

**P/16/0873/OA**

ESTATE OF PATRICK CHAPPELL

**HILL HEAD**

AGENT: ROBERT TUTTON  
TOWN PLANNING CO

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

MEON VIEW FARM OLD STREET FAREHAM PO14 3HQ

***Report By***

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***Site Description***

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

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

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

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

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

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

***Description of Proposal***

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

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

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS11 - Development in Portchester, Stubbington and Hill Head

CS14 - Development Outside Settlements

CS17 - High Quality Design

CS22 - Development in Strategic Gaps

### **Approved SPG/SPD**

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

### **Development Sites and Policies**

DPS1 - Sustainable Development

DSP3 - Impact on living conditions

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

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

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

The following planning history is relevant:

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

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

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

### ***Representations***

Thirteen objections have been received raising the following comments:

The traffic appraisal is not accurate;

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

There is no path on the west side;

Visibility is poor;

Four new dwellings would increase traffic flow along the road;

Neighbour's privacy should be retained;

Housing should not extend beyond the existing building line;

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

Contrary to policy;

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

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

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

The highway improvements including cutting back of vegetation are welcome;

The removal of all commercial vehicles is a positive outcome;

Loss of the unrestricted commercial business is welcome.

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

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

### ***Consultations***

INTERNAL

Trees - No objection

Ecology - No objection subject to conditions

Contamination - No objection subject to conditions

Refuse collection - No objection

Highways - No objection, subject to conditions

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

Principle of development

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Design/Landscape character

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

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

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

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

## Development within the Meon Strategic Gap

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

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

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

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

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

## Highways

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

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

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

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

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

## Effect on neighbouring properties

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

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

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

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

#### Other matters

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

#### Conclusion

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

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

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

#### ***Recommendation***

REFUSE:

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

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

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

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

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

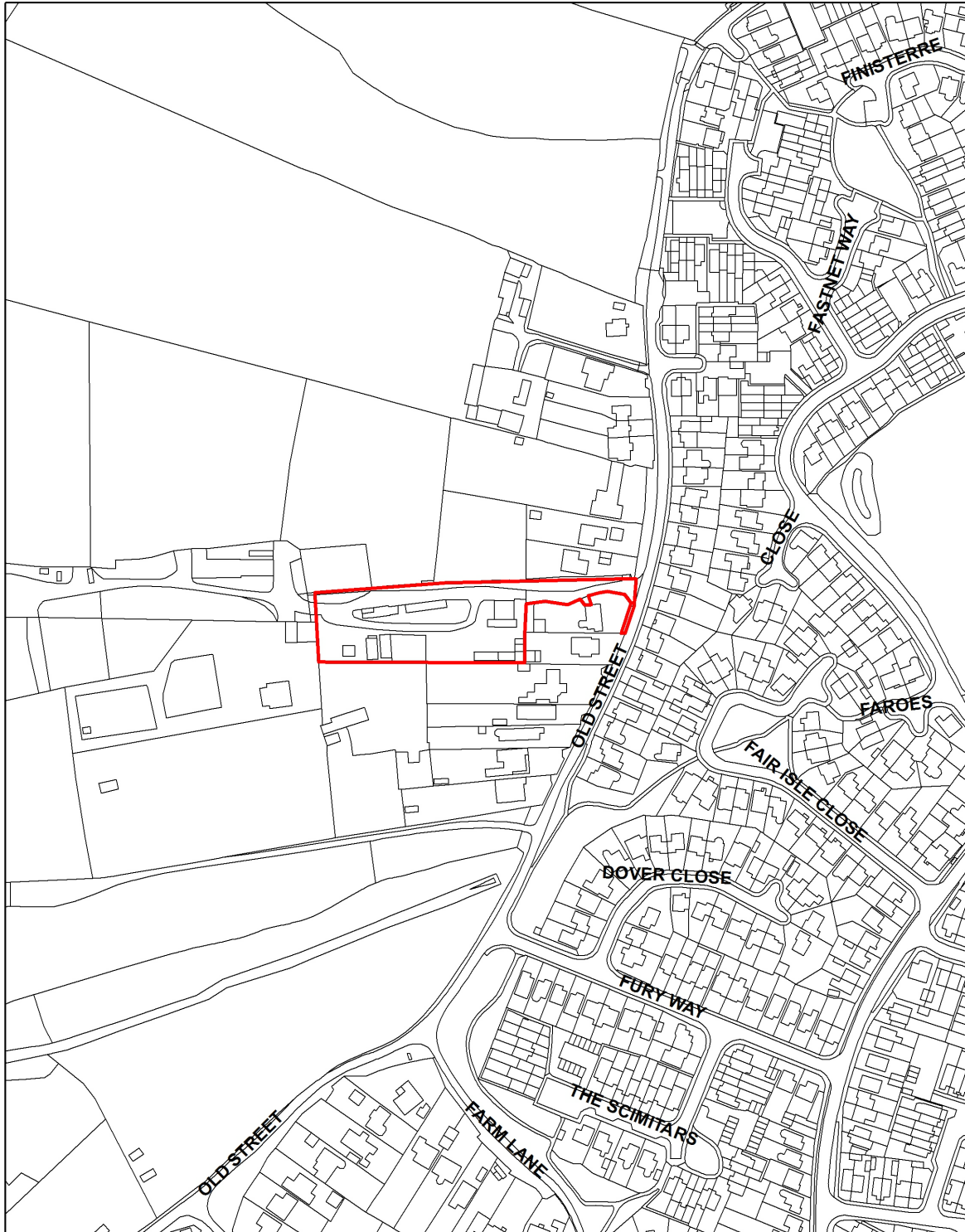
(iv) In the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the Solent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

### ***Background Papers***

See above.

# FAREHAM

BOROUGH COUNCIL



Meon View Farm  
Scale 1:2500



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