

# FAREHAM

BOROUGH COUNCIL

## AGENDA PLANNING COMMITTEE

**Date:** Wednesday, 24 April 2013

**Time:** 2:30 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors  
B Bayford  
P J Davies  
M J Ford, JP  
R H Price, JP  
D C S Swanbrow  
D M Whittingham  
P W Whittle, JP

**Deputies:**  
T M Cartwright  
J M Englefield  
K D Evans  
J S Forrest  
Mrs K K Trott



**1. Apologies for Absence**

**2. Minutes of Previous Meeting (Pages 1 - 22)**

To confirm as a correct record the minutes of the meeting of the Planning Committee held on 27 March 2013.

**3. Chairman's Announcements**

**4. Declarations of Interest**

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

**5. Deputations**

To receive any deputations of which notice has been lodged.

**6. Development Control - Planning Applications and Miscellaneous Matters including an update on Planning Appeals.**

To consider a report by the Director of Planning and Environment on development control matters, including information regarding new planning appeals and decisions.

**ZONE 1 - WESTERN WARDS**

*Park Gate, Titchfield, Sarisbury, Locks Heath, Warsash and Titchfield Common*

- (1) **LAND TO THE SOUTH OF PETERS ROAD LOCKS HEATH** (Pages 23 - 38)
- (2) **SILVER FERN 19 WARSASH ROAD WARSASH** (Pages 39 - 42)
- (3) **45 FLEET END ROAD WARSASH** (Pages 43 - 50)
- (4) **87 LOCKS HEATH PARK ROAD LOCKS HEATH** (Pages 51 - 54)
- (5) **222 HUNTS POND ROAD FAREHAM** (Pages 55 - 58)
- (6) **117 FLEET END ROAD WARSASH** (Pages 59 - 62)
- (7) **11 EAST LODGE FAREHAM** (Pages 63 - 66)
- (8) **45 BURRIDGE ROAD BURRIDGE** (Pages 67 - 72)
- (9) **LLOYDS TSB BANK PLC MIDDLE ROAD PARK GATE** (Pages 73 - 76)
- (10) **186 HUNTS POND ROAD TITCHFIELD COMMON** (Pages 77 - 80)
- (11) **31 DOWNLAND CLOSE LOCKS HEATH** (Pages 81 - 84)
- (12) **LAND AT MONTEREY DRIVE, LOCKS HEATH** (Pages 85 - 88)

**ZONE 2 - FAREHAM**

*Fareham North-West, Fareham West, Fareham North, Fareham East and Fareham South*

**(13) 17 BENTLEY CRESCENT FAREHAM** (Pages 89 - 92)

### **ZONE 3 - EASTERN WARDS**

*Portchester West, Hill Head, Stubbington and Portchester East*

**(14) LAND OPPOSITE NO.4 CLIFF ROAD HILL HEAD** (Pages 93 - 98)

**(15) 18 HILL HEAD ROAD FAREHAM** (Pages 99 - 102)

**(16) 53 THE RIDGEWAY FAREHAM** (Pages 103 - 106)

**(17) 24 THE RIDGEWAY FAREHAM** (Pages 107 - 110)

**(18) LAND ADJACENT TO THE WICOR MILL WHITE HART LANE  
PORTCHESTER** (Pages 111 - 118)

**(19) Planning Appeals** (Pages 119 - 126)

## **7. Tree Preservation Orders**

**(1) Fareham Tree Preservation Order No 681 - 113, Kiln Road, Timbers Red Barn Lane and 32 Holly Grove, Fareham** (Pages 127 - 130)

To consider a report by the Director of Planning and Environment regarding confirmation of Fareham Tree Preservation Order No 681 to which an objection (in respect of a provisional order made on 8 February 2013) has been received.

**(2) Revocation of old Fareham Tree Preservation Orders**

In accordance with Policy TP8 of the Fareham Borough Council Tree Strategy 2012 - 2017 the Council shall review older Tree Preservation Orders and where necessary revoke out of date orders. Officers seek to revoke the following old Tree Preservation Orders as they are outdated or fall under Fareham Borough Council land ownership:-

- 1. Fareham Tree Preservation Order 075** - Cross Haven 278 Bridge Road, Sarisbury.
- 2. Fareham Tree Preservation Order 076** - Land south of Dibles Road and Warsash Common Nature Reserve.
- 3. Fareham Tree Preservation Order 098** - 4-8 Brabant Close; 10-16, 14a Connemara Crescent; 11&14 Breton Close; 24-26 Caspian Close; 10-12 Shetland Rise, Sarisbury.
- 4. Fareham Tree Preservation Order 105** - 193 Castle Street Portchester.
- 5. Fareham Tree Preservation Order 235** - Tips Copse and land rear Oakdown Road, Stubbington.

6. **Fareham Tree Preservation Order 288** - Land at Salterns, Fareham.
7. **Fareham Tree Preservation Order 356**- Land adjacent 17 Church Path, Titchfield.
8. **Fareham Tree Preservation Order 474** - Rear of 2 Knotgrass Road, Park Gate.
9. **Hampshire Tree Preservation Order 469** - Locks Heath House Park St John's Road, Locks Heath

The Committee is requested to approve the revocation of the above old Tree Preservation Orders.

P GRIMWOOD  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
16 April 2013

**For further information please contact:**  
**Democratic Services, Civic Offices, Fareham, PO16 7AZ**  
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# FAREHAM

BOROUGH COUNCIL

## Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Wednesday, 27 March 2013

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

N J Walker (Chairman)

A Mandry (Vice-Chairman)

**Councillors:** P J Davies, K D Evans (deputising for B Bayford), M J Ford, JP,  
R H Price, JP, D C S Swanbrow and D M Whittingham

**Also  
Present:**



**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors B Bayford and P W Whittle, JP.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meeting of the Planning Committee held on 27 February 2013 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman invited the Head of Development Management and Trees to address the Committee on the following matters:-

- (i) Community Infrastructure Levy (CIL) - Members were informed that a report on the Adoption of Fareham Borough Community Infrastructure Levy will be considered by the Executive and subsequently by Council in April 2013. Briefings on CIL will be held for all members of the Council; and
- (ii) The concerns expressed by members about the quality of photographs taken by officers and displayed at Planning Committee meetings had been investigated. It had been decided to trial the use of a desk screen for each member, as demonstrated by Head of Development Management and Trees. Councillor Price observed that a large screen would still need to be made available in the committee room so that the photographs displayed were also clearly visible for members of the public. It was agreed that Councillor Price's request would be pursued.

