

# FAREHAM

BOROUGH COUNCIL

## AGENDA PLANNING COMMITTEE

**Date:** Wednesday, 11 October 2017

**Time:** 2.30 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor N J Walker (Chairman)

Councillor (Vice Chairman to be appointed at the meeting of the Council on 12 October 2017)

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 - 6)**

To confirm as a correct record the minutes of the Planning Committee meeting held on 13 September 2017.

**3. Chairman's Announcements**

**4. Declarations of Interest**

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

**5. Deputations**

To receive any deputations of which notice has been lodged.

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

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

**ZONE 1 - WESTERN WARDS**

- (1) **P/17/0996/TO - 27A CATISFIELD ROAD FAREHAM PO15 5LT (Pages 9 - 22)**

**ZONE 2 - FAREHAM**

- (2) **P/17/0956/FP - THE HAMPSHIRE ROSE 96 HIGHLANDS ROAD FAREHAM PO15 6JF (Pages 24 - 34)**

- (3) **P/17/1031/FP - 27 WICKHAM ROAD FAREHAM PO16 7EY (Pages 35 - 39)**

**ZONE 3 - EASTERN WARDS**

- (4) **P/17/0943/FP - 84 MERTON AVENUE FAREHAM PO16 9NH (Pages 41 - 45)**

- (5) **P/17/1018/FP - 114 MAYS LANE STUBBINGTON PO14 2ED (Pages 46 - 49)**

**7. Planning Appeals (Pages 50 - 52)**

**8. Tree Preservation Orders**

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

**Fareham Borough Tree Preservation Order No. 740 (2017) – 46, 48, 52, 53, 66, 74, 78 & 79 Greenaway lane and Land adjacent, Warsash.**

Order served on 7 April 2017 for which there were no objections.

It is recommended that Fareham Tree Preservation Order No. 740 be confirmed with the following modifications:

- T11 oak - exclude young oak with asymmetrical form/multiple pruning wounds due to close proximity with road.
- G5 comprising young ash and willow – exclude due to poor form / weak species characteristics.



P GRIMWOOD  
Chief Executive Officer  
Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
3 October 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, 13 September 2017

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

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, Mrs C L A Hockley (deputising for A Mandry) and  
Mrs K K Trott (deputising for R H Price, JP)

**Also  
Present:**



**1. APOLOGIES FOR ABSENCE**

Apologies of absence were received from Councillors A Mandry and R H Price, JP.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meeting held on 16 August 2017 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements made at this meeting.

**4. DECLARATIONS OF INTEREST**

In accordance with Standing Orders and the Council's Code of Conduct the following Councillors declared interests at this meeting:

Councillor Mrs K K Trott declared a non-pecuniary personal interest in 6 (1) – The Tithe barn, Mill Lane, Titchfield as the applicant is known to her.

Councillor Mrs C L A Hockley declared a non-pecuniary personal interest in 6 (4) – 293B Titchfield Road, as the occupants of the neighbouring property are well known to her. Upon takin advice from the Monitoring Officer she left the room for the duration of this item and took no part in the discussion or vote.

**5. DEPUTATIONS**

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

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No/Page No
<b>ZONE 1 – 2.30pm</b>				
Mr J Cobban		THE TITHE BARN, MILL LANE, TITCHFIELD, PO15 5RB – VARIATION OF CONDITION 2 OF P/15/0786/VC TO ALLOW USE OF OUTSIDE AREA ON EAST SIDE OF BARN FOR WEDDING EVENTS	<b>Opposing</b>	6 (1) P/17/0755/VC Pg 11

Mr I Donohue (Agent)		-Ditto-	<b>Supporting</b>	-Ditto-
Mr D May		23 APPLETON ROAD, FAREHAM, PO15 5QH – 1 NO. FOUR BEDROOM CHALET BUNGALOW (ALTERNATIVE SCHEME TO P/17/0513/FP)	<b>Opposing</b>	6 (3) P/17/0902/FP Pg 27
Mr K Chilvers		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mr C Hoyland		-Ditto-	<b>Supporting</b>	-Ditto-
Mr M Critchley (Agent)		293B TITCHFIELD ROAD, TITCHFIELD, PO14 3ER – PROPOSED DWELLING (ALTERNATIVE TO PERMISSION GRANTED FOR NEW DWELLING UNDER REFERENCE P/17/0355/FP)	<b>Supporting</b>	6 (4) P/17/0937/FP Pg 34
<b>ZONE 2 – 3.45pm</b>				
<b>ZONE 3 – 3.45pm</b>				
Ms E Cox		64 HILL ROAD, FAREHAM, PO16 8JY – SIDE AND REAR TWO STOREY EXTENSION, INCLUDING REAR BALCONY	<b>Opposing</b>	6 (5) P/17/0505/FP Pg 45

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

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

**(1) P/17/0755/VC THE TITHE BARN MILL LANE TITCHFIELD FAREHAM PO15 5RB**

Councillor Mrs K K Trott declared a non-pecuniary personal interest in this item as the applicant is known to her.

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

The Committee's attention was drawn to the Update Report which contained the following information:- *One further letter if support has been received in relation to 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: 9 in favour; 0 against)

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

**(2) P/17/0869/AD 252 WARSASH ROAD TESCO EXPRESS WARSASH SOUTHAMPTON SO31 9NZ**

Upon being proposed and seconded the officer recommendation to grant advertising consent, 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, ADVERTISING CONSENT be granted.

**(3) P/17/0902/FP 23 APPLETON ROAD FAREHAM HAMPSHIRE PO15 5QH**

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

Upon being proposed and seconded the officer recommendation to grant planning permission subject to:-

- (i) The conditions in the report;
- (ii) An additional condition requiring the erection of the 1.8m high timber fence along the rear (western) boundary of the site prior to the property being occupied;
- (iii) An additional condition that the height of the bedroom window at the rear of the property be raised to 1.7m above internal finished first floor level; and
- (iv) An additional condition requiring that a scheme be submitted to and approved by the Local Planning Authority in writing prior to commencement of development, setting out what planting is to be retained along the western boundary what works are to be undertaken to the retained planting, and how the planting is to be protected during construction works.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:-

- (i) The conditions in the report;
- (ii) An additional condition requiring the erection of the 1.8m high timber fence along the rear (western) boundary of the site prior to the property being occupied;

- (iii) An additional condition that the height of the bedroom window at the rear of the property be raised to 1.7m above internal finished first floor level; and
- (iv) An additional condition requiring that a scheme be submitted to and approved by the Local Planning Authority in writing prior to commencement of development, setting out what planting is to be retained along the western boundary, what works are to be undertaken to the retained planting, and how the planting is to be protected during construction works.

PLANNING PERMISSION be granted.

**(4) P/17/0937/FP 293B TITCHFIELD ROAD TITCHFIELD FAREHAM HAMPSHIRE PO14 3ER**

Councillor Mrs C L A Hockley declared a non-pecuniary interest in this item as the occupants of the neighbouring property are well known to her. Upon taking advice from the Monitoring Officer she left the room for the duration of this item and took no part in the discussion or vote.

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

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

(Voting: 8 in favour; 0 against)

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

**(5) P/17/0505/FP 64 HILL ROAD FAREHAM PO16 8JY**

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

A motion was proposed and seconded to the defer consideration of the application. The motion was voted on and CARRIED.

(Voting: 9 for deferral; 0 against deferral)

RESOLVED that consideration of the application be deferred.

Reasons for decision: To enable officers to seek amended plans in relation to the first floor element of the side extension, to ensure it would not prejudice a similar application at number 66 Hill Road nor lead to a 'terraced' effect should a similar extension be built at that property.

**(6) P/17/0807/CU LAKE WORKS CRANLEIGH ROAD FAREHAM PO16 9DR**

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.

**(7) Planning Appeals**

The Committee noted the information in the report.

**(8) UPDATE REPORT**

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

(The meeting started at 2.30 pm  
and ended at 4.22 pm).

## Report to Planning Committee

**Date:** 11 October 2017

**Report of:** Director of Planning and Regulation

**Subject:** PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS

### SUMMARY

This report recommends action on various planning applications and miscellaneous items

### RECOMMENDATION

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

### AGENDA

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

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

# Agenda Annex

## ZONE 1 - WESTERN WARDS

Park Gate  
Titchfield  
Sarisbury  
Locks Heath  
Warsash  
Titchfield Common

### Reference

### Item No

**P/17/0996/TO**  
TITCHFIELD

27A CATISFIELD ROAD FAREHAM PO15 5LT  
HORSE CHESTNUT PROTECTED BY TPO 23: FELL

**1**  
**REFUSE**

# Agenda Item 6(1)

**P/17/0996/TO**

MR KEITH BROOKS

HORSE CHESTNUT PROTECTED BY TPO 23: FELL

27A CATISFIELD ROAD FAREHAM PO15 5LT

**TITCHFIELD**

AGENT: MR KEITH BROOKS

## ***Report By***

Paul Johnston - Direct Dial 01329 824451

## ***Introduction***

In July 2015 the owner of 27A Catisfield Road submitted an application to fell a mature horse chestnut protected by TPO 23 on the grounds that it was dangerous due to its lean and was too large for its position.

The application was refused by the Planning Committee in August 2015 and a subsequent appeal by the applicant was dismissed by the Planning Inspectorate in December 2015.

In August 2017 the owner of 27A Catisfield Road submitted this application to fell the same mature horse chestnut on the grounds that it is dangerous and causing structural damage to the front boundary wall and the driveway forecourt of the property.

## ***Site Description***

The application relates to a mature horse chestnut tree situated in the front garden of 27A Catisfield Road Fareham.

