

P/16/0906/FP

TITCHFIELD

CLASSIC CONSTRUCTION
(SOUTHERN

AGENT: VIVID DESIGN STUDIO
LTD

DEMOLITION OF 2NO. DWELLINGS AND ERECTION OF 5NO. NEW DWELLINGS WITH CAR PARKING ALONG WITH THE USE OF REVISED ACCESSES ONTO SEGENSWORTH ROAD AND HILL CROFT.

167-169 SEGENSWORTH ROAD FAREHAM PO15 5EH

Report By

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Site Description

The application site is located within the existing defined urban area of the Western Wards, and presently comprises two detached bungalows set in large gardens on the southern side of Segensworth Road. The two bungalows are set back approximately 14m from the edge of the highway and the combined width of the site measures 36.5m. The site is located within a mixed residential/commercial area, with a small housing estate to the south of the site. The northern side of Segensworth Road comprises open space and the rear of commercial buildings on Barnes Wallis Road. The rear of the site comprises an access point onto Hill Croft, a cul-de-sac residential estate comprising predominantly two storey dwellings, although the adjoining property to the east of the site is a chalet bungalow.

The two detached bungalows are set within an open site largely laid to grass, with open frontages to Segensworth Road. The site is bounded by mature trees and shrubs, including a large mature oak tree to the northwest part of the site which has been made subject to a Tree Preservation Order. No other trees on the periphery of the site are considered worthy of an Order, but many are to be retained as part of the development proposal. The principle access is gained from the frontage along Segensworth Road although the site benefits from a secondary access onto Hill Croft (rear of 167 Segensworth Road).

Both Segensworth Road and Hill Croft are unclassified roads, although Segensworth Road is served by buses providing a daytime service (Monday to Saturday) linking the site to Fareham, Park Gate and Whiteley. The site is also within 30 minutes walking time to Swanwick Station.

Description of Proposal

This application seeks planning permission for the demolition of the two bungalows, and the construction of five detached dwellings comprising four three-bedroomed detached dwellings and one four-bedroomed detached dwelling. Three of the dwellings would be constructed with access directly onto Segensworth Road (Plots 1 - 3). These dwellings would be constructed as two storeys. The remaining two dwellings (Plots 4 & 5) would be constructed with access from Hill Croft, and both would comprise chalet bungalows, one set fronting Hill Croft and the other set back within the site, accessed via a private drive.

The scheme has been amended since its original submission. Originally the proposal included the erection of four dwellings on the Segensworth Road frontage however one of the properties has been removed from the scheme to better reflect the grain of development along this part of the settlement. Additionally Plot 5 was re-orientated to provide a better relationship with Hill Croft, and ensuring the outlook from this proposed dwelling comprises

the front garden rather than parking spaces.

Each of the proposed dwellings would include private gardens, all measuring 11m ensuring compliance with the Council's Design Guidance. Plots 1 and 2 would have a shared access from Segensworth Road and would be set approximately 11m from the edge of the highway. Plot 3 would have a separate access from Segensworth Road, and the access arrangement has been amended to ensure the works would not have a detrimental impact on the protected oak tree.

Plots 4 and 5 would comprise separate accesses directly from Hill Croft, which would also include a visitors car parking space to reduce the impact of parking on street. Each of the properties would have the required number of parking spaces to accord with the Council's adopted parking standards.

Policies

The following policies apply to this application:

Adopted Fareham Borough Core Strategy
CS6 - The Development Strategy
CS9 - Development in the Western Wards and Whiteley
CS17 - High Quality Design

Adopted Development Sites and Policies
DSP1 - Sustainable Development
DSP2 - Environmental Impact
DSP3 - Impact on Living Conditions
DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
Residential Car Parking Standards 2009

Representations

Six respondents have commented on the proposed development. The key matters of concern raised were:

- Loss of outlook and privacy;
- Increased traffic and parking concerns; and,
- Loss of trees.

Consultations

INTERNAL

Highways: Following the submission of amended plans, no objection subject to conditions.

Arboriculture: No objection subject to compliance with the Eco Urban Ltd report.

Re-cycling Co-ordinator: No objection subject to adequate provision for bin storage and collection provided.

Hampshire Ecology: Initial Comments: Insufficient evidence to meet obligations.

Recommend further surveys.

Further Comments: No objection subject to conditions/informatives

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 of neighbouring occupiers;
- Highway safety and car parking;
- Trees and,
- Ecology.

Principle of the development:

The site is located within the defined urban area, where there is a presumption in favour of new development, in principle. The redevelopment of the site would result in a more efficient use of land within the defined urban area, in compliance with addressing the overarching principle of achieving sustainable development.

Impact on Living Conditions of Neighbouring Occupiers:

This planning application proposes the construction of five detached dwellings (net increase of three dwellings) with a mix of property styles including two storey dwellings and chalet bungalows. The proposal has been amended during the application timeframe to address Officer's concerns regarding the density of the development compared with the other properties fronting Segensworth Road. This allowed for improved levels of separation between the proposed dwellings and the neighbouring properties. The proposed dwellings themselves have been carefully sited and orientated to ensure minimal overlooking to the existing neighbouring properties.