**4. DECLARATIONS OF INTEREST**

In accordance with Standing Orders and the Council's Code of Conduct Councillor Price declared a non-pecuniary interest in minute 6 (19).

**5. DEPUTATIONS**

The Committee received deputations from the following in respect of the applications indicated and the deputies were thanked accordingly:-

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No
<b>ZONE 1</b>				
Mr Partner A	Mrs S Golby Mr A Edwards Mr P Waghorn Mrs V Read	397 Warsash Road, Fareham, Renovation and extension of	<b>Opposing</b>	6(1) P/12/0951/FP

		existing dwelling, erection of four new dwellings, vehicular and pedestrian access, parking and landscaping		
Mr P Goodbody		"ditto"	<b>Opposing</b>	"ditto"
Mr C Patrick (Agent)		Dental Surgery, 37 Warsash Road, Warsash, Southampton, - Variation of conditions 3 & 4 of P/07/1217/FP to enable use of existing dental practice by four dental practitioners from four surgery rooms and revisions to existing parking layout to provide three staff parking spaces to rear	<b>Supporting</b>	6 (3) P/13/0023/VC
Mr R Pellew	Mr D Cox Mrs S Pargeter	Land to rear of 233 Swanwick Lane, Lower Swanwick, - Erection of four detached dwellings with garaging/parking and provision of access from Lower Swanwick Road	<b>Opposing</b>	6 (6) P/13/0062/FP
ZONE 2				
Mr G Coates		260 West Street, Fareham, Hants, - Variation of condition 5 of P/12/0138/VC to permit cooking at the premises for a further temporary period of 6 months	<b>Opposing</b>	6(14) P/13/0187/VC
ZONE 3				
Mr S Barlow		Land at Nyewood Avenue,	<b>Supporting</b>	6(15) P/13/0083/FR

(Agent)		Portchester - Erection of two detached dwellings (full renewal of P/10/0029/FP to extended the time limit for implentation)		
Mr Tutton (Agent)	R	18 Haven Crescent, Fareham, - Variation of condition 3 of planning permission P/11/0237/VC to allow roof light in south east elevation serving en-suite to be of an opening design	<b>Opposing</b>	6(17) P/13/0117/VC
Mr Hankin	P	Portchester Community School, White Hart Lane, Fareham - Removal of the exisiting dilapidated concrete post and chain link mesh fence along part of the east and northern boundary to the sports field. Replace with powder coated steel mesh fence 3.030M high supported on steel box section posts. Replacement of existing vehicle gates	<b>Opposing</b>	6 (19) P/13/0126/CC

DECISIONS UNDER DELEGATED POWERS

**6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS**

The Committee noted a report by the Director of Planning and Environment on development control applications and miscellaneous matters, including the current situation regarding planning appeals. An Update Report was tabled at the meeting.



**(1) 397 WARSASH ROAD FAREHAM**

The Committee received the deputations referred to in minute 5 above.

Upon being proposed and seconded the officer recommendation to grant planning permission subject to:-

- (i) the conditions in the report; and
- (ii) an additional condition prohibiting use of the existing access onto The Tanners to heavy vehicles during construction of the property to the north of the site.

was voted on and CARRIED.  
(Voting 7 in favour; 1 against).

RESOLVED that subject to:-

- (i) the conditions in the report; and
- (ii) an additional condition prohibiting use of the existing access onto The Tanners to heavy vehicles during construction of the property to the north of the site,

PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out below. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, highway safety or ecology. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS2 - Housing Provision, CS5 - Transport Strategy and Infrastructure, CS9 - Development in Western Wards and Whiteley, CS15 - Sustainable Development and Climate Change, CS16 - Natural Resources and Renewable Energy, CS17 - High Quality Design, CS18 - Provision of Affordable Housing, CS20 - Infrastructure and Development Contributions and CS21 - Protection and Provision of Open Space. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review DG4 - Site Characteristics. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - DG4 - Site Characteristics

**(2) SILVER FERN, 19 WARSASH ROAD, WARSASH**

The Committee was referred to the Update Report which provided the following information: *One further objection has been received in relation to the amended plans stating that the sign would still be out of keeping with the character of the centre of Warsash and although raising the sign may improve visibility it will also have a greater impact on the surrounding area. For Members' information, the sign has been erected*

A motion was proposed and seconded that the application for advertisement consent be deferred. On being put to the vote the motion was CARRIED. (Voting 8 in favour; 0 against).

RESOLVED that the application for advertisement consent be deferred.

Reasons for the Decision - To allow officers to enter into negotiations with the applicant to agree a more acceptable top element of the sign (company details) from that currently submitted. Application to be reported back to committee.

Policies - Fareham Borough Local Plan Review - DG7 - Signs and Advertisements.

### **(3) DENTAL SURGERY, 37 WARSASH ROAD, WARSASH**

The Committee received the deputation referred to in minute 5 above.

Upon being proposed and seconded the officer recommendation to grant planning permission to vary conditions 3 and 4 of P/07/1217/FP was CARRIED. (Voting 8 in favour; 0 against).

RESOLVED that

(i) all conditions originally attached to planning permission P/07/1217/FP which have been discharged and remain in force be re-imposed, with the exception of condition 4 of that consent being revised to the following:-

No more than four dental surgery rooms shall operate from the dental practice that this decision notice relates to.

REASON: In the interests of highway safety in accordance with Policy CS5 of the Fareham Borough Core Strategy.

(ii) the addition of conditions covering the access, delivery of the car-parking spaces and ensuring they are retained, ensuring the spaces to the rear of the building are used only by staff and provision of cycle parking within the site and ensuring site lines (to the standard as set out by the Inspector on the 2011 appeal decision) are provided.

PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The increase to four dentist's chairs will not give rise to situations prejudicial to highway safety or neighbouring amenity, and the provision of three staff car

parking spaces to the rear of the property would not give rise to any undue impacts on neighbouring amenity, particularly in the light that the northern portion of the site has an extant permission for a dwelling (which would give rise to potentially far greater a level of activity). Other material considerations including the representations made have been carefully considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS5 - Transport Strategy and Infrastructure and CS17 - High Quality Design.

#### **(4) 121 FLEET END ROAD WARSASH**

Upon being proposed and seconded the officer recommendation to grant planning permission subject to the conditions in the report was voted on and CARRIED.

(Voting 8 in favour; 0 against).

RESOLVED that subject to the conditions in the report, PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out below.. The proposal, subject to conditions, is not considered likely to result in any significant or unacceptable impact on the amenity of adjoining occupiers or the character of the countryside/strategic gap area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design, CS14 - Development Outside Settlement and CS22 - Development in Strategic Gaps.

#### **(5) 121 FLEET END ROAD WARSASH**

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting 8 in favour; 0 against).

RESOLVED that subject to the conditions in the report, PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out below.. The proposal, subject to conditions, is not considered likely to result in any significant or unacceptable impact on the amenity of adjoining occupiers or the character of the countryside/strategic gap area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design, CS14 - Development Outside Settlements and CS22 - Development in Strategic Gaps.

#### **(6) LAND TO REAR OF 233 SWANWICK LANE , LOWER SWANWICK**

The Committee received the deputation referred to in minute 5 above.

The Committee was informed of the following relevant policies which applied to the application and which had been omitted from the officer's report:- *Fareham Borough Core Strategy: CS2 - Housing Provision; CS6 - The Development Strategy; CS9 - Development in Western Wards and Whiteley; CS15 - Sustainable Development and Climate Change; CS16 - Natural Resources and Renewable Energy; CS17 - High Quality Design; CS18 - Provision of Affordable Housing; CS20 - Infrastructure and Development Contributions; CS21 - Protection and Provision of Open Space. Fareham Borough Local Plan Review: DG4 - Site Characteristics and C18 - Protected Species*

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting 6 in favour; 2 against).

RESOLVED that subject to the conditions in the report PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out below and the recent decision made by the Planning inspectorate. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Fareham Borough Core Strategy: CS2 - Housing Provision; CS6 - The Development Strategy; CS9 - Development in Western Wards and

Whiteley; CS15 - Sustainable Development and Climate Change; CS16 - Natural Resources and Renewable Energy; CS17 - High Quality Design; CS18 - Provision of Affordable Housing; CS20 - Infrastructure and Development Contributions; CS21 - Protection and Provision of Open Space. Fareham Borough Local Plan Review: DG4 - Site Characteristics and C18 - Protected Species

**(7) 29 NUTASH FAREHAM**

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting 8 in favour; 0 against).

RESOLVED that subject to the conditions in the report, PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out below. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Fareham Borough Local Plan Review: DG4 - Site Characteristics

**(8) 144 BROOK LANE SARISBURY GREEN**

Upon being proposed and seconded the officer recommendation to grant planning permission was voted on and CARRIED.

(Voting 7 in favour; 1 against).

RESOLVED that PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The enlarged dormer window does not detract from the appearance of the house, the character of the streetscene or the privacy of neighbours. There are no other material considerations judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design

**(9) 233 BOTLEY ROAD BURRIDGE**

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting 8 in favour; 0 against).

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out below.. The proposal is of an acceptable appearance and will not unduly harm neighbouring amenity. Other material considerations including the representations raised are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

**(10) WARWICK HOUSE BEACON BOTTOM PARK GATE**

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting 7 in favour; 0 against; 1 abstention).

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The proposal would not detract from the character of the surrounding area or the living conditions of neighbours. The level of parking provision provided is acceptable and the proposal would have no adverse implications for highway safety. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design and CS5 - Transport Strategy and Infrastructure.

**(11) MISCELLANEOUS 1 - LAND AT COLDEAST HOSPITAL (LOT 2)  
SARISBURY GREEN**

A motion was proposed and seconded that, subject to addition of the word "external" in the sentence in paragraph 3 so that it reads " *that the necessary funds to enable the partial **external** restoration are secured and made available for such use if no developer has been secured within two years*" the officer recommendation as stated in the report be agreed.

(Voting 8 for; 0 against).

RESOLVED that in addition to those matters already secured through the resolution of the Planning Committee on the 23rd October 2012, that the Section 106 planning obligation also secures the following:

(i) the applicant/owner undertakes the partial external restoration of the Mansion House in the event that a developer is not signed up to undertake the refurbishment/ restoration of the Mansion House within two years;

(ii) that the necessary funds to enable the partial external restoration are secured and made available for such use if no developer has been secured within two years;

(iii) the details of the precise scheme of restoration works are agreed with Fareham Borough Council prior to their execution.

**(12) 33 FAIRFIELD AVENUE FAREHAM**

The Committee was referred to the Update Report which provided the following information:

*Amend Recommendation: -*

*Subject to:-*

*(i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.*

Upon being proposed and seconded, the officer recommendation as revised, to grant planning permission subject to:-

(i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then

planning permission be granted without the need for the obligation as the community infrastructure levy will apply; and

(ii) the conditions in the report

was voted on and CARRIED.  
(Voting 8 in favour; 0 against).

RESOLVED that subject to:-

(i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply; and

(ii) the conditions in the report

PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into the account the policies of the Local Plan as set out below. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers, the character of the area or on highway safety. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS5 - Transport Strategy and Infrastructure, CS15 - Sustainable Development and Climate Change, CS16 - Natural Resources and Renewable Energy, CS17 - High Quality Design, CS20 - Infrastructure and Development Contributions and CS21 - Protection and Provision of Open Space. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document

### **(13) 67 THE AVENUE FAREHAM**

The Committee was referred to the Update Report which provided the following information:- *The application was withdrawn on 22 March 2013.*

### **(14) 66 WYNTON WAY FAREHAM**

The Committee was referred to the Update Report which provided the following information:-

*Amend Recommendation:-*



*Subject to:-*

*(ii) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.*

Upon being propose and seconded the officer recommendation to grant planning permission subject to:-

- (i) the consideration of any representations received by 22 March 2013;
- (ii) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply;
- (iii) the conditions in the report; and
- (iv) an additional Grampian condition requiring the developer to submit and agree a scheme with officers for appropriate relocation of the bus stop which has been removed from outside the proposed new access from Fareham Park Road prior to the commencement of development

was voted on and CARRIED  
Voting 8 in favour; 0 against).

