make any additional comments on the details of this consultation.

## INTERNAL

Environmental Health (Pollution) - no objection.

Environmental Health (Contamination) - no objection subject to conditions.

Trees - no objection.

Highways -

A Transport Assessment has been submitted with the application to investigate matters of sustainable travel options, traffic impact, highway safety and access layout.

To aid pedestrian and bus journeys, a footway is proposed along the north side of Funtley Road, between the site and Roebuck Avenue.

In traffic impact terms, whilst the predicted traffic generation from the site is considered to be low given the site's location, it is accepted that the circa 16 vehicles per peak hour would have no material impact on the surrounding road network.

In highway safety terms, the record of personal injury accidents does not indicate there is a particular defect affecting the safe operation of the highway. It is recommended however that the location of the present 30mph speed limit zone should be reviewed with a view to including within it, the proposed site access or even the bends on Funtley Road to the west of the site. This should be included in any road safety audit that promotion of the site and its junction on Funtley Road would require.

The location and form of the site access, with visibility splays, would be acceptable.

Ecology -

Internationally Designated Sites

The application site is in proximity to the Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) and Solent and Southampton Water Ramsar site, each of which are situated approximately 650 metres west of the western boundary of the site.

The development will result in a net increase in residential dwellings within 5.6 km of the Solent and Southampton Water SPA. It has been demonstrated and agreed by Natural

England that any increase in dwellings would have a significant effect on the SPAs when considered in combination with other plans and projects.

Fareham Borough Council has adopted a strategy whereby a scale of developer contributions has been agreed that would fund the delivery of measures to address these issues which can be secured through planning conditions and a Section 106 Obligation.

## European Protected species

### Reptiles

A detailed Reptile Mitigation Strategy has been submitted in support of the application. The strategy is for the translocation of the existing reptile population to an off-site receptor site as the retention of reptiles in-situ was not considered to be deliverable.

No objection subject to a condition requiring the submission of a reptile mitigation strategy.

### Bats

The illustrative site plan has been updated to increase connectivity along the southern boundary of the site. The EMEP identifies that it will be necessary to design the lighting strategy to retain dark corridors and prevent illumination of roost areas. This information can be provided in the reserved matters application.

No objection subject to conditions requiring a scheme of lighting (to minimise the impact on wildlife in particular bats) and a landscaping scheme to provide biodiversity enhancements.

### Dormice

Dormice receive protection under UK law via the Wildlife and Countryside Act 1981 (as amended) and under EU law by the Habitats Directive, which is transposed into UK law by the Conservation of Habitats and Species Regulations 2010. Where developments affect European protected species, permission can be granted unless:

- the development is likely to result in a breach of the EU Directive underpinning the Habitats Regulations, and

- is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law.

- Is the development likely to result in a breach of the EU Directive?

The application is supported by a report of the thorough and professional dormouse survey work that has been carried out at the site to appropriate methodologies and standards (Ecology Solutions, January 2016). This report includes results and conclusions of the full survey work, an assessment of the impacts to dormice and the measures to ensure that any impacts to dormice are avoided or compensated for.

The survey work identified that the scrub and hedgerow habitat within the development support dormice. A single dormouse nest was recorded within a survey tube within the south-west of the site during surveys conducted during 2015.

The proposal will result in the loss of dormouse resting places and if avoidance measures

are not taken then the work has the potential to kill / injure individual dormice. The development will therefore result in a breach of the EU Directive.

- Is the development unlikely to be licensed?

An EPS licence can only be granted if the development proposal is able to meet three tests:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))
2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

The vegetation within the application site is considered to be of limited ecological value. The applicant's ecologist has made a number of recommendations for enhancing species diversity within the site which could be secured by condition.

Refuse and Recycling -No objection.

### ***Planning Considerations - Key Issues***

#### **PLANNING POLICY**

For the purposes of the development plan, the site is located outside of the settlement boundaries and thus within the countryside.

