

P/17/0040/FP

HILL HEAD

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TWO STOREY, 2 BEDROOMED BACKLAND SITE DEVELOPMENT TO THE REAR OF 29 CROFTON LANE, NEW PRIVATE DRIVEWAY USING THE EXISTING SITE ACCESS WITH ONSITE PARKING AND TURNING FOR TWO CARS TOGETHER WITH A NEW SECOND SITE ACCESS TO THE EXISTING PROPERTY

29 CROFTON LANE HILL HEAD FAREHAM PO14 3LP

Report By

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Introduction

The application has been called to the Planning Committee at the request of Councillor Mr A. Mandry.

Site Description

The application site is located within the existing defined urban area of Stubbington & Hill Head, and presently forms a large, detached, modern two storey dwelling, set within a large, landscaped plot (The Light House, 29 Crofton Lane). The property includes a large side and rear garden area, measuring 34m by 52m (approximately). The garden area is bounded by existing residential development, all being two storey, although the garden area of No.31 Crofton Lane (to the north of the site), wraps around the northern and western boundaries of the site. The existing property comprises a single vehicle access point from Crofton Lane, at the southern end of the eastern elevation, adjacent to the boundary of No.27 Crofton Lane. The garden area comprises mixed boundary features including hedging and screen fencing.

The existing rear garden area of the site is heavily landscaped, and comprises a number of mature trees and shrubs, the majority of which are to be retained as part of the development proposal. Crofton Lane is a 'C' Class road, and comprises one of the main arterial routes through Hill Head. The road is street lit, and limited to a 30mph speed limit. The site is well served by local buses, with the nearest bus stops located on the western side of Crofton Lane, approximately 90m south of the site.

Description of Proposal

This application seeks planning permission for the construction of a two bedroomed detached modern style dwelling within the rear garden of 29 Crofton Lane. The scheme, which has been subject to pre-application discussions would see the dwelling erected on the south-western corner of the site, adjacent to existing residential properties accessed from Ellerslie Close. The proposed dwelling would comprise an open plan living/kitchen/dining area, and a bedroom at ground floor level, with a single en-suite bedroom at first floor level. The property has been sited in line with the existing, detached two-storey properties fronting Ellerslie Close.

The dwelling would include an 11m long private garden area (to the front of the property), together with additional courtyard seating areas to the north and west of the proposed dwelling. Access to the property would be from the existing access to 29 Crofton Lane, with a new separate access created to the host dwelling further north along its frontage. The

proposed access driveway would run along the southern boundary of the site, culminating in a private parking courtyard to the east of the proposed dwelling and garden area. The parking area would be separated from the garden area by an existing hedgerow, which would be re-enforced as part of the development proposal.

The host dwelling would maintain a private rear garden area measuring 22m wide by 35m long (approximately).

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS6 - The Development Strategy

CS11 - Development in Portchester, Stubbington and Hill Head

CS17 - High Quality Design

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

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

<u>P/08/0290/FP</u>	EXTENSIONS AND ALTERATIONS TO EXISTING BUNGALOW TO FORM TWO STOREY HOUSE	
	PERMISSION	17/04/2008

Representations

Five objections have been received in relation to the proposed development. The key matters of concern raised were:

- Development in the garden area;
- The provision of a new access onto Crofton Lane;
- Loss of trees;
- Loss of privacy;
- Noise from vehicles and during construction;
- Dirt and dust during construction; and,
- Visually out of keeping.

One of the respondents raised concern that part of the development site encroaches on

their land. This is not a material consideration in the determination of the planning application, but has been outlined in 'Notes for Information' below.

Consultations

INTERNAL

Highways:

No highway objection is raised to the application, subject to conditions, to each of the proposed car parking spaces being at least 3.5m wide to enable satisfactory turning to take place and to any gates from Crofton Lane opening inwards and being set back 5m from the back of the adjacent footway.