RESOLVED that subject to:-

- (i) the consideration of any representations received by 22 March 2013;
- (ii) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply;
- (iii) the conditions in the report; and

(iv) an additional Grampian condition requiring the developer to submit and agree a scheme with officers for appropriate relocation of the bus stop which has been removed from outside the proposed new access from Fareham Park Road prior to the commencement of development

PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out below. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area or highway safety. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - 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, CS16 - Natural Resources and Renewable Energy, CS17 - High Quality Design, CS20 - Infrastructure and Development Contribution and CS21 - Protection and Provision of Open Space. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - DG4 - Site Characteristics

### **(15) 260 WEST STREET FAREHAM**

The Committee received the deputation referred to in minute 5 above.

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting 8 in favour; 0 against).

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The extension of the temporary period of consent for a further six months is considered appropriate taking into account those material considerations set out above. The potential for cooking odour to adversely affect the living conditions of neighbours is not considered to have sufficient weight to justify a refusal of the application for such a temporary period, and as such applicable conditions have been applied in order to satisfy these matters and in order to ensure that in light of this the usage can be reviewed after a further six months. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS5 - Transport Strategy and Infrastructure and CS17 - High Quality Design. Fareham Borough Local Plan Review: S12 - Hot Food Shops

**(16) LAND AT NYEWOOD AVENUE, PORTCHESTER**

The Committee received the deputation referred to in minute 5 above.

The Committee was referred to the Update Report which provided the following information:

*Amend Recommendation -  
Subject to:-*

*i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.*

Upon being proposed and seconded, the officer recommendation as revised, to grant a full renewal of planning permission granted under P/10/0029/FP, subject to:-

(i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply; and

(ii) the conditions in the report

was voted on and CARRIED.  
(Voting 8 in favour; 0 against).

RESOLVED that subject to:-

(i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is

not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply; and

(ii) the conditions in the report

FULL RENEWAL of planning permission granted under P/10/0029/FP be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out below. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, or highway safety. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - 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, CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design, CS20 - Infrastructure and Development Contributions RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document and CS21 - Protection and Provision of Open Space. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - DG4 - Site Characteristics

#### **(17) PORTSDOWN INN 1 LEITH AVENUE FAREHAM**

The Committee was referred to the Update Report which provided the following information:- *Members are advised that the Officer recommendation included in the report should read as follows:-*

*Subject to:-*

*(i) the comments of the Director of Regulatory and Democratic Services (Contamination);*

*(ii) the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.*

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to:-

(i) the comments of the Director of Regulatory and Democratic Services (Contamination);

(ii) the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.

(iii) the conditions in the report,

was voted on and CARRIED.  
(Voting 8 in favour; 0 against).

RESOLVED that subject to:-

(i) the comments of the Director of Regulatory and Democratic Services (Contamination);

(ii) the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.

(iii) the conditions in the report,

PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable into account the policies and proposals of the Development Plan as set out below. The proposed new dwelling is to be located within a sustainable urban location where the principle of new housing provision is supported by local and national planning guidance. The proposal would not detract from the character of the surrounding area or the living conditions of neighbours. The level of parking provision provided is acceptable and the proposal would have no adverse implications for highway safety. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS2 - Housing Provision, CS6 - The Development Strategy, CS15 - Sustainable Development and Climate

Change, CS17 - High Quality Design, CS20 - Infrastructure and Development Contributions and CS21 - Protection and Provision of Open Space. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - DG4 - Site Characteristics

### **(18) 18 HAVEN CRESCENT FAREHAM**

The Committee received the deputation referred to in minute 5 above.

The Committee was referred to the Update Report which provided the following information: *Officers have discussed the suggested provision of a restrictor to the roof light with the applicant. The applicant has indicated they would not be willing to fit a 2.5cm opening restrictor to the roof light however they would be prepared to install one allowing the roof light to open to a maximum opening of 10cm. In light of the discussions with the applicant Officers consider there is little prospect of any planning permission conditional on a 2.5cm restrictor being implemented. The applicant's suggested restriction to 10cm would not prevent overlooking of the neighbouring property to the rear. Officers therefore recommend that planning permission should be refused for the variation of this condition. Officers will be discussing the serving of a Breach of Condition Notice with Southampton Legal*

*Department in order secure compliance with the original planning condition.*

*Recommendation: REFUSE: roof light gives rise to the overlooking of neighbouring property (7 Old Street) harmful to the privacy of the occupants*

A motion was proposed and seconded that the revised officer recommendation to refuse the application to vary condition 3 of planning permission P/11/0237/VC and was voted on and CARRIED.

Voting 8 in favour; 0 against).

RESOLVED that the application to vary condition 3 of planning permission P/11/0237/VC be REFUSED.

Reasons for the Decision - The roof light gives rise to the overlooking of neighbouring property (7 Old Street) harmful to the privacy of the occupants

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

### **(19) 45 OLD FARM LANE STUBBINGTON**

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

Voting 8 in favour; 0 against).

RESOLVED that subject to the conditions in the report, PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out below. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

## **(20) PORTCHESTER COMMUNITY SCHOOL WHITE HART LANE FAREHAM**

The Committee received the deputation referred to in minute 5 above.

Councillor Price declared a non-pecuniary interest in this application as he is a Hampshire County Councillor and member of the County Council body who will determine the application.

A motion was proposed and seconded that an OBJECTION be raised to the proposal to increase the height of the fence from its existing height, to a height of 3.03m, only for the length of boundary fence which runs from the gates at Sunningdale Road northward along the east boundary. Upon being put to the vote the motion was CARRIED.

(Voting 8 in favour; 0 against).

RESOLVED that Fareham Borough Council raise OBJECTION to the proposal to increase the height of the fence from its existing height, to a height of 3.03m, only for the length of boundary fence which runs from the gates at Sunningdale Road southward along the east boundary.