The rear of Plot 3 is located over 35m from the rear elevation of No.6 Hill Croft, and there are existing mature trees in between further limiting views. These trees are proposed to be retained (details set out further below). The rear elevation of Plot 1 is only 8m away from the side elevation of No.2 Hill Croft, however the outlook is at an acute angle and would not result in any direct overlooking between the two properties. First floor windows on Plots 4 and 5 towards No.2 Hill Croft are of rooflights serving stairwells, bathrooms and bedrooms, but are subject to conditions requiring them to be high level or obscure glazed.

Within the site, Plots 1 and 5 are separated by 22m, and therefore complies with the Council's Design Guidance and the orientation of windows of Plot 4 have been chosen to prevent direct overlooking to properties on Hill Croft, with first floor windows being over 16m from the rear elevation of 171 Segensworth Road (to the immediate west of the site). It is therefore considered that the proposals accord with the advice in the Council's Adopted Design Guidance. Only one of the respondents raised concern regarding overlooking (No.2 Hill Croft), and it is considered that these matters have been largely addressed by the amendments made to the application. The proposals are therefore considered not to materially harm the living conditions of neighbouring occupiers, whilst maximising the use of this sustainable site.

Highway Safety and Car Parking:

Following the comments from the Council's Highways Officer, amended plans were submitted addressing the concerns regarding access into Segensworth Road. It is considered that the current arrangements address these concerns and the Council's Highways Officer raised no objection to the scheme.

Plots 1 and 2 comprise a shared access arrangement, with Plot 1 having two car parking spaces set in front of the house. Whilst located in front of the house, the front garden area measures 10m in length, with the spaces set 3.5m from the front living room window, enabling a good level of planting in the front garden. Plot 2 provides three parking spaces, two at the side of the property and the third in front, again, set over 2m away from the front living room window. The space between the two properties provides sufficient space for the manoeuvring of cars on site, whilst enabling a good level of landscaping along the road frontage.

Plot 3 is also accessed from Segensworth Road, and provides two car parking spaces at the side of the property. The access has been arranged to ensure it is sufficiently clear of the protected oak tree to provide suitable visibility and ensure the longevity of the tree.

Plots 4 and 5 are accessed from Hill Croft, with Plot 4 set at the end of a 20m long private driveway, with two off-street parking spaces set outside the property, with a turning head to the southwest of the proposed dwelling. The driveway will be landscaped and a visitors parking space provided adjacent to Hill Croft to reduce the likelihood of users of Plots 4 and 5 from parking on-street.

Finally, Plot 5 includes a private driveway providing two off-street parking spaces, adjacent to an existing vehicular access to No.2 Hill Croft (to the east).

Each plot provides suitable bin storage spaces and secure bicycle storage, and accords with the requirements of the Council's adopted standards.

Trees:

A number of third party comments have raised concerns regarding the potential loss of trees on the periphery of the existing site. The large mature oak tree to the northern corner of the site has been protected by a Tree Preservation Order, and the scheme has been amended to ensure works within its root protection zone are minimised. An adjacent Monkey Puzzle Tree is also to be retained and falls within the same Root Protection Zone. Several other trees within the rear garden on Plot 4, have been considered unsuitable for protection. However the trees (comprising a collection of Bay Trees and a Maple Tree) are proposed to be retained during the construction, and would be subject to a landscaping condition.

The only significant tree on the periphery of the site to be removed is a mature Leyland Cypress to the southeast corner of the site on Segensworth Road. Whilst a large specimen the Leyland Cypress was considered to be unremarkable in the Arboricultural Report and was subsequently considered not worthy of protection or retention. Replacement planting is proposed, subject to a landscaping condition.

The Council's Arborist has no objection to the proposal.

Ecology:

Bats were identified on the site following a detailed ecological survey, and appropriate mitigation suggested. These recommendations were seconded in the response from the Council's Ecologist, and a Condition recommended.

Due to the presence of bats on the site, the Local Planning Authority has a duty to consider protected species as a material consideration when determining planning applications. Due to the need to apply for a Licence from Natural England to remove the properties, it is necessary to demonstrate that the proposal can meet the three derogation tests set out in the Habitat Regulations, including details on mitigation. It is believed in this instance that sufficient information has been provided for the Local Planning Authority to be assured that the three derogation tests have been met.

1 - the 'Purpose' test: This application will provide development within the settlement boundary that would help the Borough meet its forecast housing need and reduce the need to build on greenfield land.

2 - the 'No Satisfactory Alternative' test: In order to meet the 'purpose', as set out in the previous point, it has been demonstrated that the existing buildings will need to be demolished. If retained, the existing building will be likely to fall further into disrepair with the result that the bat roost would be either disturbed, or probably destroyed. Additionally, it is noted that the agreed mitigation and enhancements would have the effect of providing a good deal of additional roosting opportunity on the site which should be supported.