## ***Relevant Planning History***

P/15/0625/TO - Fell one horse chestnut tree. REFUSED 21st August 2015. Subsequent appeal DISMISSED 22nd December 2015

## ***Representations***

Four representations have been received supporting the application on the following grounds:

- 1) The tree is suffering from a disease causing the leaves to turn brown
- 2) The tree constantly sheds debris onto the road and pavement blocking drains
- 3) The branches obstruct the street light
- 4) The tree is too large for a residential front garden
- 5) There is too much shade and ground heave from the roots
- 6) Falling conkers are a hazard to pedestrians, moving vehicles and parked cars
- 7) The tree is causing structural damage and may cause subsidence

Three representations have been received objecting to the application on the following grounds:

- 1) The application is a repeat of the one in 2015
- 2) The supporting report is not from a professional structural engineer
- 3) The ground heave around the base of the tree is normal
- 4) The tree provides conservation and character to the area
- 5) This application is yet another attempt to undermine tree preservation orders
- 6) The positive impact of trees upon the urban environment should not be underestimated
- 7) The risk of slipping on tree debris may be less than the risk from particulate pollution
- 8) The tree makes a positive contribution to the wellbeing of the area

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

Government guidance suggests that when considering tree work applications the Local Planning Authority is advised:

- (1) to assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area, and
- (2) in the light of their assessment at (1) above, to consider whether or not the proposal is justified, having regard to the reasons put forward in support of it.

They are advised also to consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions.

In general terms, it follows that the higher the amenity value of the tree or woodland and the greater the impact of the application on the amenity of the area, the stronger the reasons needed before consent is granted. On the other hand, if the amenity value of the tree or woodland is low, the impact of the application in amenity terms is likely to be negligible.

Tree preservation orders seek to protect trees in the interest of public amenity; therefore it follows that the removal of a protected tree should only be sanctioned where its public amenity value is outweighed by other considerations.

## HEALTH OF THE TREE

The horse chestnut was visually inspected from ground level on 28 September 2017. The tree is a mature specimen situated in the front garden of 27a Catisfield Road approximately 1.5 metres from the front boundary with the public highway (photos at Appendix A). The trunk has a circa 10% lean to the north/ northeast and the crown is weighted over the highway to the northeast.

Damage to the foliage caused by Horse Chestnut Leaf Miner (*Cameraria ohridella*) is evident, particularly within the lower crown. There was evidence of minor symptoms of Bleeding Canker (*Pseudomonas syringae* pv *aesculi*) with several small patches < 25mm of stem bleeding visible on the main trunk and some historic stem lesions, which have occluded completely with healthy wound wood response. Notwithstanding neither are uncommon on this species of tree and are not in themselves a cause of concern for the health and condition of the tree.

Numerous old pruning wounds are visible on the main stem between 3.5 and 5 metres above ground level, the majority of which appear to be the result of the removal of epicormic branches (photos at Appendix B). However, there is one larger diameter wound (approximately 300mm) with a cavity at 5 metres above ground level on the south southwest side of the trunk. The wound is an uneven shape and the thickness of the callus tissue around the edge of the wound varies in quality and structure. It is recommended that the tree owner arranges a more detailed inspection of this wound to assess the extent of any decay at this point and any coalescing of decay between this and the other smaller wounds on the stem beneath.

The tree was observed to be in good condition in terms of its vitality, exhibiting normal growth characteristics for a mature horse chestnut with normal foliage size, density, colour and good annual shoot extension growth for a tree of this age.

## DAMAGE TO DRIVEWAY AND WALL

The ground around the stem base and root collar is raised within a 1 - 1.5 metre radius of the stem, which is to be expected for a mature tree of this size with good buttressing and trunk flare. No soil cracks or roots were visible on the surface and the driveway construction

was observed to rise with the ground to its nearest point to the tree approximately 300mm to the southwest of the stem base (See photos at Appendix C).

From the entrance to the driveway the kerb edging curves from the brick pier on the left hand side round towards the base of the tree approximately 300mm away and then turns at 90 degrees to the right back towards the dwelling (photos at Appendix C). The driveway runs gently upwards with the rise in the ground level and the surface is relatively even within the cross falls, with a small surface crack adjacent the kerb edging approximately 1 metre from the corner of the drive adjacent to the tree.

The front boundary wall is a double skin structure of tradition construction approximately 1.3 metres high adjacent the highway footway and built in 1978 - confirmed by the applicant (Photos at Appendix D). The wall has a very slight lean towards the road, but as can be seen from the photographs, is otherwise in good alignment with no significant distortion along its length. The wall is in good condition for its age with only one area of stepped cracking along the mortar joints approximately 1.5 metres to the east of the tree.

The wall is not considered unsafe relative to the highway and that some remedial repairs to chase out and repoint the areas of damage would be sufficient to maintain the wall in a good state of repair.

Distortion and damage to lightly loaded structures such as walls and driveways is not uncommon in close proximity to large mature trees and is not normally considered to be significant enough to justify the removal of important trees. In this case the driveway and wall are several decades old and the tree has had a relatively low impact on both given its size and proximity.

## CONCLUSION

Trees are dynamic living organisms and their condition and vitality can alter quickly depending on environmental and physical factors. It is acknowledged that trees have a natural failure rate as part of their natural evolutionary process. Some species have adapted more effectively than others, and some are naturally more prone to failure than others. Therefore it is not possible to say no tree will ever fail and is completely safe.

The characteristics associated with different tree species can vary greatly with some more burdensome than others. A judgement often needs to be made in terms of balancing the many positive benefits trees provide with any negative characteristics associated with them.

Periodic clearing of debris, albeit an inconvenience, is part of routine household maintenance when living in close proximity to trees and does not provide a justification for removing this good quality tree in the opinion of Officers.

No evidence has been submitted with the application to suggest the application tree is unsafe or otherwise unhealthy. The tree is not currently in a dangerous condition and officers consider that the evidence does not demonstrate that it poses a hazard sufficient to outweigh its public amenity value and thereby justify its removal. Furthermore there does not appear to have been any material change in circumstances since the appeal was dismissed in December 2015.

The proposed removal of this large and prominent horse chestnut tree will have a significant negative impact on the public amenity and the character of the street scene and Officers therefore recommend that the application is refused.

## ***Recommendation***

REFUSE:

The Local Planning Authority considers the horse chestnut tree to be healthy, of good shape and appearance, and of high amenity value in this prominent road side location. The proposed felling of the horse chestnut tree would be harmful to the visual amenities and the character of the area.

***Notes for Information***

It is recommended that a further investigation of the old pruning wounds on the main stem is undertaken by an arboriculturist.

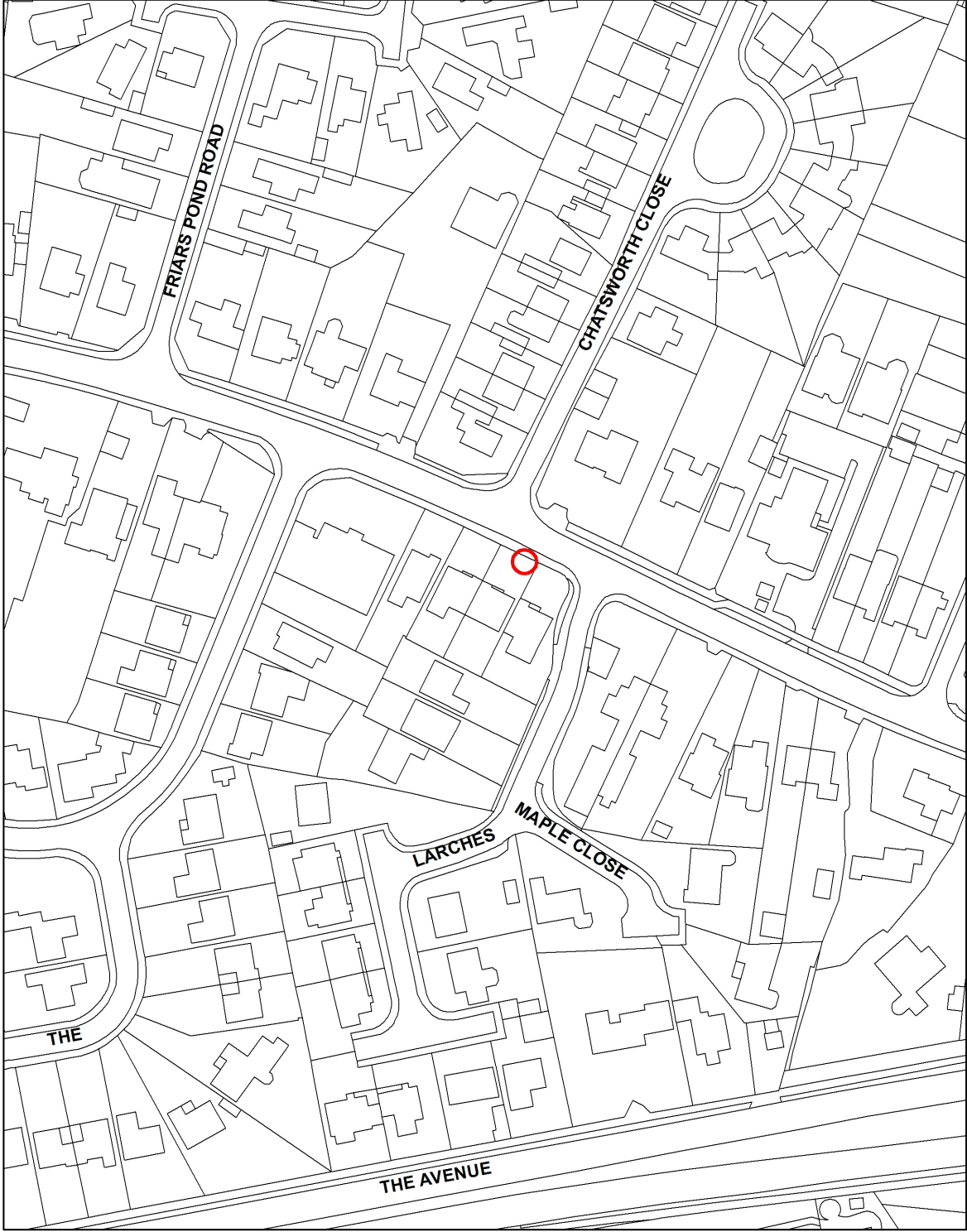
The applicant is advised to engage a consulting arboriculturist to undertake a tree condition survey and ongoing proactive tree safety inspections as recommended in any report.

