

P/14/0033/MA/A

PORTCHESTER EAST

BARGATE HOMES LTD

AGENT: BARGATE HOMES LTD

AMENDMENTS TO PLANS APPROVED UNDER REFERENCE P/14/0033/FP, INCLUDING CHANGES TO DOORS & WINDOWS IN PLOTS 1-4 & 10-24, CHANGES TO ROOFS TO PLOTS 1-4 & 10-24, (INCLUDING RAISING OF MAIN RIDGE TO PLOTS 1 - 4 & 22 - 23 BY 0.25M), ADDITION OF SINGLE STOREY UTILITY & BOOT ROOM EXTENSION TO PLOT 19, PROVISION OF WALK-ON BALCONIES TO PLOTS 10-19 AND AS SPECIFIED IN SUBMITTED DOCUMENT 'PLANNING ELEVATIONAL CHANGES SCHEDULE OF DRAWINGS'.

LAND AT WINDMILL GROVE PORTCHESTER FAREHAM HAMPSHIRE PO16 9HT

Report By

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Introduction

At the Planning Committee meeting on 16th November 2016 Members resolved to grant planning permission for the redevelopment of this site with 24 new homes. The planning permission was formally issued on 2nd December.

Since then the site has been acquired by Bargate Homes Limited who have indicated their intention to implement the planning permission shortly. During the production of 'working drawings' several minor issues have been identified which the developers would like to address. The main issue involves the practicality of constructing some of the dwellings as shown on the drawings approved last year resulting in a need to slightly increase in height some roof eaves and roof ridges. This application proposes various minor changes to the approved scheme to take account of this issue whilst at the same time providing plots 10 - 19 with 'walk-on' balconies instead of Juliet balconies and providing plot 19 with a single storey utility/boot room on its eastern side.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

P/14/0033/FP

ERECTION OF 24 RESIDENTIAL DWELLINGS WITH ASSOCIATED WORKS, ACCESS, PARKING, LANDSCAPING AND OPEN SPACE, FOLLOWING DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES (REVISED APPLICATION)

APPROVE

02/12/2016

Representations

No public consultation has been carried out.

Planning Considerations - Key Issues

A full set of revised elevations has been submitted with this application. The proposed changes to the previously approved scheme can be summarised as follows:

Plots 1 - 4 & 22 - 23 (House Type A): Changes to windows (including roof lights) and doors, changes to porch design and raising of roof eaves heights by approximately 0.55 metres and the roof ridge by around 0.25 metres.

Plots 5 - 9 & 20 - 21 (House Type D): No changes.

Plots 10 - 19 (House Type DE): Changes to windows and doors, change from Juliet balconies to full 'walk-on' balconies and raising of roof eaves by approximately 0.8 metres and roof ridges running north/south by approximately 0.65 metres.

Plot 19 only: Addition of single storey utility & boot room extension measuring 2.3 by 7.6 metres on the eastern side of the dwelling.

Plot 24: (House Type B): Changes to windows and doors and raising of roof eaves by around 0.25 metres and the rear roof ridge running north/south by approximately 0.2 metres.

The proposed changes are not considered to be materially harmful to the appearance of the dwellings nor will they have an adverse effect on the character of the area. Likewise there would be no material adverse impact on the light, outlook or privacy enjoyed by neighbouring properties as a result of the amendments proposed.

Officers consider planning permission should be granted for these minor revisions to the previously approved drawings. The amended permission would still be bound by the planning conditions imposed on the original consent and the legal agreement entered into by the applicant. One additional condition is proposed relating to securing a privacy screen between the new 'walk-on' balconies for plots 14 & 15. Views between balconies on other plots would be screened by the 'wing walls' shown to be constructed on the original approved floor plans.

Recommendation

APPROVE subject to the following conditions:

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

- a. 16-2037-001 Rev J
- b. 16-2037-TYPE B -001 Rev C
- c. 16-2037-TYPE D-001 Rev D
- d. 16-2037-TYPE D-003 Rev D
- e. 16-2037-TYPE D-004 Rev D
- f. 16-2037-TYPE D-006 Rev D
- g. 16-2037-TYPE DE-001 Rev F
- h. 16-2037-TYPE DE-003 Rev D
- i. 16-2037-TYPE DE-004 Rev E
- j. 16-2037-TYPE DE-005 Rev A
- k. 16-2037-TYPE DE-006

l. 16-2037-TYPE DE-007

m. 16-2037-TYPE A-001 Rev C

n. Planning Elevational Changes Schedule of Drawings

2. The dwellings on plots 14 & 15 shall not be occupied until a 1.8 metre high privacy screen constructed of obscure glass has been installed between the balconies located on the rear of those dwellings. The privacy screen shall be retained in that condition and position at all times thereafter unless otherwise agreed in writing by the local planning authority.