Trees:

Adequate precautions to protect the retained trees are specified in accordance with the arboricultural method statement including in the tree report produced by CBA Trees. The development proposals will have no significant adverse impact on the contribution of the trees to public amenity or the character of the wider setting.

The impact of trees and the effect of tree loss, pruning and other site operations on local tree cover, public amenity and local character has been considered.

Provided that the recommendations of the CBA tree report are followed and that construction methods, as detailed within the arboricultural method statement, are followed when working near retained trees, then any impact would be minimal and acceptable.

Therefore, no objection is raised to the proposed two bedroom, two storey house, subject to conditions.

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;
- Design and appearance of the proposal
- Highway safety and car parking;
- Trees; and,
- Ecology.

Principle of the development:

The site is located within the defined urban area of Stubbington and Hill Head, where there is a presumption in favour of new development, in principle. The site, located within Hill Head represents a highly sustainable location for new development, providing a wide range of services and facilities, including schools, shops, access to public transport and a wide mix of employment opportunities.

Impact on Living Conditions to neighbouring occupiers:

This planning application proposes the construction of one detached, part single storey part two storey dwelling, within the rear garden of 29 Crofton Lane, accessed by the existing access from Crofton Lane. The host dwelling will have a separate access created 13m to the north of the existing (discussed further below). The proposed dwelling, sited to the south-western corner of the site has been sited to sit alongside existing two storey residential development that fronts onto Ellerslie Close (a cul-de-sac comprising eight detached dwellings to the south west of the site). Ellerslie Close is accessed from Hill Head Road, which runs in an east-west direction.

Concern has been raised by the occupiers of No.9 Ellerslie Close, the proposed immediate neighbour to the dwelling due to the proximity of the proposed dwelling to their property. However, following discussions with the agent and applicant at pre-application stage, the design of the proposed dwelling seeks to ensure that the privacy and sense of space around the dwelling remains despite the proposed dwelling being located only 3m from the side elevation of No.9. No.9 has no windows on the side elevation of the dwelling (with the exception of the rear conservatory), and therefore the only window on the proposed southern elevation is a high level window set at the bottom of the stairwell to provide additional light. Given the design of the proposed dwelling, the first floor windows serving the bedroom are orientated to the east (towards Crofton Lane), but set back over 4m from the rear elevation of No.9 Ellerslie Close, and partly obscured by the proposed building itself. A second window to this first floor bedroom is orientated to the southwest, and would have a view largely down Ellerslie Close. The window would be set approximately 20m from the front elevation of No.6 Ellerslie Close (on the western side of the Close), and would be partially obstructed by existing vegetation within the rear garden of No.31 Crofton Lane.

The single storey element, which does extend beyond the rear elevation of No.9 Ellerslie Close, is set 4.2m from the conservatory of No.9, and is angled away from the boundary, with the furthest extent of the single storey element being over 6m from the 2m high boundary fence. The single storey element would not therefore result in an overbearing impact on No.9. Additionally, the proposed car parking for the dwelling would be located broadly in line with the rear boundary of the garden of No.9 and over 10m away from the rear elevation of No.27 Crofton Lane. No objection to the proposals has been received from the occupier of No.27.

Therefore, based on the above assessment, it is considered that the proposed dwelling will not have a detrimental impact on the living conditions of neighbouring occupiers. It is acknowledged that some noise and disturbance could occur during the construction period, however, given the design and finished appearance of the structure, not being of traditional brick and block work construction, it is considered unlikely that the construction period would be as extended as that of a traditional build.

Design and Appearance of the proposal:

The application seeks the erection of a modern, part single, part two storey dwellinghouse, constructed with part flat, and part pitched roof. The building would not be of a traditional brick and block work construction, with the use of synthetic slated elevations. The design and siting of the property has been carefully considered by the applicant to ensure a minimal impact on the amenities of neighbours whilst maximising the views and movement of the sun to provide as much of an outlook and natural light as possible.