***Background Papers***

Reference Papers: National Planning Policy Framework: Planning Practice Guidance - Tree Preservation Orders (2014) and The Law of Trees, Forests and Hedges (second edition) - Charles Mynors.

# FAREHAM

BOROUGH COUNCIL



27a Catisfield Road  
Scale 1:1250



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**Appendix A** – street scene photographs.

July 2015 – from east



September 2017 – from east



July 2015 – from north



September 2017 – from north



**Appendix B – Stem viewed from front garden.**

July 2015 – from east



September 2017 – from east



July 2015 – from southwest



September 2017 - from south west



July 2015 – from west



September 2017 – from west



**Appendix C – Driveway adjacent to stem base – September 2017.**



Appendix D – front garden wall.





View adjacent to wall looking east



minor cracking / loose mortar



View adjacent to wall looking west



**ZONE 2 - FAREHAM**

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

Reference		Item No
<b>P/17/0956/FP</b> FAREHAM NORTH-WEST	THE HAMPSHIRE ROSE 96 HIGHLANDS ROAD FAREHAM HAMPSHIRE PO15 6JF DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF 18 RESIDENTIAL DWELLINGS WITH ASSOCIATED LANDSCAPING, CAR PARKING AND EXTERNAL WORKS	<b>2</b> <b>PERMISSION</b>
<b>P/17/1031/FP</b> FAREHAM EAST	27 WICKHAM ROAD FAREHAM HAMPSHIRE PO16 7EY CONVERSION OF EXISTING COACH HOUSE INTO 1-BEDROOM ANNEX, ANCILLARY TO 27 WICKHAM ROAD	<b>3</b> <b>PERMISSION</b>

# Agenda Item 6(2)

P/17/0956/FP

FAREHAM BOROUGH COUNCIL

FAREHAM NORTH-WEST

AGENT: M H ARCHITECTS  
LIMITED

DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF 18  
RESIDENTIAL DWELLINGS WITH ASSOCIATED LANDSCAPING, CAR PARKING AND  
EXTERNAL WORKS

THE HAMPSHIRE ROSE 96 HIGHLANDS ROAD FAREHAM HAMPSHIRE PO15 6JF

## ***Report By***

Richard Wright - direct dial 01329 824758

## ***Introduction***

This application is made in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992. The Regulations set out that "... an application for planning permission by an interested planning authority to develop and land of that authority... shall be determined by that authority".

## ***Site Description***

The application site lies on the corner of Fareham Park Road and Highlands Road where The Hampshire Rose public house stood until around ten years ago. The site of the former pub is currently surrounded by hoarding.

Also included within the application site is the residential property and curtilage of 2 Fareham Park Road to the north of the pub site. This plot is around 65 metres long with a long rear garden behind a detached bungalow fronting the road.

Together the land associated with the former pub and the bungalow form an L-shaped plot of approximately 0.26 hectares. The site wraps around the adjacent dental practice and medical centre to the south-west whilst to the north it borders the residential development of Burt Close. On the opposite side of Fareham Park Road is a short parade of commercial units including a florists and hot-food takeaway. On the other side of Highlands Road meanwhile are a number of shops and other uses which together form the Highlands Road Local Centre as designated in the adopted local plan.

## ***Description of Proposal***

Planning permission is sought for the construction of 18 residential units set out in four separate blocks.

Block A, a three storey building of six flats, would occupy the prominent corner location with a dual frontage onto Highlands Road and Fareham Park Road. Ground floor units would have private gardens on the southern side of the building whilst communal gardens would be to the north.

Block B, again comprising three storeys and containing six flats, would be located further north fronting onto Fareham Park Road. Between it and Block A would be a communal car park with twelve parking spaces. Again, the two ground floor units would have private amenity space to the rear of the block whilst upper floor flats would benefit from terraces.

Block C would occupy a similar position but slightly further forward in the plot as the existing bungalow at 2 Fareham Park Road. It would be a two storey building with a flat on each floor both of which would have private amenity space to the rear.

Between Block B & C would be a shared pedestrian/vehicular access to a rear parking court

with space for eight cars. Block D would be located to the far south-western end of the plot, physically in line with the adjacent development at Burt Close, and fronting onto this parking court. All four units contained within the building would have their own private amenity areas to the rear.

### ***Policies***

The following policies apply to this application:

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

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

#### **Approved SPG/SPD**

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

#### **Design Guidance Supplementary Planning Document (Dec 2015)**

EXD - Fareham Borough Design Guidance Supplementary Planning Document

#### **Development Sites and Policies**

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

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

The following planning history is relevant:

<b><u>P/10/0045/FP</u></b>	<b>ERECTION OF SIX THREE BED DWELLINGS AND TWO FOUR BED DWELLINGS</b>	
	REFUSE	03/03/2010
<b><u>P/06/1344/FP</u></b>	<b>DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF 12NO. FLATS IN 2 BLOCKS WITH ACCESS, CAR PARKING AND LANDSCAPING</b>	
	REFUSE	13/11/2006
	APPEAL: DISMISSED	17/05/2007

### ***Representations***

Six letters of objection have been received raising the following concerns:

- Loss of privacy
- Increase in traffic / congestion
- Parking provision inadequate
- Means for vehicles to exit medical centre onto Fareham Park Road should be incorporated into the scheme to ease congestion on Highlands Road
- Scale of development out of keeping with area

One letter of support has been received saying that the site is an eyesore at present.

One further letter has been received asking that all properties be provided with charging points for electric vehicles.

## **Consultations**

### INTERNAL

Highways - No objection subject to conditions and suggested technical revisions.

Environmental Health - No objection.

Contaminated Land - No objection.

Trees - No objection. More detail will be required in terms of a landscaping and tree planting plan that specifies the design and construction of tree pits to ensure sufficient soil rooting volumes are provided and that they connect to the underlying subsoil.

Refuse & Recycling - A footway ramp is required for the bin collection area for Block A and the path must align with the doors. Collections would only be carried out travelling northbound. There remains concern regarding the proximity to the junction with Highlands Road even using only the northern of the three paths. In addition can the bin collection point for Block D be moved closer to Fareham Park Road to minimize the time the vehicle is stopped on the road.

Ecology - No objections.

### EXTERNAL

Police (Crime Prevention Design Advisor) -

- A buffer zone should be introduced to the ground floor windows to Flat 1 which face the communal garden
- There is little natural surveillance of the communal cycle store for Block B
- Each apartment should be allocated a parking space to avoid confrontation
- Lighting throughout the scheme should conform to the relevant British Standard

Portsmouth Water - In regards to groundwater protection the location of the site is of low risk and the site is not situated within any of the Environment Agency Groundwater Source Protection Zones for our sources.

Hampshire County Council (Flood and Water Management Team) - Comments awaited.

## **Planning Considerations - Key Issues**

a) Principle of development

Policy CS2 (Housing Provision) states that "Priority will be given to the reuse of previously developed land within the existing urban areas".

The application site partly comprises previously developed land with regards the site of the former pub. Whilst the residential garden of 2 Fareham Park Road is not defined as previously developed land it is recognised that the redevelopment of existing residential properties can assist in delivering housing within the urban area. In this instance the combination of the land around the former pub and bungalow is a site where residential development is acceptable in principle subject to full consideration of other material planning issues as discussed below.

b) Design and impact on character of area

Planning permission has previously been sought on two occasions to redevelop this site.

On both occasions the design and appearance of the development has caused concern and, amongst other things, has led to the Council refusing those applications.

In 2006 permission was refused for 12 flats on the site of the former pub (not including the property at 2 Fareham Park Road) - our reference P/06/1344/FP. An appeal was subsequently lodged and determined in May 2007. At paragraph 6 of the appeal decision the Inspector noted that:

"Building A would be located on a prominent corner position. It would be a large building, with three storeys extending around the corner, but dropping to two storeys at each end. Having regard to the height and size of the building, particularly the complexity and bulk of the three storey part with its large roof form, I do not consider that it would be in keeping with the surrounding buildings which are all lower and generally of smaller scale. While I acknowledge that the design contains features that would add interest to the appearance of the building, it would nevertheless appear massive and at odds with its less bulky surroundings".

In 2010 a further application for eight dwellings was refused permission by the Council (our reference P/10/0045/FP). The reasons for refusal cited, amongst other things, the poor relationship between the siting, height and mass of the frontage block to the highway, the incongruous design, dominance of car parking and poor sized garden areas as examples of the proposal's poor standard of design.

This current application arrives seven years after the most recent of those decisions. The application site is larger than before and incorporates the adjacent property at 2 Fareham Park Road also. The focus is on providing 1 and 2 bed affordable units.

The architect employed by the applicant has looked to address the concerns raised through the previous refusals with regards the design and appearance of Block A which sits on the prominent corner of Highlands Road and Fareham Park Road. Firstly the building is set back from the back edge of the pavement of both roads sufficiently to retain the spaciousness in the streetscene and prevent the building from appearing overly dominant. The building is contemporary in design and whilst it is three storeys tall the top storey is recessed and made subservient through the use of contrasting materials and sloping roofs. The eastern corner is designed to help the building 'turn the corner' in visual terms from Highlands Road into Fareham Park Road at a two storey scale. The design is well articulated with good use of materials and external terraces to break up the mass of the building and therefore assist in reducing its perceived bulk. In general Officers consider that the proposed design of Block A, whilst clearly unlike other buildings in the immediate vicinity, does not have the same harmful effect in design terms as previous proposals for this site. Its appearance is considered to complement and respond positively to the mixed character of Highlands Road.

Turning to the other three buildings, Officers are satisfied that their design respects the character of the surrounding area. Block B, like Block A, has a subservient top storey, addresses Fareham Park Road well and its massing and appearance would not detract from the streetscene. Block C continues the Fareham Park Road frontage by stepping down to two-storey level similar to that of the neighbouring buildings to the north. Block D features two storey eaves heights but with a third storey of accommodation within the roof space and overall relates well to the neighbouring buildings in Burt Close.