Reasons for the Decision - The increase in the height of the fence from the gates in Sunningdale Road northward along the eastern boundary is considered to result in a significant impact on the amenity of occupiers of properties which are adjacent to the existing boundary fence running north from Sunningdale Road. The Committee therefore raises an objection to this element of the proposal.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Fareham Borough Local Plan Review: DG4 - Site Characteristics.

## **(21) 70 ST MARYS ROAD FAREHAM**

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the condition in the report, was voted on and CARRIED.

(Voting 8 in favour; 0 against).

RESOLVED that subject to the condition in the report, PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out below. . The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

## **(22) PLANNING APPEALS**

The Committee noted the information in the report.

## **(23) UPDATE REPORT**

The Update Report was tabled at the meeting and considered with the relevant agenda items.

## **7. URGENT MATTERS**

There were no urgent matters for consideration.

## **8. TREE PRESERVATION ORDERS**

The Committee considered the confirmation of the two following Fareham Tree Preservation Orders which had been made by officers under delegated powers and to which no formal objections had been received:-

### **(1) TPO680 - 22 Peters Road, Park Gate**

Order made on 23 November 2012 covering 1No. Oak tree.

RESOLVED that Fareham Tree Preservation Order No. 680 be confirmed without modification as made and served.

### **(2) TPO651 - Lynton Gardens, Highlands Road, The Cedars and Kiln Road**

Order made on 7 December 2012 covering 26 No. individual trees, (2 No. Yew, 5 No Oak, 2 No Horse Chestnut, 6 No Sycamore, 5 No Lime, 1 No Walnut, 1 No Cypress, 2 No Pine, 1 No Wellingtonia and 1 No Cedar) and 4



groups (G1 - 5 No Pine trees, G2 - 2 No Pine, 2 No Oak & 1 No Sycamore, G3 - 9 No Sycamore and G4 - 6 No Pine).

RESOLVED that:-

(a) Fareham Tree Preservation Order No. 651 be confirmed with modification to the description for T14, which should read '*Front garden of 77 Kiln Road*'; and

(b) Fareham Tree Preservation Order No.17 and Fareham Tree Preservation Order No. 415 be revoked, as all the trees in the older Orders have, where appropriate, been included in the new Order.

## 9. URGENT MATTERS

Under agenda item 6(ii) the Committee were informed that Councillor Whittle had made the request that the Committee be advised upon matters relating to Cams Hill as urgent business. The terms of the request were read out at the meeting.

The Solicitor to the Council advised members that Councillor Whittle was not present to move the motion and that there was no procedure under standing orders for urgent motions to be added onto the agenda. She proposed to advise Councillor Whittle that it was deemed more appropriate for the issues raised to be discussed directly with the Head of Development Management and Trees.

(The meeting started at 2.30 pm  
and ended at 5.25 pm).

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**P/12/0717/FP**

**LOCKS HEATH**

TAYLOR WIMPEY (SOUTHERN  
COUNTIES) LTD AND BOVIS LTD

AGENT: MR J WOOLF

RESIDENTIAL DEVELOPMENT, ERECTION OF 206 NO. DWELLINGS (INCLUDING  
AFFORDABLE HOUSING) WITH NEW VEHICLE & PEDESTRIAN ACCESS,  
ASSOCIATED PARKING, LANDSCAPING & OPEN SPACE

PETERS ROAD - LAND TO THE SOUTH OF - LOCKS HEATH

### ***Report By***

Alex Sebbinger (x2526)

### ***Introduction***

The site is within the defined Urban Area and is designated as a Housing Allocation under saved Policy H1 of the Fareham Borough Local Plan Review (2000). A Peters Road Development Brief (a supplementary planning document) was adopted for the site in November 2007.

### ***Site Description***

The site covers an area of approximately 6.33 hectares and is bounded by Peters Road to the north, Lockswood Road to the east and the recently approved site for 49 dwellings (Site A) and properties fronting onto Brook Lane to the West. The southern boundary is defined by an existing track leading from Brook Lane and historic field boundaries.

Along the Peters Road frontage there are two separate areas of land which fall within the safeguarded housing area but do not form part of this planning application. The first comprises number 22 Peters Road and its curtilage which has been subject to separate applications for housing development. The second area of land 'sits' between 22 and 30 Peters Road.

A third area of land which is safeguarded for housing but is outside of this particular application site is located along the southern boundary to the east of a bungalow known as 'The Laurels'.

The application site includes areas of derelict glasshouses and a number of abandoned outbuildings. The land has a mix of mature trees, conifer plantation, field boundaries and wooded areas as well as hedgerows that criss-cross the site. There are a number of trees subject to tree preservation orders located within the site.

There is also a small watercourse that flows north to south adjacent to the eastern edge of the site through an area of woodland and significant vegetation. There are a number of hedgerows, often associated with small ditches, which divide the site into smaller fields previously used for grazing or allowed to grow wild.

A public right of way (Footpath No.13) runs through the site between Peters Road and Lockswood Road.

There is a gentle 7 metre fall across the site in a south easterly direction.

### ***Description of Proposal***

The application is made in full and seeks a primary highway access from Lockwood Road with emergency vehicle access routes, through the adjoining permitted development for 49 dwellings, and directly onto Peters Road.

With the exception of two houses (Plots A14 and A15) fronting Peters Road, adjacent to the proposed emergency access, all dwellings would be sited on internal estate roads.

The proposed 206 dwellings are a mix of two and three storey buildings and a combination of 129 houses and 77 flats. The scheme would provide 25 no. one bed units, 90 no. two bed units, 76 no. three bed units and 15 no. four bed units.

The woodland and stream along the eastern margin of the site is proposed to be retained as open space and an ecological asset. A 15 metre wide buffer zone is provided across the southern boundary of the site adjacent to the defined countryside area. A balancing pond is included adjacent to the stream to serve as a floodwater attenuation facility. Alongside the pond and stream corridor, a local equipped area for play (LEAP) is proposed within an area of open space.

Pedestrian and cycle routes are shown to be provided from Lockwood Road and Peters Road and linked through the development to allow movement across the site.

The proposed construction materials would be a mix of brick, weatherboarding, white render, hung tiles and concrete roof tiles.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

#### **Fareham Borough Local Plan Review**

H1 - Housing Allocations

C18 - Protected Species

DG4 - Site Characteristics

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

The following planning history, which relates to the broader Peters Road site, is relevant:

P/97/0067/OA - Residential Development, access and open space - Non determined -

Appeal lodged and dismissed in May 1998.