Policy CS2 (Housing Provision) of the adopted Core Strategy states that priority should be given to the reuse of previously developed land within the urban areas. Policy CS6 (The Development Strategy) goes on to say that development will be permitted within the settlement boundaries.

Policy CS14 of the Core Strategy states that: 'Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure.'

Policy DSP6 of the Local Plan Part 2: Development Sites and Policies goes on to state that - there will be a presumption against new residential development outside of the defined urban settlement boundary (as identified on the Policies Map).

The application site being outside of the settlement boundaries would be contrary to the above policies (CS2, CS6, CS14 and DSP6) and not in accordance with the development plan.

#### **HOUSING LAND SUPPLY**

The Council's current five year housing supply position is based upon the housing requirements in the Borough's adopted Local Plan; Part 2 - Development Sites and Policies (adopted June 2015) and Part 3 - Welborne (adopted June 2015). Over the five year period from 1st April 2016 to 31st March 2021, Fareham's housing requirement is 1,932 dwellings.

In accordance with paragraph 47 of the NPPF, this requirement includes a 5% buffer brought forward from later in the plan period to ensure choice and competition in the market for land.

It is acknowledged that the Council's adopted housing requirement is not based on Objectively Assessed Need (OAN), as required by the NPPF. In light of this and in accordance with the Inspector's Report on Local Plan Part 2, the Council has committed to and commenced a review of the adopted Local Plan, in order to plan positively for meeting Objectively Assessed Housing Need.

The PUSH OAN study, the PUSH Spatial Position Statement, and the CLG ministerial Letter of December 2014 all note that OAN figures remain untested until they have passed through the Local Plan process, and the importance of Councils being given adequate time to respond to these figures in preparing plans for their areas. The Council thus considers at the current time that it remains appropriate to rely on the Adopted Local Plan housing requirement to determine the five year housing land supply. It is acknowledged that this approach was not accepted in the Navigator appeal decision, however the circumstances of that decision differ as it predated the Adoption of Local Plan Parts 2 and 3.

The Council's land supply figures from April 2016, updated as part of the preparation of evidence to the recent Cranleigh Road Inquiry, is that it has a five year deliverable supply of 2,003 dwellings. This represents a 5.2 year supply, and this means that the determination of the application should be in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

## LANDSCAPE CHARACTER

The site comprises grassland and vegetation with trees surrounding the boundaries. Glimpsed views of the site can be seen from Funtley Road and the site is currently overlooked by properties in Roebuck Avenue to the east and north. An indicative layout plan submitted with the application shows how development could be undertaken whilst retaining much of the planting around the northern and eastern boundaries.

A section of the existing planting alongside Funtley Road towards the western end of the frontage would need to be removed to enable vehicular access to the site. In addition it is suggested that pedestrian access would need to be formed through the frontage planting towards the eastern end of the frontage. Visibility splays alongside the main site access are likely to lead to existing boundary planting being cut back. It is also proposed to construct a footpath upon the existing grass verge from the junction of Roebuck Avenue/ Funtley Road to the eastern edge of the application site frontage.

Creating openings in the frontage planting would open up the site to views from Funtley Road. Furthermore much of the planting along the Funtley Road frontage is not of sufficient height to screen the two storey buildings proposed. The proposed development at two storey height along with its associated infrastructure would substantially change the existing rural appearance of the site to one of an intensively developed housing estate.

Policy CS14 of the Core Strategy states that built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. The proposal would involve the development of part of a broader area of countryside which forms the setting of the southern and western edge of Funtley.

The proposals would adversely affect the landscape character, appearance and function of the site and the proposal is therefore contrary to Policy CS14.

## AFFORDABLE HOUSING

The applicant is proposing to deliver 40% affordable homes in accordance with Policy CS18 of the adopted Core Strategy.

The affordable dwellings would comprise a mixture of sizes, including both affordable rented and shared ownership properties.

Subject to the provision of affordable housing being secured through a Planning Obligation the proposal would be in accordance with Policy CS18 of the adopted Core Strategy.