It is considered that the proposal satisfies the design related criteria of Policy CS17 of the adopted Fareham Borough Core Strategy.

c) Living conditions of future residents

Ten of the eighteen proposed flats have private gardens which range between 35 - 45 square metres in size. The Council's adopted Design Guidance (excluding Welborne) SPD advises that where it is not possible to provide each flat in a development with its own garden a communal garden will be acceptable or more innovative ways of providing quality outdoor space might be required. In this instance a communal garden is provided to the northern side of Block A to serve the upper floor flats in that building. All of the upper floor flats across the site have external private terraces. Officers consider this provision to be satisfactory to meet the needs of future residents.

Officers have worked with the applicant's architect to address minor concerns over the storage and collection of bins. The issues that were raised by the Council's Refuse & Recycling Coordinator have on the whole been resolved with individual bin storage areas being provided where possible and communal areas located conveniently for both residents and refuse collectors.

The design and layout of the proposed scheme ensures adequate light, outlook and privacy for future residents. As suggested by the Police Crime Prevention Design Advisor, a buffer area of planting has been created around ground floor windows to Flat 1 adjacent the communal garden.

#### d) Living conditions of neighbours

The design of Block A has been influenced by the need to ensure that views towards the property at 94 Highlands Road on the opposite side of Fareham Park Road do not result in a loss of privacy for its occupants. Facing windows are proposed to be obscure glazed and fixed shut and a privacy screen constructed alongside a rear first floor terrace to prevent views into windows and the garden of that neighbouring property.

The distance between the nearest upper floor windows in Block B and the rear garden of 94 Highlands Road would be 11.6 metres. Whilst views into the garden would therefore be created it is not considered that this would be materially harmful to the privacy of the neighbours in light of the advice contained in the Council's adopted Design Guidance (excluding Welborne) SPD that first floor windows should be at least 11 metres from boundaries they look towards.

The relationships between Blocks C & D and adjacent neighbouring properties are such that no material harm to light, outlook or privacy should arise.

#### e) Traffic and parking

The junction of Highlands Road and Fareham Park Road is acknowledged to be a busy one. The junction is also on a bus route and on the opposite side of the road to the application site is a bus stop.

The Transport Assessment submitted with the application concludes that the proposed development would not have a significant impact upon the local road network. Adequate access is to be provided via two footway crossovers with suitable visibility splays for exiting drivers. The Council's Transport Planner has raised no objection to the proposed scheme.

The proposed development would have twenty unallocated car parking spaces. The Council's adopted Residential Car & Cycle Parking Standards SPD expects development to provide 0.75 car parking spaces per 1-bed unit and 1.25 spaces per 2-bed unit. According to these standards the development should provide 18 car parking spaces meaning that the proposed 20 spaces exceeds this requirement.

The Police Crime Prevention Design Advisor has recommended that the car parking spaces be allocated to avoid potential confrontation. It is acknowledged that in some cases communal parking can lead to friction between drivers and confrontation over spaces. However, it is considered that the proposal to provide unallocated parking would ensure no spaces are left unavailable and all spaces are put to efficient use, for example, in the event that a resident of a particular flat does not require a dedicated parking space or only uses that space at certain times of day outside of which it is left empty.

e) Affordable housing

All of the proposed units being built would be affordable housing for the purposes of Policy CS18 of the adopted Fareham Borough Core Strategy.

f) Ecology

The Council's ecologist has raised no concerns over the impact on protected species arising from the development. The development should however be carried out in accordance with the proposed reptile mitigation strategy and further details regarding biodiversity enhancements should be secured by condition.

The applicant has agreed to make a financial contribution towards the Solent Recreational Mitigation Strategy (SRMS) to offset the cumulative effect of increased recreational visits to the protected Solent coastline caused by new residential development. This is to meet the requirement set out in Policy DSP15 of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies.

g) Land drainage

As the lead local flood authority, Hampshire County Council Flood and Water Management team have been consulted on this application with regards the proposals for disposal of surface water. The comments received from that team will be provided to Members of the committee by way of a written update.

Conclusion

In summary, the proposal is to redevelop a site within the urban area which has been vacant for a number of years to deliver a scheme of 18 affordable one and two bedroom flats. The new flats would not be harmful to or detract from the visual amenities of the street. The design and layout of the scheme ensures a good quality living environment for future residents whilst at the same time protecting the living conditions of existing neighbours.

The proposal is not considered likely to generate significant numbers of additional vehicle movements that might be harmful to the safety and convenience of the local highway network. Access to the site is considered safe and the level of parking provision proposed sufficient to meet the needs of future residents.

Matters concerning ecology and land drainage will be reported to Members by way of a written update. Subject to those matters the proposal is found to be acceptable and without conflicting with the relevant policies of the adopted local plan.

**Recommendation**

PERMISSION

Subject to:



a) The applicant making a commuted payment towards the Solent Recreation Mitigation Strategy (SRMS) secured under section 111 of the Local Government Act 1972;

b) Receipt of comments from Hampshire County Council Flood and Water Management team;

c) The following conditions:

1. The development hereby permitted shall be begun before 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 hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

- a. 14-097-HRF-MHA-00-ZZ-DR-A-0006 -P03 Block A Plans & Elevations
- b. 14-097-HRF-MHA-00-ZZ-DR-A-0007 -P03 Block B Plans & Elevations
- c. 14-097-HRF-MHA-00-ZZ-DR-A-0008-P02 Block C Plans & Elevations
- d. 14-097-HRF-MHA-00-ZZ-DR-A-0009-P02 BlockD Plans & Elevations
- e. 14-097-HRF-MHA-00-ZZ-DR-A-0002-P03 Site Plan
- f. HRF-MHA-00-GF-DR-A-0003 P02 - Proposed Technical Site Plan
- g. Reptile Mitigation Strategy - EPR November 2016
- h. Bat Survey Report - EPR November 2016
- i. Reptile Survey Report - EPR November 2016
- j. Environmental Noise Report - Mach Acoustics
- k. Site Specific Flood Risk Assessment with Drainage Strategy - August 2017

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

3. No development shall proceed beyond damp proof course level until details of all proposed external facing and hardsurfacing materials have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

4. None of the development hereby approved shall be occupied until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries and around all bin storage areas has been submitted to and approved in writing by the Local Planning Authority and the approved details have been fully implemented. It shall thereafter be retained at all times unless otherwise agreed in writing with the local planning authority.

If boundary hedge planting is proposed details shall be provided of planting sizes, planting distances, density, and numbers and provisions for future maintenance. Any plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

5. No development shall proceed beyond damp proof course level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the local planning authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality

6. The landscaping scheme, submitted under Condition 5 above, shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the local planning authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

7. The following windows shall be glazed with obscure glass and be of a non-opening design and construction to a height of 1.7 metres above internal finished floor and shall thereafter be retained in that condition at all times:

- a. The first floor windows to bedrooms in the north-eastern elevation of Block A serving Flat 4 as shown on the approved plan 0006 PO3 as having "obscure glass";
- b. The second floor windows to a bedroom and living room in the north-eastern elevation of Block A serving Flat 6;
- c. The ground floor window to a living room in the north-western elevation of Block B serving Flat 7;
- d. The first floor window to a living room in the north-western elevation of Block B serving Flat 9;
- e. The first floor window to a living/dining area in the north-western elevation of Block D serving Flat 16;
- f. The second floor window to a bedroom in the north-western elevation of Block D serving Flat 16.

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

8. Flat 4 in Block A shall not be occupied until a solid or obscure glazed privacy screen no less than 1.8 metres in height above the finished floor level of the terrace has been installed along the north-eastern side of the terrace serving that flat. The screening shall subsequently be retained at all times unless otherwise agreed in writing by the local planning authority.

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

9. None of the flats hereby approved shall be occupied until the approved parking and turning areas have been constructed in accordance with the approved details and made available for use. The parking spaces shall be retained for use on an unallocated basis at all times thereafter and at no time shall any of the parking spaces be allocated for use only by a particular flat or individual.

REASON: To ensure an adequate level of parking provision.

10. None of the flats hereby permitted shall be occupied until bin and cycle storage has been provided in accordance with the approved plans. The bin and cycle storage shall thereafter be retained and made available for use by residents living in the new flats hereby permitted for their respective uses at all times.

REASON: To ensure satisfactory provision of bin and cycle storage; in the interests of the satisfactory appearance of the development; in order to promote alternative sustainable modes of transport.

11. None of the development hereby permitted shall commence until a scheme for the delivery of on-site affordable housing has been submitted to and approved in writing by the local planning authority. The scheme shall include the following details:

- a. The plot numbers and type of affordable housing;
- b. Details of the timing of the construction of the affordable housing including any phasing arrangements;
- c. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing;
- d. The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced;

The provisions of this condition shall not be binding on a mortgagee or chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable housing units or any persons or bodies deriving title through such mortgagee or chargee or Receiver.

REASON: In order to secure the provision of affordable housing within the site.

12. The development hereby approved shall be carried out in accordance with the glazing and ventilation specifications stated in sections 7.3 - 7.5 of the approved Environmental Noise Report - Mach Acoustics unless otherwise agreed in writing by the local planning authority.

REASON: To prevent avoidable disturbance to residents from noise.

13. No development hereby permitted shall commence until a desk top study of the former uses of the site and adjacent land and their potential for contamination has been submitted to and approved in writing by the local planning authority (LPA).

Should the submitted study reveal a potential for contamination, intrusive site investigation and risk assessments should be carried out, including the risks posed to human health, the building fabric and the wider environment such as water resources, and where the site investigation and risk assessment reveal a risk to receptors, a detailed scheme for remedial works to address these risks and ensure the site is suitable for the proposed use shall be submitted to and approved by the LPA in writing.

The presence of any unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the LPA. This shall be investigated to assess the risks to human health and the wider environment and a

remediation scheme implemented following written approval by the local planning authority. The approved scheme for remediation works shall be fully implemented before the permitted development is first occupied or brought into use.

On completion of the remediation works and prior to the occupation of any properties on the development, the developers and/or their approved agent shall confirm in writing that the works have been completed in full and in accordance with the approved scheme.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place.