P/00/1251/FP - Erection of 241 dwellings, open space and associated infrastructure (Affecting Public Right of Way) - Dismissed by The Secretary of State in October 2002.

P/02/0164/OA - Erection of 288 dwellings with associated infrastructure, open space and landscaping (outline application) - Dismissed by The Secretary of State in October 2002.

P/02/0165/OA - Erection of 288 dwellings with associated infrastructure open space and landscaping - Withdrawn July 2002.

P/07/1515/OA - Hybrid application for the erection of 307 dwellings, the provision of associated open space and recreational facilities, new vehicular access from Lockwood Road and Peters Road, transport and drainage infrastructure and landscaping of the 307 dwellings. The application includes submission of full details for Phase 1, involving erection of 54 dwellings - approved November 2008.

P/07/1655/FP - Layout and specification of internal roads, footpaths, cycleways and drainage in association with P/07/1515/OA - Approved November 2008.

P/11/0124/FP - Erection of 9 dwellings (7 three-bed houses and 2 four-bed houses) with associated parking and access from Peters Road - Withdrawn November 2011

P/11/0125/FP - Erection of 49 dwellings (1 one-bed flat, 11 two-bed flats, 33 three-bed houses and 5 four-bed houses) with associated parking, open space and landscaping and new access from Peters Road - permitted July 2012

P/11/0126/FP - Erection of 14 dwellings (1 one-bed flat and 13 three-bed houses) with associated parking and new access from Lockwood Road - Withdrawn November 2011

P/11/0195/FP - Erection of 215 Dwellings (Including Affordable Housing) Together with New Vehicle & Pedestrian Access, Associated Car Parking, Landscaping and Open Space - Refused 3 May 2012.

P/11/0730/FR - Layout and specification of internal roads, footpaths, cycleways and drainage in association with P/07/1515/OA - full renewal of P/07/1655/FP - Currently undetermined

P/11/0731/FR - Outline application for the erection of 307 dwellings, the provision of associated open space and recreational facilities, new vehicular access from Lockwood Road and Peters Road, transport and drainage infrastructure and landscaping of the 307 dwellings. The application includes the submission of full details for Phase 1 of the development, which will involve the erection of 54 dwellings - full renewal of P/07/1515/OA - Currently undetermined

P/12/0974/FP - Residential development comprising erection of 49 dwellings - Permission 5 April 2013

### ***Representations***

Nine representations have been received raising the following matters:

- The development is too big

- Noise during construction
- Two accesses are required
- Boundary with 22 Peters Road is incorrect and affects Plot B17 and is formed by a hedge which is in part on 22 Peters Road property
- Loss of privacy
- Line of footpath should be set away from No.30 Peters Road
- Increased traffic on local network
- Leisure area should be by Peters Road
- Three Storey buildings are out of keeping with the area
- Overstretched community infrastructure
- Impact on wildlife
- Impact on footpaths
- Three storey block adjacent to boundary with bungalows

### **Consultations**

Natural England - No objection subject to conditions - This application is in proximity to Lee-on-the-Solent to Itchen Estuary Site of Special Scientific Interest (SSSI) and Lincegrove and Hacketts Marshes SSSI. This forms part of the wider Solent and Southampton Water Special Protection Area (SPA) and Ramsar Sites, and the Solent Maritime Special Area of Conservation (SAC). Natural England is satisfied that, subject to the imposition of conditions and the development being undertaken in strict accordance with the submitted proposals and the approved details, these development proposals will avoid impacts upon the interests of these special sites.

The Local Planning Authority's attention is drawn to ongoing research, through the Solent Disturbance and Mitigation Project, led by the Solent Forum, into the effects of recreational disturbance on European sites in the PUSH area as a result of increased housing numbers. The LPA may wish to consider whether provision of open space in line with Public Open Space Standard is sufficient, or whether further green space provision is necessary to be certain of avoiding a significant effect on European designated sites.

Director of Planning & Environment (Ecology) - The current application is for a slightly lower number of units and includes a slightly amended site layout from that previously proposed. The current application is submitted with updated and amended reports provided with the previous application.

Reptile translocation has been on going and much of the site has been cleared; a further area to the west of site still has potential for reptiles - further details on the numbers and receptor areas are required; bat activity surveys are required; clarification of hedgerows to be removed.

Concerns relate to potential recreational disturbance impacts on the interest features of the Solent and Southampton Water SPA and Ramsar site. The submitted reports consider impacts on the designated sites relating to recreational disturbance. It considers the likelihood of residents from the development using sections of the coast, and the alternative recreational spaces available. Onsite open green space will be available in the immediate vicinity of the new dwellings. However due to the size of this provision it is considered crucial to consider the need for other open spaces available for residents to use. The assessment highlights other available sites in proximity to the site, including Holly Hill Woodland Park. Furthermore the report sets out various measures relating to provision of education, interpretation and visitor access management directed both at the SPA/SAC/Ramsar site and other recreational sites in the local area. These measures

reduce the uncertainty regarding recreational impacts on the coastal designated sites and the ability of onsite and alternative off site green open space to accommodate the new recreational users.

The report concludes that the project would at worst give de-minimus effect, and therefore there will be no combined impacts. This conclusion is supported.

Director of Community (Strategic Housing) - The applicant has been working with the Council to agree the number and distribution of affordable units within the site. An update will be provided for Members on the affordable housing numbers and mix.

Director of Planning and Environment (Urban Design) - Comments were made when the application was originally submitted and again in relation to amended plans.

The context of the surrounding site is primarily one of low density (20-30 dph) detached houses and some bungalows with mature gardens and planted edges to front gardens. The adopted development brief recognised this context and sought to draw a distinction between the character of new development fronting Peters Road and creating a new character within the centre of the site taking account of prevailing policies at the time (2007) which sought minimum densities. The mixture of 2 and 2.5 storey houses sit comfortably together, but concern is raised at the mass and scale of the flatted blocks surrounding the central green in terms of the resultant townscape and character. It would be preferable for their dominance to be reduced.