## SUSTAINABILITY OF THE SITE AND HIGHWAY ISSUES

A number of objections received have raised concerns regarding the sustainability of the site in terms of its location. It is acknowledged that the site is located beyond the settlement policy boundary and is therefore contrary to policies which aim to secure the majority of new housing within the urban area.

Whilst bus stops are located fairly close to the site, the bus service runs approximately once an hour to Fareham and Wickham. The service neither starts particularly early nor finishes late and no buses run on a Sunday.

The applicant's Transport Statement confirms that there are very limited services within Funtley itself. The closest shop (McColls Newsagent) in Kiln Road for example is in the region of 1,200 metres (3/4 mile) from the site.

Officers are not convinced that the pedestrian and cycling arrangements from the application site to facilities are ideal either in the vicinity of the site itself or taking into account the steep climb up from Funtley into Fareham. The proposed development is likely to be highly car dependent.

Officers are not satisfied that the development would be located in an accessible area that is served by good quality public transport, walking and cycling facilities. Similarly Officers are concerned that the development would not meet the 'Social Role' set out in Paragraph 7 of the NPPF in terms of creating 'high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well being'.

In terms of sustainability Officers do not consider that the proposal complies with Policies CS5 or DSP1.

A number of the objections received also raise concerns regarding the potential impact that the proposed development would have on local roads in terms of highway safety.

Policy CS5 (Transport Strategy and Infrastructure) states that the Council will permit development which does not adversely affect the safety and operation of the strategic local road network, public transport operations or pedestrian and cycle routes.

The Council's Transport Planner believes that the location and form of the site access with

visibility splays would be acceptable and would not have an adverse impact on the safety of the highway. He has recommended that the existing 30mph zone be reviewed with a view to including the proposed site access within it. This is not required in order to make the proposed development acceptable, but if planning permission were granted it could be included in the road safety audit required as part of new works onto an adopted highway.

In 'technical' highway terms, the vehicular access arrangements are not considered likely to materially harm highway safety.

## ECOLOGY

Under the consultation section of this report the potential effects on wildlife have been set out in detail.

The Council's Ecologist is satisfied that reptiles currently present within the site can be translocated to other sites. Natural England has confirmed that measures can be secured which seek to avoid potential impacts on the European Sites, including financial contributions towards the Solent Recreation and Mitigation Partnership.

Subject to above matters being secured through appropriate planning conditions and a Section 106 Planning Obligation no objection is raised in respect of protected species and the potential impacts upon nearby designated European sites..

## EFFECT ON NEIGHBOURING PROPERTIES

A small number of properties close to the site in Roebuck Avenue have an outlook across the application site. The outlook from these properties into the site would change from undeveloped grassland to a housing estate if the proposal were to go ahead. Policy DSP3 states that development proposals should ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring development by way of the loss of sunlight, daylight, outlook and/or privacy.

The illustrative layout demonstrates how up to 27 dwellings could be positioned within the site. In the event that outline planning permission were granted the detailed application would need to ensure that this number of dwellings would be built in a manner which meets this Council's requirements in respect of light, outlook and privacy as set out in the recently adopted Fareham Borough Council Design Guidance (excluding Welborne) SPD.

Local residents have expressed concern regarding the impact that the proposed development would have upon their enjoyment of their properties and are very sensitive to changes particularly in views. Officers consider that careful design and boundary landscaping could ensure that these effects are mitigated. In light of this officers believe that development could be undertaken in a fashion which ensures that the light, outlook and privacy of neighbouring properties is not materially harmed.

Concerns have also been raised regarding noise and disturbance during the construction process. In the event that planning permission was granted the timing of construction works could be controlled via condition.

## IMPACT ON LOCAL INFRASTRUCTURE

A number of residents raise concern about the effect 27 further homes would have on what



are already perceived as strained schools, doctors and other services in the area. When developments of this scale come forward on individual sites, the expectation is that the needs of future residents should be met by the providers of those services. Whilst Officers acknowledge the strong local feeling on these issues, Officers do not believe that a reason for refusal can be substantiated on these grounds.