14. No dwelling hereby permitted shall be first occupied until the visibility splays at the access with the existing highway have been provided in accordance with the approved details. The visibility splays shall thereafter be kept clear of obstruction (nothing over 0.6m in height) at all times.

REASON: In the interests of highway safety.

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

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

16. No development shall commence on site until a Construction Management Plan (CMP) setting out how provision is to be made on site for the parking and turning of operatives vehicles, wheel cleaning, the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development, has been submitted to and approved in writing by the local planning authority (LPA). The development shall be carried out in accordance with the CMP and areas identified in the CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period.

17. The development hereby approved shall be carried out in full accordance with the approved Reptile Mitigation Strategy - EPR November 2016 submitted as part of the application unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

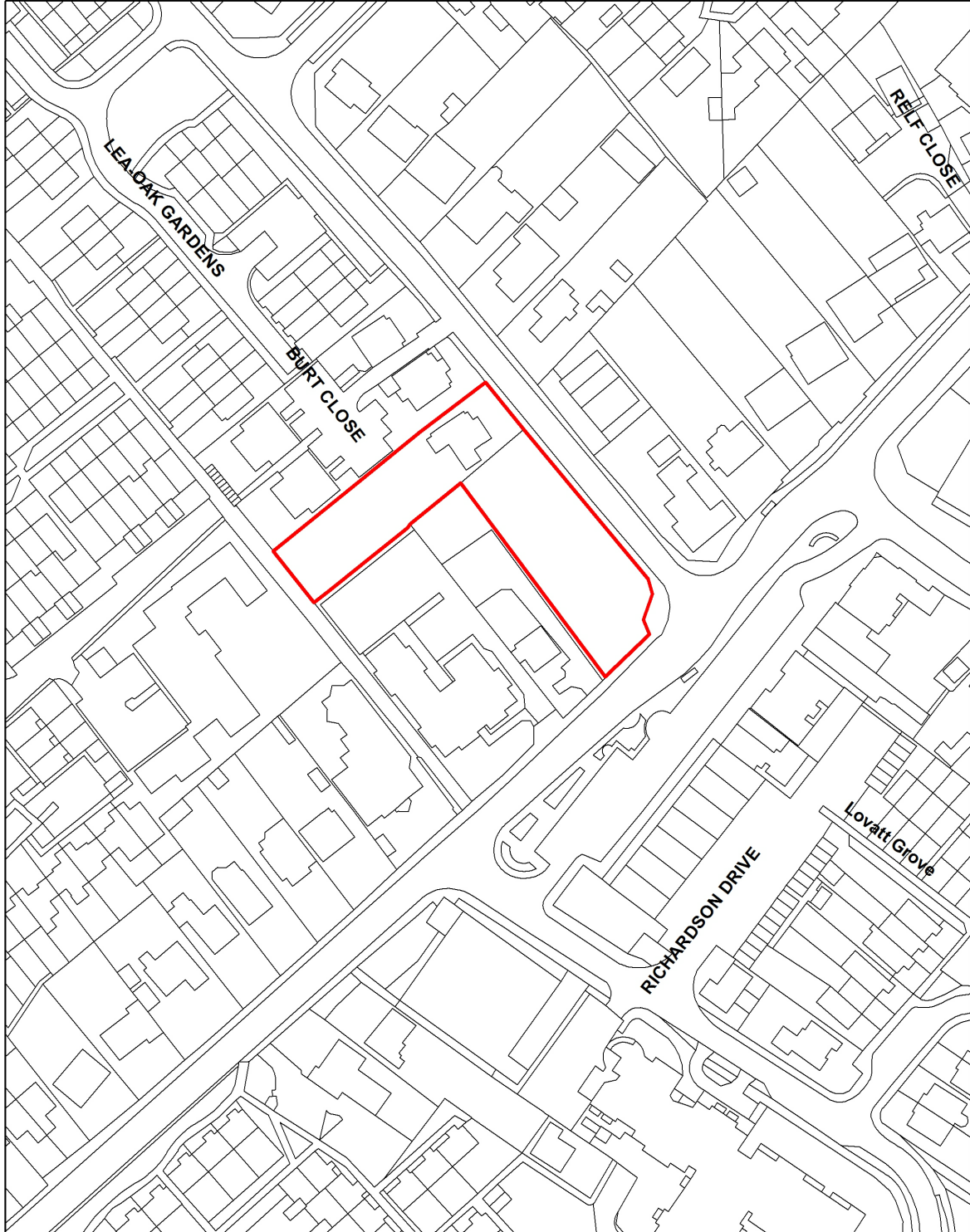
18. No development shall commence on site until a scheme of biodiversity enhancements to be incorporated into the development has been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

See planning history

# FAREHAM

BOROUGH COUNCIL



The Hampshire Rose  
96 Highlands Road  
Scale 1:1250



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# Agenda Item 6(3)

**P/17/1031/FP**

**FAREHAM EAST**

MR & MRS ALLGOOD

AGENT: R & G DESIGN

CONVERSION OF EXISTING COACH HOUSE INTO 1-BEDROOM ANNEX, ANCILLARY TO 27 WICKHAM ROAD

27 WICKHAM ROAD FAREHAM HAMPSHIRE PO16 7EY

## ***Report By***

Peter Kneen - direct dial 01329 824363

## ***Site Description***

The application site is located within the existing defined urban area of Fareham, and presently forms a redundant outbuilding at the end of the rear garden, formally a coach house serving 27 Wickham Road. The former Coach House originally achieved access via Southampton Road (to the south of the site), although this access was lost when the land was sold by a previous owner to construct Tiverton Court. The Coach House is a brick built, one and a half storey structure for which the roof has recently been replaced from a concrete pantiled roof to a more traditional slate tiled roof.

The surrounding area is almost entirely residential, and is located to the north of Fareham Town Centre. To the north of the site lies Serpentine Road, with a terrace of properties over 30m to the north. To the north of the site is also a private access road, within the ownership of the applicant, but used under rights of access by the occupiers of the properties along Serpentine Road all of which have secondary accesses and garages from this road. To the east of the site is a recently constructed timber annex building to serve the residents of 29 Wickham Road. To the south lies Tiverton Court, a sheltered housing complex, comprising 28 flats, and to the west lies the long rear gardens of the other properties along Southampton Road, the closest of which lies over 30m away to the southwest.

The host dwelling at 27 Wickham Road is located about 35m away from the Coach House towards the end of the existing "L" shaped garden. Whilst separate from the main house, the Coach House falls within the curtilage of this property.

## ***Description of Proposal***

This application seeks planning permission for the conversion of the Coach House into a 1-bedroom self-contained annex to be used for family members and guests when visiting. The proposal would provide a living space and kitchen at ground floor level with a single bedroom and bathroom within the roof space at first floor level. Whilst the proposal would remain ancillary to 27 Wickham Road, a new door and stairs would be created onto the access track to the north. A single car parking space has been removed from the proposal following concerns raised by the occupiers of the properties on Serpentine Road. There is sufficient car parking provision to the front of the main house for up to 4no. cars to support the existing dwelling and the provision of the annex.

## ***Policies***

The following policies apply to this application:

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

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**

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP46 - Self Contained Annexes and Extensions

### ***Representations***

Five respondents have objected to the proposed development. The key matters of concern raised were:

- Proposed car parking space would restrict access;
- Overlooking from proposed front door;
- Impact on protected species.

All the third party objectors, who reside in Serpentine Road raise concern regarding the use of the private access road to the north of the site. The applicant has stated they own the track of which the residents of Serpentine Road have rights of access, although no rights to park on the track. This matter is not a planning consideration in respect of this application as ownership and rights of access are controlled under separate land legislation.

### ***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; and,
- Highway safety and car parking.

Principle of the development:

The site is located within the defined curtilage of 27 Wickham Road, despite being located towards the end of the rear garden. The proposed use of the structure as an annex associated with the host dwelling therefore needs to be assessed against the policy requirements of Policy DSP46 of the Local Plan.

Policy DSP46 (Self-Contained Annexes and Extensions) states that provision of annexes to accommodate dependent relatives will be permitted provided that:

- i) A function link between the principal dwelling and the annex or extension can be demonstrated such as a relationship of the occupants of the principal dwelling and the annex;
- ii) The annex or extension is within the curtilage of the principal dwelling;
- iii) Adequate car parking spaces are provided for both the residents of the annex or extension and the principal dwelling;
- iv) There is no boundary demarcation or sub-division of garden areas between the principal dwelling and the annex or extension; and,
- v) The annex or extension conforms to the space standards and design requirements as set

out in Local Plan Part 1: Core Strategy Policy CS17: High Quality Design and the Design Supplementary Planning Document.

In addition, the Policy continues to state that "where the annex is detached from the original dwelling, a planning condition will be applied to any planning permission to prevent the use of the annex as a separate dwelling".

Each of the above elements has been considered, and whilst the applicant has not been specific regarding the intended user (point (i) above), the provision of a planning condition, as required in the last part of the Policy would ensure that the use of the annex remains ancillary to the main dwelling, and is not sold off, let out or used independently from the main dwelling without the submission of a further planning application to that effect.

In respect of point (iii), the site benefits from at least 4no car parking spaces on the main front driveway, together with a detached garage building. This level of parking in itself accords with the requirements of the Adopted Car Parking Standards, which would ensure no on-street car parking is required.

With regard to point (iv), there is already a historic boundary wall that largely separates off the Coach House from the main garden area. This would remain and would be restored as part of the overall works. Along the wall is an opening connecting the Coach House to the main rear garden of 27 Wickham Road, this opening would also remain ensuring a continuation of the link between the main house and the annex building.

Finally, with regard to point (v), the conversion of this existing building into an annex would ensure the longevity and retention of this historic building. The internal conversion of the space makes good use of the building, whilst ensuring all existing openings remain unaltered on the southern elevation.