The design of the houses and flatted blocks are standard unit types from the Taylor Wimpey and Bovis Homes catalogues. They are basic traditional brick, tile and render constructions. The developer has indicated a willingness to deal with this level of detail through appropriate planning conditions.

A number of comments were made relating to specific dwelling design and detail and landscape/external works, boundary treatment detail; some of these comments have been taken on board by the applicant, but not all.

The layout broadly accords with the design approach advocated in the adopted development brief. The relocation of the LEAP (Local equipped area of play) is unfortunate as it leaves the central green without a clear focus and function. The adopted development brief for this site identified the central green to include a LEAP, which had a clear focus and function for the development.

The site affords high levels of pedestrian and cycle connectivity and permeability with high level of equitable priority with car movement at junctions.

Some effort has been made to break up the frontage parking which is welcomed, however there are some aspects of the layout which lack landscape coherence.

Core Strategy Policy CS15 expects new development to meet Code for Sustainable Homes level 4. A condition should be applied requiring compliance in accordance with an independent report prior to occupation of each unit.

In summary, whilst many of the landscape and hardworks issues were addressed there still remains the more fundamental issue of the scale and mass of the flatted blocks, their relationship to the central green and the green's design and function.

Director of Community (Leisure and Community) - Discussions have clarified that the Council would not wish to adopt the public open space including the LEAP. The laying out, future maintenance and retention in perpetuity will form part of the proposed Section 106 Obligation.

Director of Streetscene (Refuse/Recycling) - The developer must have regard to the waste and recycling storage and collection guidance issued by Fareham Borough Council. Plan required of bin collection points where bins cannot be presented at the front of individual properties.

Hampshire County Council (Rights of Way) - The intention to divert the line of the path through the proposed development is noted. The granting of Planning Permission would not itself divert the footpath. This procedure will need to be formally and legally carried out by the Local Planning Authority under Section 257 of the Town and Country Planning Act 1990 and no development directly affecting the footpath should be carried out until a diversion order has been made and confirmed and the path has been certified as fit for use by the public.

Hampshire Constabulary (Crime Prevention Design Advisor) - No objections, but gives a number of informatives, should the developer wish to achieve Secured By Design accreditation.

Hampshire County Council (Archaeological Officer) - No objection subject to conditions to secure archaeological investigation of the site.

Environment Agency (EA) - No objection subject to conditions and informative

Hampshire County Council School Organisation Officer (Childrens Services Department) - The site lies within the catchment areas of Sarisbury primary schools and Brookfield College all of which are, and are expected to remain, full for the foreseeable future. Developer contributions are required for the expansion of schools in the area.

Director of Planning and Environment (Arborist) - No objection subject to conditions.

Southern Water Services - No objection subject to conditions and informatives to ensure existing drainage apparatus within the site is adequately protected.

Director of Regulatory and Democratic Services (Contaminated Land) - No objection subject to conditions.

Hampshire County Council (Highways) - No objection subject to securing Travel Plan, necessary off site works and conditions.

Director of Planning & Environment (Highways) - No objections subject to minor alterations, transport contributions, necessary off site works and conditions.

Director of Regulatory and Democratic Services (Pollution and Suitability) - No objection

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

Principle of housing development and planning history

The site is identified as part of a housing allocation within the Fareham Borough Local Plan



Review (2000) under Policy H1. It is also the subject of the Peters Road Development Brief, adopted as a Supplementary Planning Document in November 2007. The development brief provides detailed guidance for the residential development, expanding on the residential allocation in the Local Plan Review.

The principle of residential development on this site has previously been established by approval of a hybrid (part full, part outline planning permission) scheme under ref. P/07/1515/OA for 307 dwellings across the larger site.

In May last year a subsequent detailed scheme for 215 dwellings on a smaller part of the site was refused for the following reasons:

"The proposed development is contrary to Policies CS5, CS17, CS18, CS20 and CS21 of the Adopted Fareham Borough Core Strategy (2011), Policy DG4 of the Fareham Borough Local Plan Review (2000), the provisions of the Peters Road Development Brief (2007), the Council's Supplementary Planning Guidance on Open Space (2002), Hampshire County Council's Transport Contributions Policy (2007) and Hampshire County Council's Developers Contributions Towards Children's Services Facilities (2011) and is unacceptable in that:

i) The proposed development is not of a high quality. This results in part from the fact that the site is not being brought forward on a comprehensive basis. The poor quality of the proposed development is evidenced by:

- elements of the public realm and the outlook from proposed dwellings being dominated by car parking;
- visitor car parking would not be readily visible within the development, leading to on-street parking, to the detriment of street-scene and highway safety;
- failure to properly integrate retained natural features such as trees and hedgerows into the public realm;
- failure to provide areas of usable informal playspace within the site, to create an area of meaningful open space within the development core of the site and to link it cohesively with other areas of open space throughout the site;
- the poor relationship between proposed buildings, particularly with regard to the scale, massing, limited land and setting provided for larger buildings at the centre of the site;
- the elevational designs do not respond positively to the key requirements of adopted policies and the reliance on standard house types, the lack of detailing and the absence of feature buildings on important junctions and corners fails to create a sense of place or distinctiveness.

ii) The proposal fails to provide an appropriate affordable housing offer and contributions in respect of public open space, highway infrastructure and education provision. In the absence of an acceptable offer, the proposal would not bring forward an inclusive and mixed community and fails to contribute towards meeting the Borough's affordable housing need. In the absence of an acceptable level of contribution for public open space, highway infrastructure and education, the proposal would fail to mitigate against the impacts arising and meeting the needs of future residents."

The current proposal seeks to address the reasons for refusal identified.

### Comprehensive Development

The overall comprehensive development of the area was previously a matter of concern. Although several areas of the allocated site do not form part of this application, the majority

of the land is now under the control of the applicants.

The ability of the applicants to achieve a comprehensive development is such that there is now a consistency across the site ensuring that there will be no major cross-ownership issues arising and that the important matters of onsite open space, maintenance of the ecological stream corridor and internal, vehicle, pedestrian and cycle movement will be achieved and optimised.

Layout improvements from the previously refused scheme means that the remaining areas of safeguarded housing land can be developed in an acceptable manner separately in the future.