The NPPF and Policy CS17 of the Development Plan highlights the importance of good quality design in new proposals, and that it is not the responsibility of Local Planning

Authorities to stifle design. Whilst it is acknowledged that the majority of developments in Hill Head are of a traditional design and appearance, modernist designed properties are apparent in the local area, even at the neighbouring property of Nos.25 and 27 Crofton Lane, which are a pair of 1930s Art Deco style dwellings with flat roofs.

Additionally, given the position of the proposed dwelling, to the rear of the site, only glimpsed views would be appreciated from both Crofton Lane and Ellerslie Close. It is therefore considered that the proposed modernist design is not out of keeping, and would sit comfortably in the mix of dwelling styles and types prevalent in Hill Head.

Highway Safety and Car Parking:

No objection to the proposals has been raised by the Council's Transport Planner. The proposal would result in the provision of two off street car parking spaces (in compliance with the Council's Adopted Car Parking Standards), accessed from a private driveway to the southern boundary of the site. In order to minimise noise and disturbance on the neighbouring properties, the driveway would be constructed in a hard or bound surface (to be agreed by Condition), to ensure the movement and manoeuvring of vehicles does not impact on the living conditions of neighbours. The existing boundary vegetation to the southern boundary is to be retained. The width of the parking area measures 8.35m, which would ensure that each of the two parking spaces exceed the 3.5m width sought.

In addition, the proposal includes the creation of a separate access to serve the host dwelling (No.29 Crofton Lane). This new access would be located almost 13m to the north of the existing (from the midpoint of the accesses). The level of separation, speed of traffic on Crofton Lane, and the orientation of the road would ensure that the proposed new access would not have a detrimental impact on highway safety and is therefore considered acceptable. Provision of bin and cycle storage is subject to condition.

Trees:

The site comprises a number of mature trees, including five subject to protection by individual Tree Preservation Orders. None of the protected trees are to be felled to enable the construction of the proposed development. Those trees to be felled, and those protected trees have been assessed by an arborist and detailed in the submitted Arboricultural Statement. This has also been reviewed by the Council's Principal Tree Officer who has raised no objection to the proposed development.

Many third parties have raised an objection to the loss of a mature Beech and Maple tree on the site frontage to enable the provision of the new access for the host dwelling. Both trees have been assessed in the Arboricultural Statement, and by the Principle Tree Officer to be Category U (cannot realistically be retained in the current context). Neither of the trees are protected and could therefore be removed without the consent of the Council. The Arboricultural Statement sets out measures to ensure that the removal of the trees do not have a harmful impact on the protected Oak tree (which in itself is only considered a Category B tree (Tree of Moderate Quality)). The application is therefore considered to not have a significant impact on protected trees, with a number of other unprotected trees, shrubs and hedging being retained on the site.

As such, and subject to conditions to ensure compliance with the recommendations of the Arboricultural Statement, the proposal is considered acceptable, and would not have a significant impact on protected trees on the site. Additionally, further landscaping conditions

are proposed to ensure the new access and driveway are satisfactorily integrated into the street scene.

Ecology

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 £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 this two bedroomed detached dwelling accords with the principles of the adopted Design Guidance and Parking Standards. The levels of separation, siting, design and layout of the property is considered appropriate for the existing, built-up residential environment, and would not therefore be detrimental to the living conditions of neighbouring occupiers. The proposal would not have a detrimental impact on highway safety, and no Protected tree would be harmed as a result of the proposed development.