#### Impact on Living Conditions:

This planning application proposes the conversion of the existing building into a 1-bedroom annex, which would remain ancillary to the main house. The only additional opening would be created on the northern elevation, as a new separate means of access to the annex. As stated above, the nearest residential property is located 30m away to the southwest, with the rear elevation of Tiverton Court approximately 34m away. It is therefore considered that the proposals will not have an adverse impact on the living conditions of neighbouring occupiers.

Only one third party raised overlooking as a concern. This related to the provision of the new doorway on the northern elevation. However, given the sporadic, limited use of the proposed annex, together with the level of separation to the rear elevation of the properties on Serpentine Road (25m) it is considered unlikely that the proposal will have a harmful impact on the living conditions of neighbouring occupiers.

#### Highway Safety and Car Parking

The application site comprises a large front driveway area and detached garage building. The driveway itself is capable of accommodating 4no cars and is therefore in itself capable of accommodating the level of car parking for both the existing dwelling and the proposed annex. The original submission included a car parking space on the access track to serve the annex. However, following concerns raised by the occupiers of the properties along Serpentine Road, the car parking space was removed. That said, given the applicant has stated his ownership of the access track, a car parking space could be provided in this



location without the need for a separate grant of planning permission.

#### Other Matters:

A third party comment raised concerns that the works to replace the roof of the Coach House have disturbed a family of bats living within the roofspace. The replacement of the roof was undertaken under the permitted development rights of the site as an outbuilding within the curtilage of a dwellinghouse. In these circumstances, it is the responsibility of the owner to ensure compliance of the relevant legislation governing protected species.

#### Conclusion:

In summary, it is considered that whilst the building is somewhat divorced from the main house, the building is within the curtilage of the dwellinghouse and within the defined urban area, where it is considered that the use of the building as an annex accords with the policies of the Adopted Local Plan and the principles of the adopted Design Guidance and Residential Car Parking Standards. The proposals would not have an adverse impact on the living conditions of neighbouring occupiers, and would ensure the longevity of this historic Coach House building.

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) Location Plan (Drawing: Streetwise (scale 1:1250));
- b) Block /Site Plan (Drawing: Streetwise (scale 1:500));
- c) Existing and Proposed Floor Plans and Elevations (Drawing: Allgood 134.1)

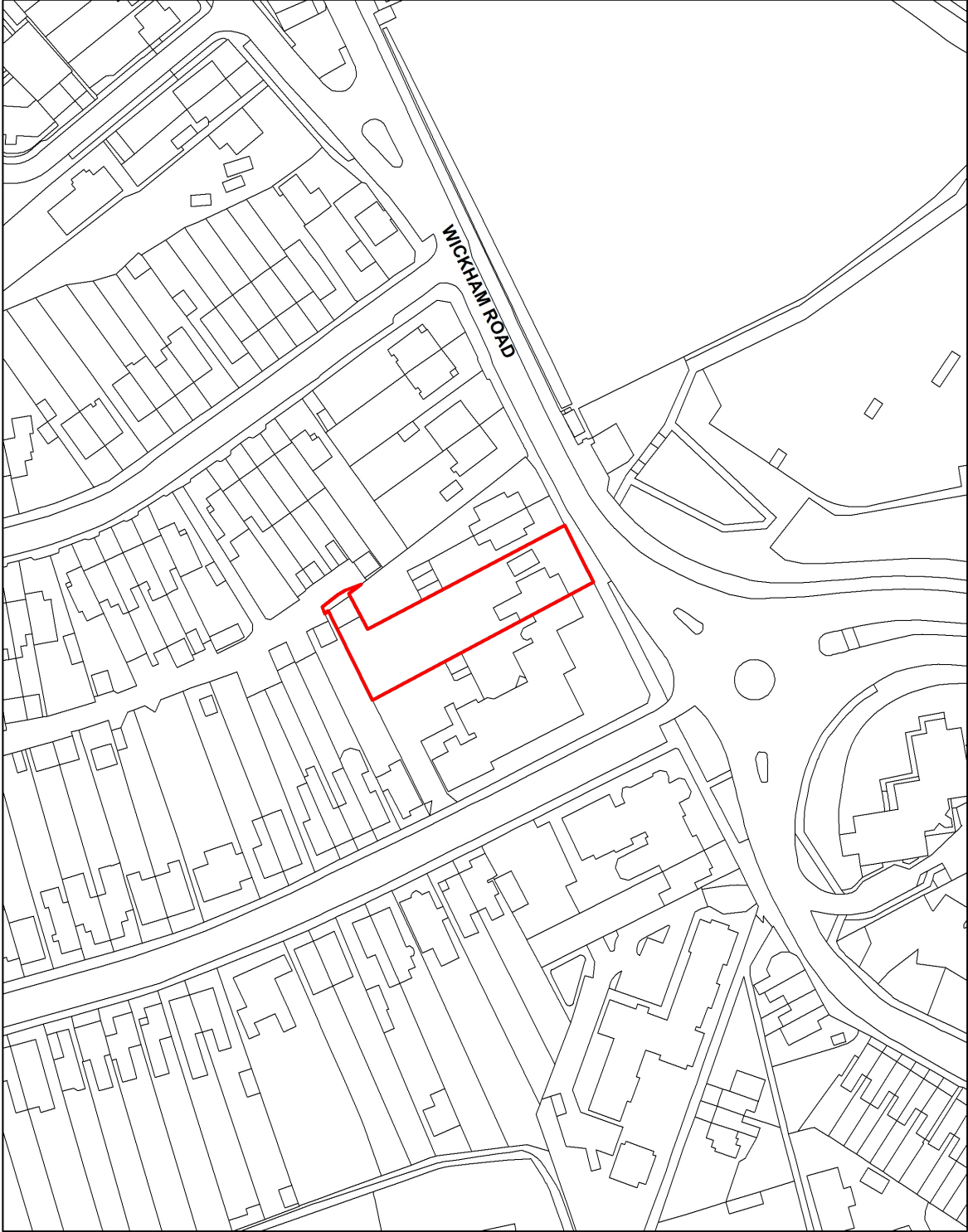
REASON: To avoid any doubt over what has been permitted.

3. The annex accommodation hereby permitted shall be occupied only for ancillary residential purposes in conjunction with the use of the remainder of the property at 27 Wickham Road as a single dwelling and shall at no time be let out, sold off or occupied separately as an independent unit of accommodation.

REASON: The site is incapable of accommodating a separate unit of accommodation and/or is located in an area where new residential development would not normally be permitted.

# FAREHAM

BOROUGH COUNCIL



27 Wickham Road  
Scale 1:1250



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# Agenda Annex

## ZONE 3 - EASTERN WARDS

Portchester West  
Hill Head  
Stubbington  
Portchester East

### Reference

### Item No

<b>P/17/0943/FP</b> PORTCHESTER EAST	84 MERTON AVENUE FAREHAM PO16 9NH PROPOSED CONSTRUCTION OF A BARN-HIPPED PITCHED ROOF OVER DETACHED BUILDING.	<b>4</b> <b>REFUSE</b>
<b>P/17/1018/FP</b> STUBBINGTON	114 MAYS LANE STUBBINGTON FAREHAM HAMPSHIRE PO14 2ED WALL/FENCE IN EXCESS OF ONE METRE IN HEIGHT ADJACENT TO THE HIGHWAY	<b>5</b> <b>PERMISSION</b>

# Agenda Item 6(4)

**P/17/0943/FP**

MR A WELLS

**PORTCHESTER EAST**

AGENT: ROBERT TUTTON  
TOWN PLANNING  
CONSULTANTS

PROPOSED CONSTRUCTION OF A BARN-HIPPED PITCHED ROOF OVER DETACHED BUILDING.

84 MERTON AVENUE FAREHAM PO16 9NH

## ***Report By***

Rachael Hebden. Direct Dial 01329 824424

## ***Introduction***

The application has been submitted following the withdrawal of P/17/0126/FP for the extension and conversion of the garage into a dwelling. The extension now proposed takes the same form as that previously proposed, however the application proposes to use the space created as a games room in connection with the host property and does not seek a change of use to a separate dwelling (as previously proposed).

## ***Site Description***

The site is located within a residential area in Portchester. No. 84 Merton Avenue is located on a corner plot between Merton Avenue and Alton Grove and fronts Merton Avenue. There is a double garage to the rear of no. 84 which is the subject of this application. The garage has a hipped roof with vehicular access from Alton Grove.

## ***Description of Proposal***

The application proposes the addition of a barn-hipped, pitched roof to the existing garage to enable the creation of useable space at first floor level.

## ***Policies***

The following policies and guidance apply to this application:

National Planning Policy Framework 2012 (NPPF)

National Planning Policy Guidance

Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document

## **Approved Fareham Borough Core Strategy**

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS11 - Development in Portchester, Stubbington and Hill Head

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

## **Development Sites and Policies**

DSP1 - Sustainable Development

DSP3 - Impact on living conditions

## ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/17/0126/FP</u></b>	<b>Addition of a barn-hipped pitched roof over existing garage and change of use to a one bed dwelling. Provision of a dropped kerb.</b> WITHDRAWN	17/03/2017
<b><u>P/10/0220/FP</u></b>	<b>ERECTION OF SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION WITH SIDE ROOFLIGHT AND ALTERATIONS TO ROOF INCLUDING FRONT AND REAR DORMERS</b> PERMISSION	05/05/2010
<b><u>P/09/0528/FP</u></b>	<b>(A) ERECTION OF 1.8 METRE FENCE ALONG SOUTHERN BOUNDARY; AND (B) ERECTION OF DOUBLE GARAGE</b> PART PERMISSION	13/08/2009

### ***Representations***

Eighteen representations have been received.

Five of the representations object to the proposal and raise the following material considerations:

- The scale, design and position forward of the building line would be inappropriate;
- There is very little difference between this application and the previously withdrawn application, other than no change of use is sought;
- There is no provision for a dropped kerb to allow access to the garage;
- The garage has never been completed or used for the parking of cars;
- The rear wall is 120cm from the boundary fence with eaves only 90cm away and would as a result restrict the amount of available light to number 82;
- The proposed design would be out of keeping with the character of the area;
- The applicant is clearly applying to extend the garage with a view to the future conversion to a dwelling.

