

P/16/0596/FP

MR M IRONS

FAREHAM SOUTH

AGENT: TOWN PLANNING
EXPERTS

ERECTION OF DETACHED TWO-STOREY DWELLING

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

Report By

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Introduction

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

Site Description

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

Description of Proposal

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

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

Development Sites and Policies

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

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

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

Representations

Three letters have been received objecting on the following grounds;

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

Consultations

INTERNAL

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

Planning Considerations - Key Issues

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

- Principle of Development

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

Principle of Development

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

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

Impact on Character of the Area

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

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

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

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

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

Impact on Amenity of Neighbouring Properties

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

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

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

Highways

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

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

Other Matters

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

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

Solent Recreation Mitigation Partnership

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

Conclusion

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

Recommendation

PERMISSION; subject to;

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

ii) the following conditions;

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

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

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

- Proposed Elevations & Floor Plans - Rev A

- Proposed Site Plan - Rev A

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

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

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

REASON: To secure the satisfactory appearance of the development.

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

REASON: To secure the satisfactory appearance of the development.

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

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

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

REASON: In the interests of highway safety.

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

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

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

REASON: In the interests of highway safety.

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

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

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

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

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

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

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

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

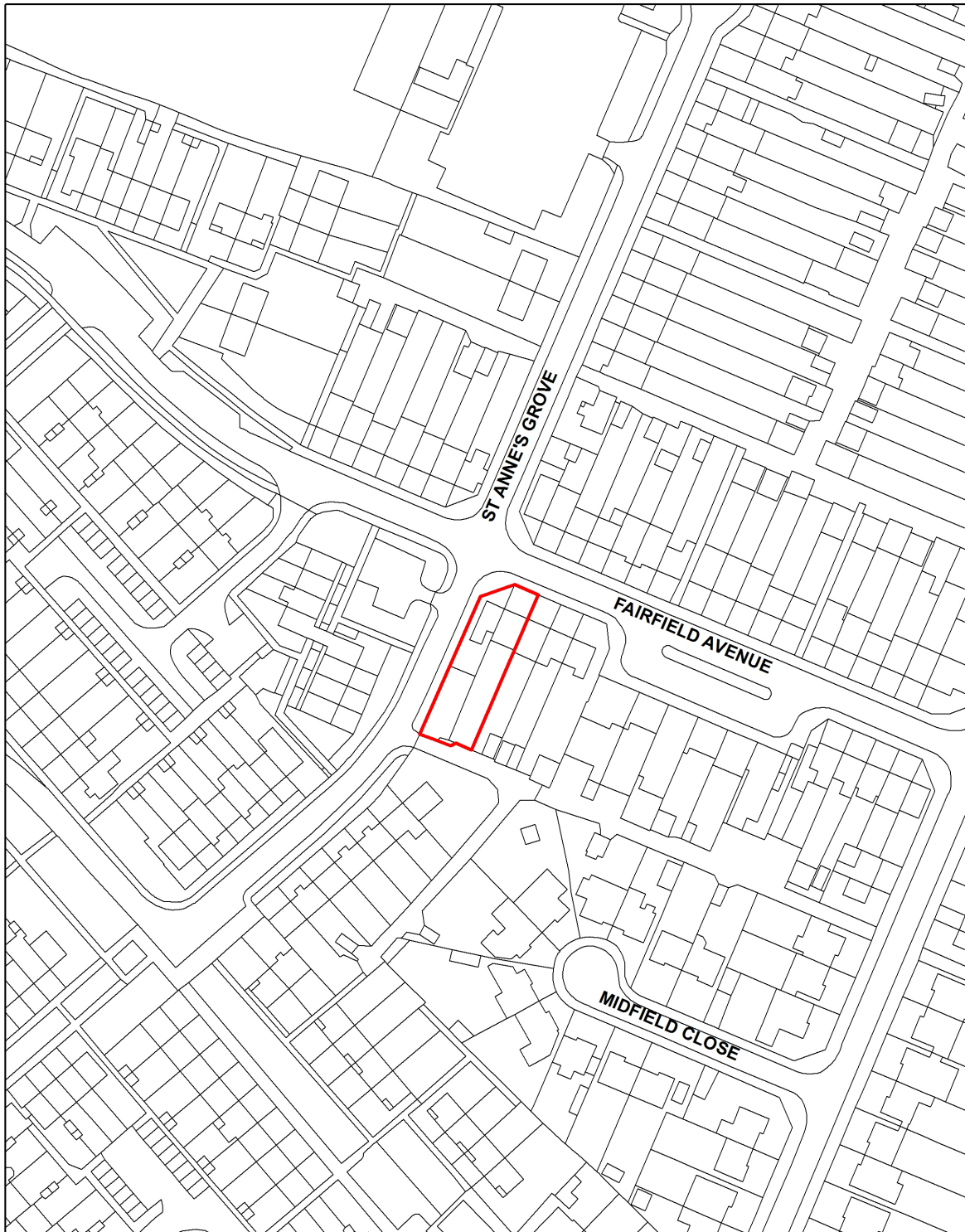
REASON: To protect the living conditions of the occupiers of nearby residential properties.

Background Papers

P/16/0596/FP

FAREHAM

BOROUGH COUNCIL



59-61a Fairfield Avenue
Scale 1:1250



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