Based on the above it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

Recommendation

PERMISSION; subject to the following conditions:

1. The development shall begin before the expiration of three years following the date of this decision notice.

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

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

- a) Existing Site Location Plan (Drawing: 1616 AP 00.01 Rev A);
- b) Existing Site Plan (Drawing: 1616 AP 00.02 Rev B);
- c) Proposed Site Plan (Drawing: 1616 AP 00.03 Rev D);
- d) Proposed Site Constraints (Drawing: 1616 AP 00.04 Rev G);
- e) Proposed Ground Floor (Drawing: 1616 AP 10.01 Rev J);
- f) Proposed First Floor (Drawing: 1616 AP 10.02 Rev C);
- g) Proposed New Site Access (Drawing: 1616 AP 10.04 Rev B);
- h) Proposed East Elevation (Drawing: 1616 AP 10.01 Rev C);
- i) Proposed South Elevation (Drawing: 1616 AP 40.02 Rev B);
- j) Proposed West Elevation (Drawing: 1616 AP 40.03 Rev C); and,
- k) Proposed North Elevation (Drawing: 1616 AP 40.04 Rev B).

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

3. No development above the damp proof course shall take place until details of all

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

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

4. The dwelling hereby approved shall not be occupied until the additional means of vehicular access to serve 29 Crofton Lane has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

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

REASON: In the interests of highway safety.

6. The dwelling hereby approved shall not be occupied until details of the refuse bin and secure cycle storage have been submitted to and approved in writing by the Local Planning Authority. The refuse bin and secure cycle storage shall thereafter be retained in that use for the lifetime of the development.

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

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

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) wheel washing facilities;
- (v) measures to control the emission of dust and dirt during construction;
- (vi) turning on site of vehicles;
- (vii) the location of any site huts/cabins/offices.

REASON: To ensure safe and neighbourly construction.

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

REASON: In the interests of residential amenity.

9. Notwithstanding the provisions set out on the approved plans, the driveway hereby permitted shall be laid as a permeable hard surface or a bonded gravelled surface, details of which must be submitted to and approved in writing by the Local Planning Authority before the dwelling is occupied. The driveway shall thereafter be retained in this condition for the lifetime of the development.

REASON: In the interests of residential amenity.

10. Notwithstanding the provisions of Classes A, B and C of Schedule 2, Article 3, Part 1 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 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 amenities of the area.

11. The dwelling hereby approved shall not be occupied until the stairwell window at first floor level in the south elevation 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 of the adjoining residential properties.

12. The development hereby permitted shall be undertaken in accordance with the Recommendations and Conclusions set out in Section's 8.0 to 16.0 of the submitted Arboricultural Statement (prepared by CBA Trees, dated December 2016). There shall be no deviation from this Statement unless otherwise agreed in writing by the Local Planning Authority.

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

13. Nothing in this permission shall authorise the felling, lopping, topping or uplifting of any tree on the site protected by a Tree Preservation Order other than as specified on the submitted application documents.

REASON: To clarify the extent of this permission.

14. The proposed dwelling shall not be occupied 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; in the interests of the visual amenities of the locality.

15. The landscaping scheme, submitted under Condition 14 above, shall be implemented within the first planting season following the occupation of the dwelling 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 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.

16. No building hereby permitted shall be occupied until the surface water and foul drainage works have been completed in accordance with the submitted plans.

REASON: To ensure that the development is satisfactorily drained.