Thirteen representations support the proposal and make the following points:

- The design would be more uniform than that of the existing garage;
- The proposal does not increase the footprint of the garage;
- The garage makes efficient use of the land.

### ***Consultations***

INTERNAL CONSULTEES

Environmental Health

- No objection subject to conditions.

Highways

- No objection subject to conditions.

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

Design and Impact on the Character of the Area

Policy CS17 states that development must respond positively to and be respectful of the key characteristics of the area, including (amongst other criteria) scale, form and spaciousness.

The existing garage is located to the rear of no. 84 however it contributes to the Alton Grove street scene rather than Merton Avenue. The character of this section of Alton Grove is established by chalet style dwellings positioned along a uniform building line. The dwellings to the west of the site (no's 5-11 Alton Grove) have hipped roofs with ridgelines running parallel to Alton Grove. The existing garage is located forward of the building line established by the dwellings to the west of the site, however it is single storey with a hipped roof and a ridge height of 4m. The size and design of the existing garage, in particular the recessive form of the hipped roof, ensures that it respects the character of Alton Grove and does not appear overly dominant given its position forward of the building line established by no's 5-11 Alton Grove. It is of relevance to note that a previous application (P/09/0528/FP) for a larger garage was refused because of its unacceptable impact on the character of the area.

The proposed alterations to the garage would include an increase of the eaves height from 2.2 to 2.8m and the replacement of the existing hipped roof with a pitched roof (albeit partially cropped) with a ridge height of 6.4m (the same height as no's 5-11 Alton Grove). Unlike no's 5-11 Alton Grove which have ridges running parallel to the road, the ridge of the proposed extension would be perpendicular to the road with the cropped gable end facing the front of the site.

The prominent position of the garage forward of the building line created by no's 5-11 Alton Grove would be emphasized by the increase in size and the dominant design which would incorporate a cropped gable end. The proposed alterations to the garage would result in a much larger and more prominent building which would not respond positively to the scale, form or pattern of development established by no's 5-11 Alton Grove and would as a result be out of keeping with the character of the area and contrary to Policy CS17.

#### Impact on neighbouring properties

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 garage is located to the east of no. 5 Alton Grove. There is a window in no. 5's east elevation which is the sole window serving the kitchen. The Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document recommends that two storey side extensions are separated from sole windows serving habitable rooms in neighbouring properties by 6m, but that a lesser distance of 4m may be acceptable in some circumstances, such as when the neighbouring room is served by other windows which wouldn't be affected by the extension or where the affected window currently has limited outlook and light available to it. The proposed extension is not a two storey side extension, however it is an extension at first floor level to the side of the neighbouring property, therefore the recommended separation distances are a useful guide as to what is and is not acceptable in term of the impact on the amenity of neighbouring properties.

The proposed extension at first floor level would be visible from no. 5's kitchen window, however it would only be visible at an oblique angle. The proposed extension is also 1.5 storeys in height, rather than a full 2 storeys, therefore the separation distance of 4.82m is considered to be acceptable in this case in terms of the impact on the outlook from no. 5's kitchen window.

The owners of no. 5 have raised concerns regarding the potential loss of light to their ground floor kitchen. The proposed structure would be located to the south east of the kitchen window and may therefore result in a loss of sunlight available to this room during

part of the morning only. The loss of sunlight would be for a limited time of the day. In addition, the amount of sunlight currently available to the kitchen is compromised by the existing boundary wall of approximately 2m in height which is located opposite the window. The limited hours during which sunlight would be lost, combined with the presence of the boundary wall and the existing garage are such that the proposal is not considered to be so harmful to the amenity of the neighbouring property's kitchen window to justify a reason for refusal.

The owners of no. 5 have also raised concerns about the impact the proposed extension would have on the visibility from their drive. It is acknowledged that the size and position of the extension would impact the visibility of drivers exiting no. 5's drive, however it would not restrict the visibility any more than the existing garage given that the footprint would remain unchanged. There is no highway objection to the proposal in this regard.

### Flood Risk

The site is identified as being a flood zone 3(a), that is as having a high probability of flooding. The NPPF (footnote 20) states that a site specific flood risk assessment is required for all proposals for new development (including minor development such as the proposal) in flood zones 2 and 3. The NPPF (para 103) also states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding, where development is appropriately flood resilient and resistant. The application has not been supported by a site specific flood risk assessment however the garage exists on site already such that the proposal would not result in flood water being displaced elsewhere. Furthermore, the ground floor of the building is proposed to remain as a garage such that there is no significant change in the use of the ground floor compared to the existing ground floor use. As such the lack of information on the implications from a flood event are not considered to be so significant that the absence of a site specific flood risk assessment should be included as a reason for refusal. If all other matters had been acceptable to the Planning Authority then if considered necessary the details of any flood resilience measures could have been secured by a planning condition.

### Conclusion

The proposed development would be an obtrusive feature within the streetscene which would not respond positively to the character and appearance of the area. It is therefore recommended that the application is refused.

### **Recommendation**

REFUSE for the following reasons:

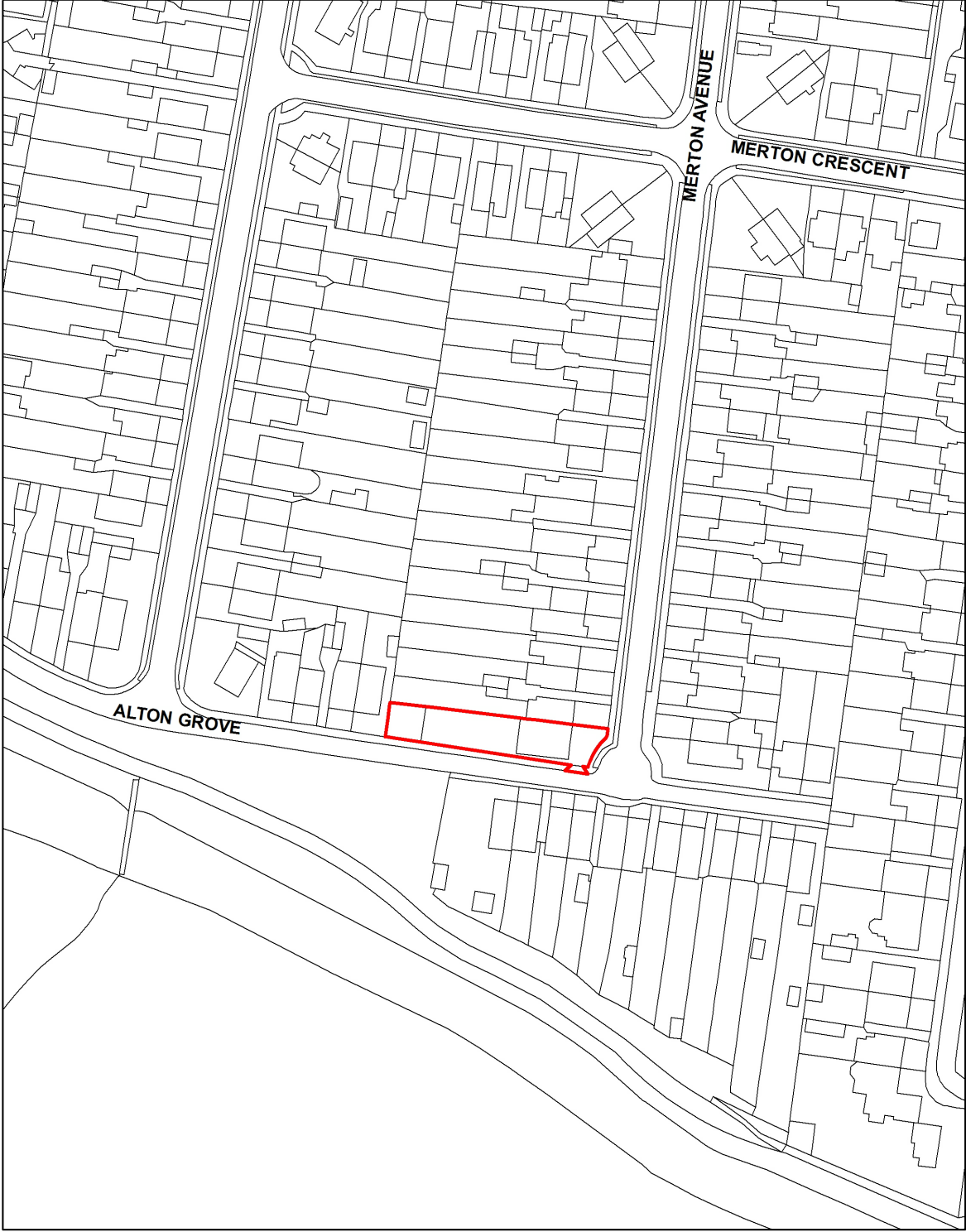
1. The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Local Plan, Policy DSP3 of the Local Plan Part 2: Development Sites and Policies and the Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document and is unacceptable in that its scale, design and position forward of the building line would result in an overtly dominant, visually obtrusive feature which would fail to respond positively to the character of the street scene.

### **Background Papers**

P/17/0943/FP

# FAREHAM

BOROUGH COUNCIL



84 Merton Avenue  
Scale 1:1250



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# Agenda Item 6(5)

**P/17/1018/FP**

**STUBBINGTON**

MRS TRUDY ALLEN

AGENT: MRS TRUDY ALLEN

WALL/FENCE IN EXCESS OF ONE METRE IN HEIGHT ADJACENT TO THE HIGHWAY  
114 MAYS LANE STUBBINGTON FAREHAM HAMPSHIRE PO14 2ED

## **Report By**

Emma Marks - Direct dial 01329 824756

## **Site Description**

This application relates to a detached chalet bungalow sited on the eastern side of Mays Lane on the south eastern corner of its junction with Sumar Close;

There is an existing wall running east west fronting Sumar close, connecting the property with its garage, enclosing the rear garden. In front of this wall is the side/front garden of the property, enclosed by a small wall on the back edge of the footpath.

The site lies within the urban area.