3 - the 'Favourable Conservation Status' test: A comprehensive mitigation strategy has been submitted by the applicant and the detail of this has been integrated into the plans and designs for the application. Consultations with the Hampshire County Council ecology group have confirmed that provided these mitigation proposals are secured by planning conditions, the favourable conservation status of the bat population will be maintained.

The Solent coastline provides feeding grounds for internationally protected populations of overwintering birds and is used extensively for recreation. Natural England has concluded that the likelihood of a significant effect in combination arising from new housing around the Solent cannot be ruled out. Applications for residential development within the Borough therefore need to propose measures to mitigate the direct impacts of their development on the Solent SPA. This can be done by the provision of a financial contribution of currently £176.00 per dwelling. The applicant has made this payment and therefore is considered to have satisfactorily addressed the mitigation concerns.

Conclusion:

In summary, it is considered that the proposed construction of four x three-bedroomed and one four-bedroomed detached dwellings accords with the the adopted Design Guidance and Parking Standards SPDs. The levels of separation, siting, design and layout of the proposed properties are considered appropriate for the existing, built-up residential environment, and would not therefore be detrimental to the living conditions of neighbouring occupiers.

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 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:

- a) Site Location Plan (Drawing: 01);
- b) Topographic Survey (Drawing: 5599/01);
- c) Block Plan (Drawing: 02 Rev A);
- d) Proposed Site Plan (Drawing: 03 Rev A);
- e) Proposed Floor Plans and Elevations (Plot 1) (Drawing: 04 Rev A);
- f) Proposed Floor Plans and Elevations (Plot 2) (Drawing: 05 Rev A);
- g) Proposed Floor Plans and Elevations (Plot 3) (Drawing: 06 Rev A);
- h) Proposed Floor Plans and Elevations (Plot 4) (Drawing: 07 Rev A);
- i) Proposed Floor Plans and Elevations (Plot 5) (Drawing: 08 Rev A);
- j) Proposed Street Scenes (Drawing: 09 Rev A); and,
- k) Proposed Access and Visibility Splays (Drawing: 10).

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

3. No development shall take place until details of all materials to be used in the construction of the dwellings hereby permitted, including surfacing 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 enable the Local Planning Authority to control the development in detail in the interests of amenity and to ensure a building of visual quality.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015 (or any Order revoking and re-enacting or amending that Order) no additions to, or extensions or enlargements of, or alterations affecting the external appearance of, the building(s) hereby approved shall be made or erected without a grant of planning permission from the Local Planning Authority.

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

5. The development hereby permitted shall not be brought into use unless and until the car parking provision shown on the submitted plans have been provided on site. Once provided the parking provision shall be kept available for that use for the lifetime of the development.

REASON: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways.

6. The development hereby permitted shall not be brought into use unless and until refuse bin storage and secure cycle storage have been provided as shown on the submitted plans.

REASON: To encourage alternative modes of transport to the motor car and to ensure proper provision for refuse disposal.

7. The properties hereby permitted shall not be occupied until the accesses and visibility splays serving the development have been constructed in accordance with the approved plans. The access arrangements shall thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To maintain adequate visibility splays.

8. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and should demonstrate that no contractors vehicles shall be parked or deliveries shall be undertaken on Hill Croft or Mere Croft. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (v) wheel washing facilities;
- (vi) measures to control the emission of dust and dirt during construction;
- (vii) turning on site of vehicles;
- (viii) the location of any site huts/cabins/offices.

REASON: To ensure safe and neighbourly construction.

9. The development hereby permitted shall be undertaken in full accordance with the recommendations of the Arboricultural Implications Assessment and Method Statement (prepared by Barrie Draper dated 3 October 2016).

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

10. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particular; and paragraphs (a) and (b) below shall have effect until the expiration of two years from the date of the occupation of the last dwelling(s) for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standards 3998:2010 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Any replacement tree shall be retained in accordance with paragraphs (a) and (b) above for an additional five years following replanting.

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

11. No development shall take place until a detailed landscaping scheme identifying all existing trees, shrubs and hedges to be retained together with the species, planting sizes, planting distances, density, numbers and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed, has been submitted to and approved by the local planning authority in writing.

REASON: : In order to secure the satisfactory appearance of the development.

12. The landscaping scheme, submitted under Condition 11 above, shall be implemented 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. Unless otherwise first agreed in writing, any existing trees or trees and 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.

13. Prior to the commencement of the development hereby permitted, details of bat roost mitigation providing compensation to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details, and thereafter be retained for the lifetime of the development.

REASON: To ensure provision for and the protection of wildlife.

14. The rooflight windows at first floor level in the east elevation(s) of Plot 4 and Plot 5 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 level and shall thereafter be retained in that condition at all times.

REASON: To protect the amenities of adjoining residential properties.

15. No building hereby permitted shall be occupied until the surface water and foul drainage works have been completed in accordance with details to be submitted to and approved in writing to the Local Planning Authority.

REASON: To ensure that the development is satisfactorily drained.

16. 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 amenities of the occupiers of nearby residential properties