Notes for Information

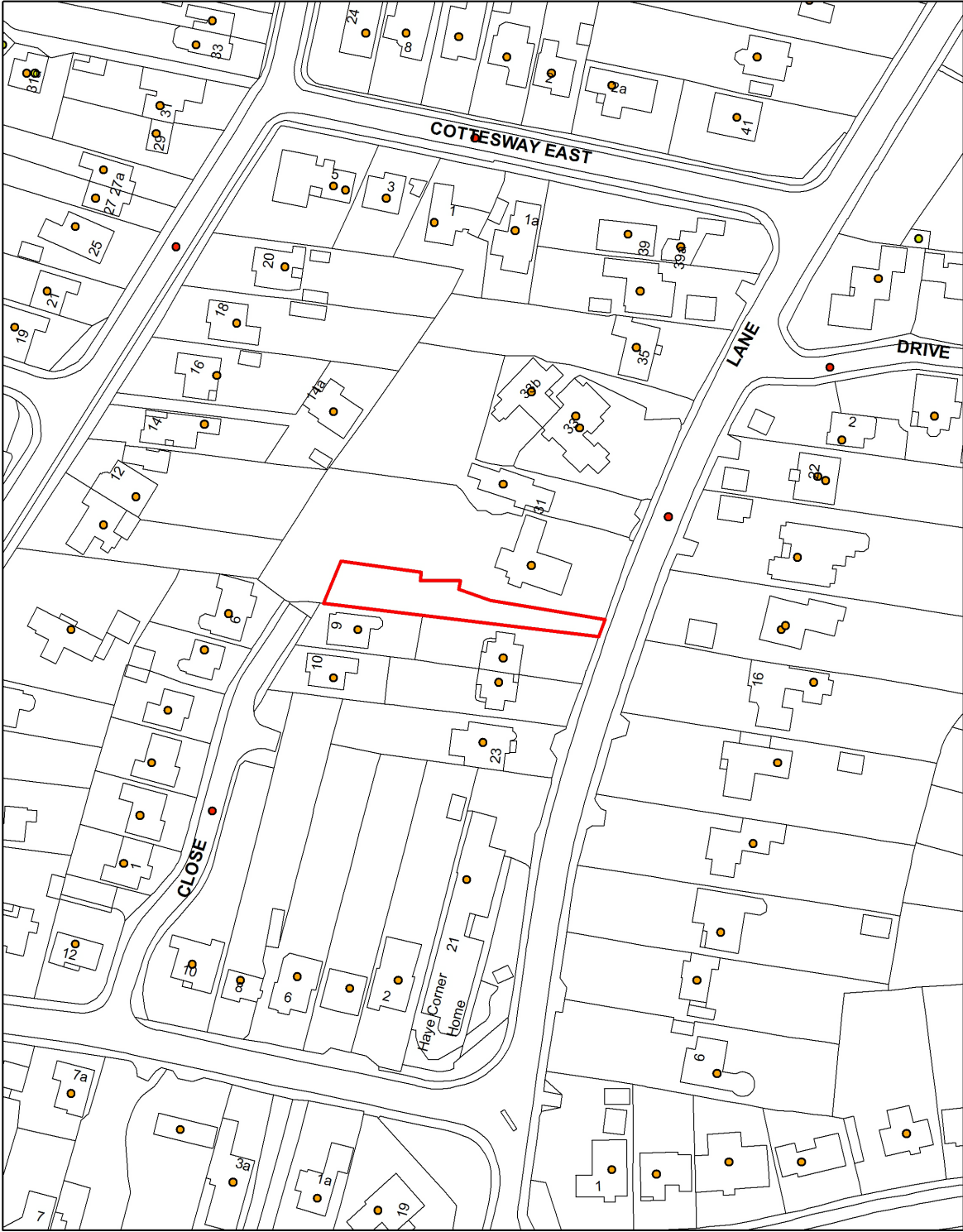
a) Applicants should be aware that, prior to the commencement of development, contact must be made with Hampshire County Council, the Highway Authority. Approval of this planning application does not give approval for the construction of a vehicular access, which can only be given by the Highway Authority. Further details regarding the application

process can be read online via <http://www3.hants.gov.uk/roads/applydroppedkerb.htm>. Contact can be made either via the website or telephone 0300 555 1388.

b) Boundary issue - The immediate neighbour to the north, whose garden wraps around the northern and western boundaries of No.29 Crofton Lane is currently in dispute with the applicants regarding the exact boundary of their land. The applicant has stated that the proposal is located entirely within their land and as such the correct Certificate of Ownership has been submitted with the planning application. The boundary dispute remains a private legal matter between the applicant and their neighbour and does not represent a material planning consideration for the determination of this planning application.

FAREHAM

BOROUGH COUNCIL



29 Crofton Lane
Scale 1:2,500



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