## **Description of Proposal**

The application involves erecting a two metre high wall/fence, incorporating an area of side garden into the rear garden. The wall/fence would be sited on the back edge of the footpath with returns either end.

## **Policies**

The following policies apply to this application:

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

CS17 - High Quality Design

## **Relevant Planning History**

The following planning history is relevant:

**P/10/0612/FP**

**ERECTION OF SINGLE STOREY FRONT EXTENSION AND  
REPLACEMENT PORCH**

PERMISSION

07/09/2010

## **Representations**

Five letters of representation has been received raising the following concerns:-

- The design would not reflect the positive aspects of the street's character and would seriously detract from it by hiding the open and attractive front gardens;
- Apart from the wall immediately opposite all of the front boundaries are either low wall or without any wall;
- The intrusive and obstructive wall and boundary treatment would not reflect or enhance the positive attractive and open outlook within the close;
- The proposal is not consistent with policy;
- There is an issue of parked cars along the narrow entrance to the close, making an

accident very likely.

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

The issues for consideration in this case relate to the character and appearance of the streetscene and highway safety.

#### Character and appearance of the area

The original planning permission dated 2nd July 1969 required the existing garden wall in its current location, resulting in an area of side/front garden falling outside of the private rear garden. The property on the other side of the road, 5 Sumar Close has a 1.8 metre high wall on the back edge of the footpath enclosing its drive/garage area and rear garden.

Although the application property has a Mays Lane address, its principal elevation fronts Sumar Close and the property therefore forms part of the Sumar Close street scene. Sumar Close originally comprised a cul-de-sac of a small number of properties, however it was extended some years ago with further residential development.

Currently as you enter Sumar Close from Mays Lane there is a sense of openness until you reach the wall on the back edge of the footpath around 5 Sumar Close. However due to the open nature of the side/front garden of the application property the reduction in this visual gap is not apparent.

The proposed 2 metre high wall/fence adjacent to the footpath would extend approximately 11metres and the two returns would measure approximately 5 metres each. The wall/fence would be set back from the junction with Mays Lane by 24 metres.

It is understood that the proposal would result in the loss of part of the open side/front garden of the application property fronting Sumar Close. As the wall/fence enclosure would be opposite the wall around 5 Sumar Close this would create a slight pinch point within the street. However, beyond this point the street would widen out giving a sense of spaciousness beyond. Officers have carefully assessed the existing features and character of the street and do not consider the proposal would materially harm the character of the area or the streetscene to such an extent that the application should be refused.

#### Highway Safety

One comment raises concern that there is an issue of parked cars along the narrow entrance to the close making an accident very likely. Officers are of the view that as the proposal is set back from the junction with Mays Lane by some 24 metres the proposed wall/fence would not impact on highway safety.

#### Conclusion

Notwithstanding the comments raised by neighbouring residents, officers are of the opinion that the proposal will not materially harm the character of the area or streetscene and is acceptable in highway safety terms.

### ***Recommendation***

PERMISSION subject to the following conditions:-

1. The development shall begin 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) Block Plan

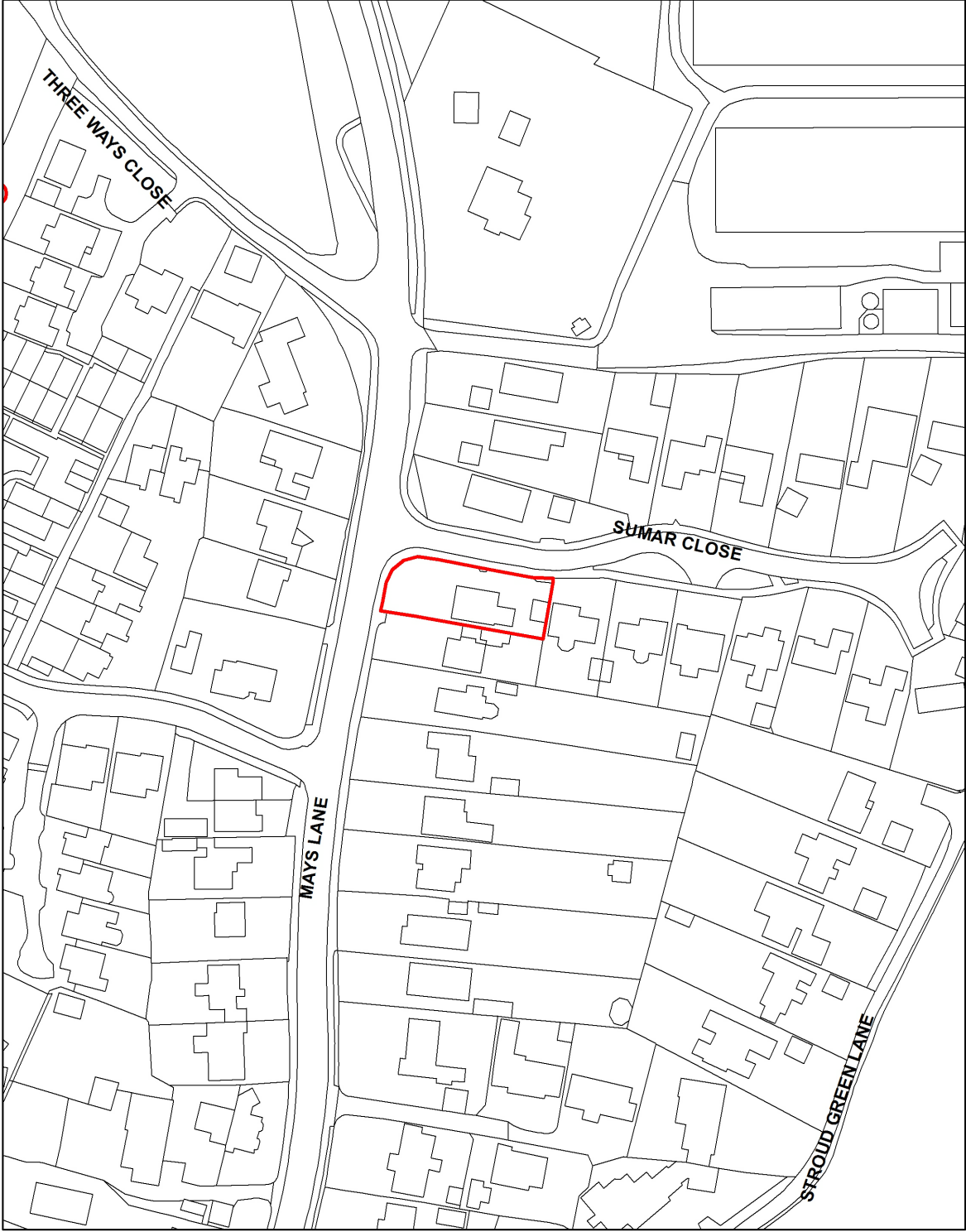
b) Proposed Site Layout Plan

c) Proposed Side Elevation

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

# FAREHAM

BOROUGH COUNCIL



114 Mays Lane  
Scale 1:1250



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# Agenda Item 7

## PLANNING APPEALS

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

### CURRENT

#### **P/16/1049/OA**

**Appellant:** Taylor Wimpey UK Ltd  
**Site:** Land To The East Of Brook Lane & South Of Brookside Drive  
Warsash  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 13 July 2017  
**Reason for Appeal:** Outline planning permission with all matters reserved (except for access), for residential development of up to 85 dwellings with public open space, access from Brook Lane, landscaping works, including demolition of existing redundant nursery buildings.

#### **P/16/1088/OA**

**Appellant:** FOREMAN HOMES  
**Site:** Land To South & East Of Rookery Avenue Fareham Hampshire  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 25 September 2017  
**Reason for Appeal:** RESIDENTIAL DEVELOPMENT OF UP TO 22 UNITS (15 DWELLINGS PER HECTARE), ASSOCIATED LANDSCAPING, AMENITY AREAS AND A MEANS OF ACCESS FROM ROOKERY AVENUE

#### **P/16/1192/VC**

**Appellant:** MR KEVIN FRASER  
**Site:** The Tithe Barn Mill Lane Titchfield Fareham PO15 5RB  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 01 September 2017  
**Reason for Appeal:** Vary condition 15 of P/15/0786/VC to increase the number of wedding ceremonies and/or wedding functions from 14 to 28 to be held on the application site in any one calendar year - development affecting the setting of the Grade 1 Listed Barn.

## **PLANNING APPEALS**

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

### **CURRENT**

#### **P/17/0405/FP**

**Appellant:** LONDON AND CAMBRIDGE PROPERTIE  
**Site:** 27a Stubbington Green Fareham Hampshire PO14 2JY  
**Decision Maker:** Committee  
**Recommendation:** APPROVE  
**Council's Decision:** REFUSE  
**Date Lodged:** 04 September 2017  
**Reason for Appeal:** Change of Use of First Floor from Snooker Hall (Use Class D2) to 10 Residential Flats (6 x 2 bed and 4 x 1 bed)

### **DECISIONS**

#### **P/15/0260/OA**

**Appellant:** 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  
**Decision:** ALLOWED  
**Decision Date:** 14 August 2017

## **PLANNING APPEALS**

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

### **DECISIONS**

#### **P/16/0873/OA**

**Appellant:** The Estate of Patrick Michael Deceased  
**Site:** Meon View Farm Old Street Fareham PO14 3HQ  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 16 June 2017  
**Reason for Appeal:** Outline planning permission with access & layout to be approved for four detached four-bedroomed chalet-style dwellings, following demolition of agricultural buildings, removal telecommunication mast & cessation of the existing commercial vehicle storage use.  
**Decision:** DISMISSED  
**Decision Date:** 14 September 2017

#### **P/17/0209/FP**

**Appellant:** Mr Phillip Gleed  
**Site:** 78 Blackbrook Park Avenue Fareham Hampshire PO15 5JW  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 04 July 2017  
**Reason for Appeal:** Extensions and alterations to existing bungalow to convert property into a 2-storey dwelling  
**Decision:** DISMISSED  
**Decision Date:** 24 August 2017