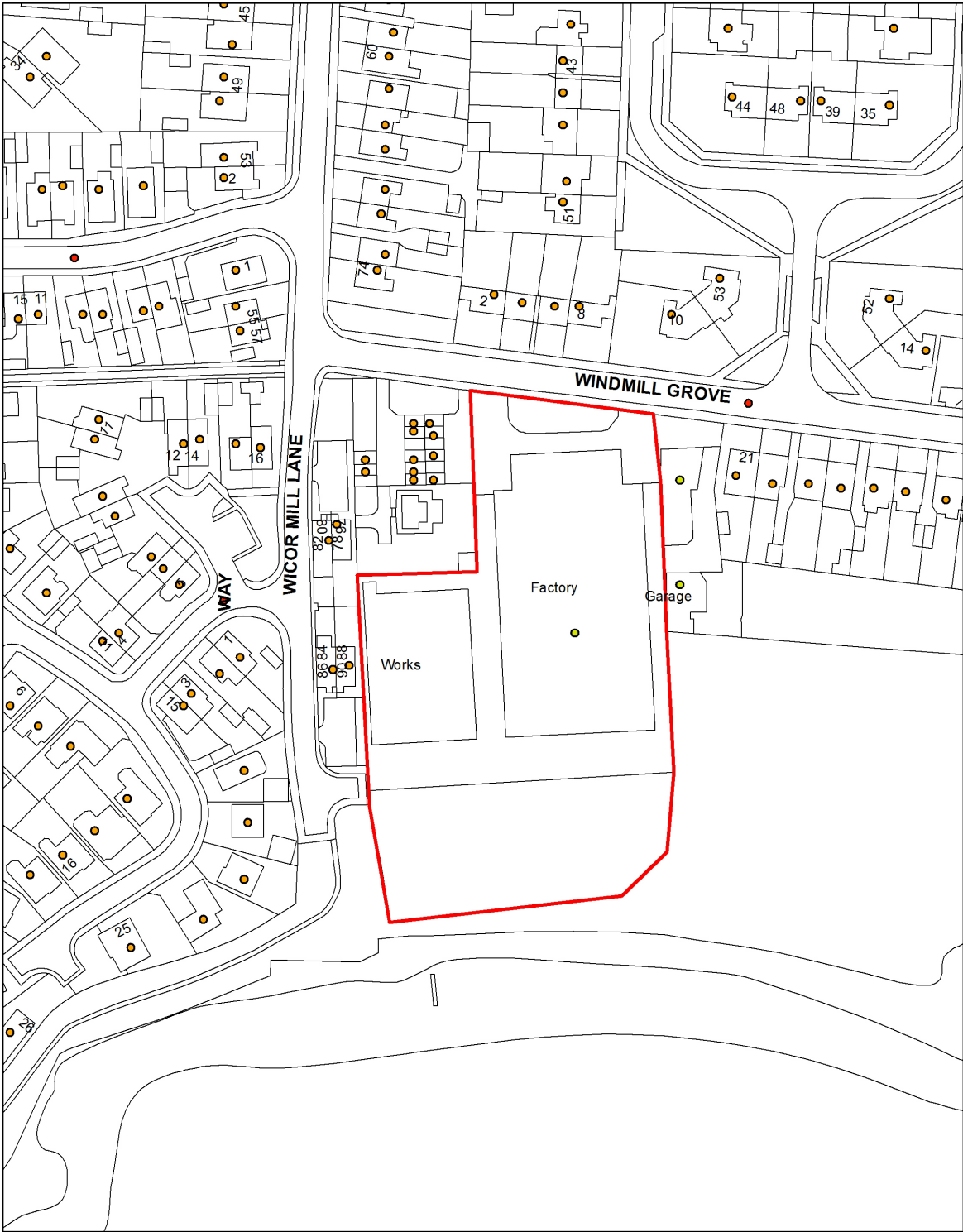
REASON: To prevent overlooking and to protect the privacy of neighbours.

Background Papers

P/14/0033/FP; P/14/0033/MA/A

FAREHAM

BOROUGH COUNCIL



LAND AT WINDMILL GROVE
Scale 1:2,500



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