## THE PLANNING BALANCE

The Council maintains that it has a five year housing land supply and so the correct approach to the determination of the application is under Section 38 (6) of the 2004 Act - in accordance with the Development Plan unless material considerations indicate otherwise.

As described in the preceding sections, the application site is in the countryside outside of the defined settlement boundaries and so the principle of residential development is contrary to Policies CS2, CS6, CS14, CS17 and DSP6. In addition the poor accessibility of the site is contrary to Policies CS5 and DSP1 and weighs against its proposed intensive housing use.

Whereas matters relating to affordable housing, design, ecology and highways, together with the need for financial contributions towards the Solent Recreation and Mitigation Partnership works could be dealt with through suitably worded conditions and planning obligations, the conflict with the other development plan policies remain.

Other material considerations include the benefit of the proposed development in terms of the housing that will be provided, together with the fact that 40% of the units are proposed to be provided as affordable.

The applicant asserts that this Council cannot demonstrate a five year housing land supply. Even if the Council could not demonstrate five year housing land supply, the Council considers that it would, under the required approach to decision making set out in NPPF Paragraph 14, have concluded that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of doing so. In this regard, whilst policies for the supply of housing would have to be considered out of date, the conflict with development plan policies CS5, CS6, CS14 and DSP6 would be given significant weight in the decision making process. The Council has considered the extent to which these policies accord with the NPPF, and it concludes that they do accord with the NPPF. Notwithstanding the benefits arising from the application proposals, identified above, the adverse impacts of granting planning permission significantly and demonstrably outweigh the benefits of doing so.

Officers therefore recommend that the planning application should be refused for the reasons set out below.

### ***Recommendation***

The development would be contrary to Policies CS2, CS4, CS5, CS6, CS14, CS17 and CS18 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP1, DSP6, DSP13 and DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

(a) the proposal represents development outside the defined urban settlement boundary for which there is no justification or overriding need and which would adversely affect its landscape character, appearance and function;

(b) by virtue of its distance from facilities, and having regard for the public transport, walking and cycling facilities serving the site, the proposed housing development would not be located in an accessible sustainable location.

(c) had it not been for the overriding reasons for refusal (and notwithstanding the Flood Risk Assessment and Drainage Strategy submitted with the application) the Council would have sought further details in respect of a surface water drainage strategy to demonstrate that surface water drainage can be satisfactorily addressed at the site and subsequently managed without material harm to adjoining land or uses;

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

(e) had it not been for the overriding reasons for refusal the Council would have sought ecological mitigation, compensation and enhancement measures to ensure that all protected species are taken into account during and after construction. These would include alternative provision for habitats, including networks and connectivity and future management and maintenance arrangements;

(f) had it not been for the overriding reasons for refusal the Council would have sought to secure the provision of 40% affordable housing at the site;

(g) had it not been for the overriding reasons for refusal the Council would have sought to secure the open space and any play facilities at the site along with the arrangements for their future maintenance.

Note for information:

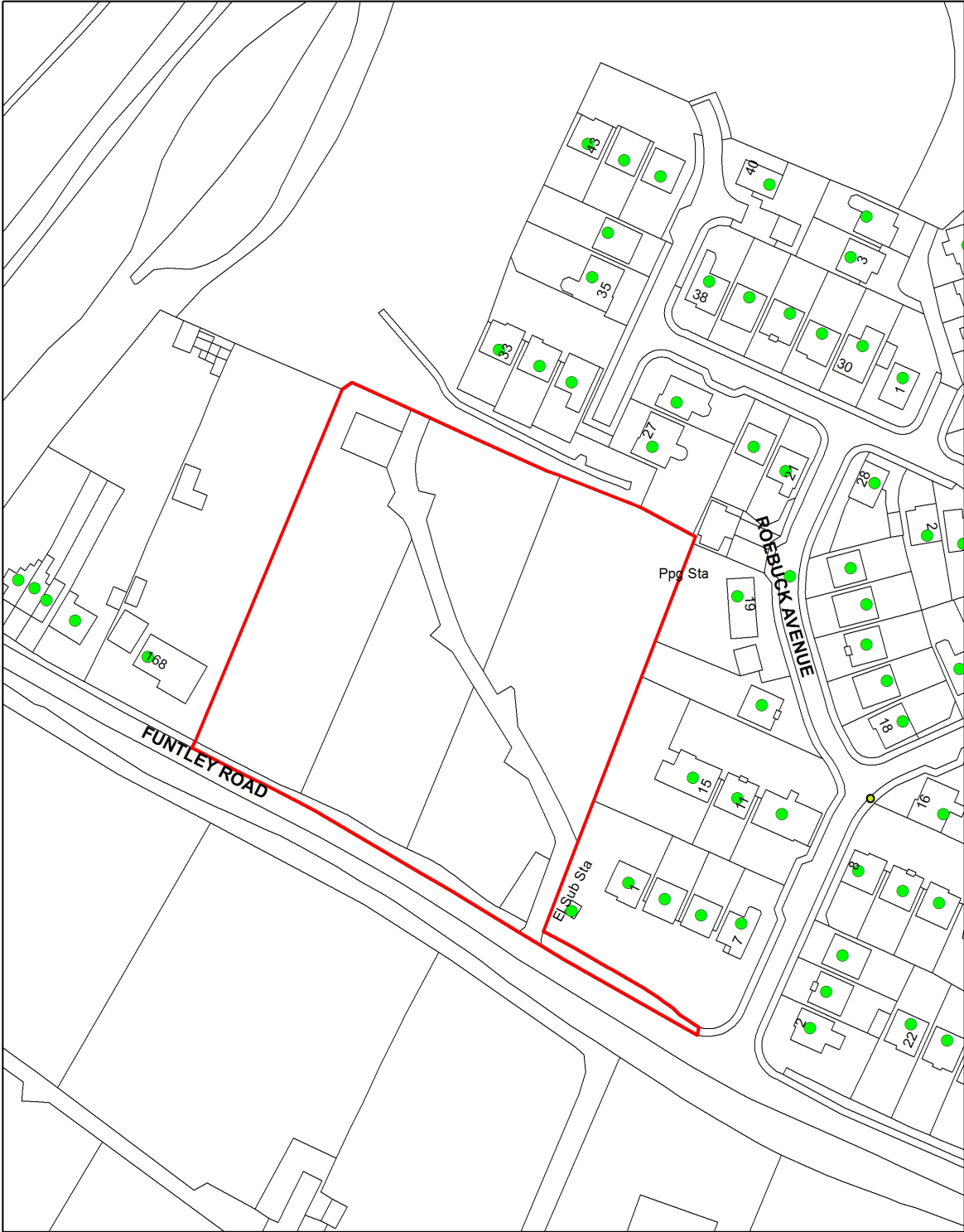
Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address points (d) - (g) of the above through the applicant entering into a legal agreement pursuant to Section 106 of The Town and Country Planning Act 1990, with Fareham Borough Council.

***Background Papers***

P/17/0045/OA

# FAREHAM

BOROUGH COUNCIL



Land to the north of Funtley Road  
Scale 1 : 2,500



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# Agenda Item 6(7)

## PLANNING APPEALS

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

### CURRENT

**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

**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

## **PLANNING APPEALS**

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

### **CURRENT**

#### **P/16/1354/FP**

**Appellant:** Mr & Mrs Squibb  
**Site:** 79 The Keep Fareham Hampshire PO16 9PW  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 19 April 2017  
**Reason for Appeal:** SINGLE STOREY REAR EXTENSION

#### **P/17/0199/FP**

**Appellant:** Mr Liam Channon  
**Site:** 1 Halifax Close Fareham Hampshire PO14 4FT  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 24 April 2017  
**Reason for Appeal:** Garage door installed to existing carport.

### **HEARINGS**

#### **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.

### **DECISIONS**

## **PLANNING APPEALS**

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

### **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

#### **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