## Layout and Design

### The Brief:

The adopted Peters Road Development Brief provides guidelines for the layout of the residential development of the site. These include:

- the protection and integration of the site's natural features such as trees, hedgerows and footpaths, and the local opportunities for enhancement such as the ecological biodiversity of the stream corridor and the central open space to actively shape the layout of the development and help to integrate it into its wider area, contributing to a sense of place;
- the retention of mature trees alongside Lockwood Road and the proposed 15 metre planted buffer to the southern boundary to help to reduce the potential visual impact of the new development;
- the identification of character areas to guide the form and style of development within the site, including the stream corridor, Peters Road frontage, homezone areas, mews/parking court areas;
- primary vehicle access to the site to be from Lockwood Road with a secondary access from Peters Road serving a limited number of dwellings;
- a permeable network of pedestrian and cycle routes through the site with linkages to local services and facilities.

The Development Brief also contains a Design Code that refers to the key requirements applicable to the general development of the site. These include the details of the highway design incorporating traffic calming, car parking provision, the formation of homezone and the mews court areas, principles of building design and use of materials. Other design code elements include provision of open space and landscaping of the development and sustainable design guidance.

### The Proposed Development:

#### Overall Layout -

The proposal is now for 206 dwellings which is a slight reduction from the 215 previously refused but still in line with the Brief.

The main areas of open space are alongside the eastern boundary of the site and towards the south eastern corner. They contain the extensive tree line alongside Lockwood Road and a stream. The open space extends through the centre of the site and links through to

the open space approved upon the applicant's adjoining site for 49 houses. A 15 metre wide tree planted buffer is proposed along the southern boundary of the site.

The close knit 'homezone' character of development established through the permission for 49 dwellings on the adjoining site continues through into the northern and northwestern area of the application site. Dwellings would be sited close to the plot frontages with parking being provided through a mixture of rear parking courts, and frontage on street parking softened through planting.

To the southwest the layout is less rigid with a number of the properties facing towards and taking advantage of the 15 metre wide buffer planting zone.

Although the layout continues to identify the development of the area immediately to the west of the main access road from Lockwood Road, the proposed layout has been assessed in respect of these matters by the relevant consultee bodies who have not raised objection.

The proposed street scene at this point identifies that the majority of the units are two storey but with a three storey building at the entrance to the site. The building is set into the site from Lockwood Road by some 50 metres with views softened by existing vegetation along the west side of the stream. Officers consider that this approach into the built development is acceptable and will overlook and thereby contribute to the passive policing of the LEAP to the north and the balancing pond.

The scheme proposes 9 buildings containing flats. The whole development accommodates 77 flats which is a reduction from the 100 flats in the refused scheme. The increased emphasis upon houses rather than flats has the effect of reducing the available developable land. The amenity areas available to some of the flatted schemes is less than the 25 square metres per unit normally sought. To mitigate for the limited private space available to some of the flatted buildings, they have in the main been located in close proximity to proposed open space areas.

The flatted buildings are largely located in prominent locations within the site in particular Blocks 4 and 8 set each side of the central open space and visible along the access approach from Lockwood Road.

Officers consider that the overall approach to the layout of the site is acceptable.

#### Building Design -

The adopted Development Brief contains a Design Code which through a review of the site context and local examples in the built environment seeks to guide the development to ensure the buildings are both locally distinctive and contextually appropriate.

The refused mix of dwellings comprised 115 houses and 100 flats, providing 1, 2, 3 and 4 bedroom accommodation. This latest application is significantly different with 129 houses and 77 flats (the full breakdown is provided in the 'description of the development').

The submitted elevational drawings provide a variety of ridge heights ranging between two and three storeys in height, throughout the proposed development.

To the north and south of the central open space areas there is a concentration of three

storey buildings, taking advantage of the more open aspect to frame the greater scale of the buildings and to provide a higher level of passive policing of these areas by overlooking windows. Notwithstanding the predominance of three storey buildings the designs incorporate a mix of gabled and hipped features with horizontal and vertical material variations and balconies to add visual interest to the scene.

Throughout the remainder of the site the palette of house types, varying ridge heights, roof styles and materials, provide for a changing and fluid street scene with varying emphasis upon segregated and shared areas.

Officers acknowledge the comments of the Director of Planning and Environment (Urban Design) especially the concerns raised over the scale of the flatted buildings around the central open space areas.

Officers have carefully considered the comments made in respect of the design across the development and these have informed a number of improvements to the quality of the scheme.

Notwithstanding the fact that some concerns about the scheme remain, including the scale of the buildings around the central area, Officers consider the design of the proposal is of a high quality and complies with Policy CS17 of the adopted Core Strategy.

#### Open Space -

The overall distribution of open space is considered acceptable, forming a central core to the development with the various elements of the provision linking well across the site from the stream corridor to the east to the approved open space associated with the permission for 49 dwellings at the western side. Although the southern planting buffer is not considered to be part of the functional open space, these areas do contribute to the visual setting of the development.

The proposed LEAP was suggested in a more central location in the Development Brief and hybrid approval and is now re-located to a position towards the edge of the development area and adjacent to the balancing pond. The siting of the LEAP has resulted in loss of an area identified as 'community woodland' by the Development Brief. The LEAP is now more distant in relation to the core of the dwellings on the site. This has been the subject of careful consideration by Officers.

Whilst the open space layout is not as extensive as envisaged by the Brief, a balance judgement needs to be made. The provision of a greater area of open space would have implications for the number of dwellings achievable on the site. The applicants have demonstrated that the current level of viability of the scheme impacts upon affordable housing and development contributions (considered elsewhere in the report). An insistence upon a greater open space provision would have further implications upon these other provisions.

The applicant is not requesting the Council to adopt the onsite open space or play area provision. A planning obligation will need to cover this and to ensure for the ongoing provision and maintenance of the open space, play areas and planting buffer.

Officers consider on balance that the provision of open space, related facilities and planting buffer proposed at this site is acceptable.

### Access, Parking and Permeability -

Access to the site is as envisaged through the Development Brief with one main access point only onto Lockwood Road. There is no direct link for cars between the proposed scheme and that recently permitted for 49 dwellings other than an emergency access. Notwithstanding this, care has been taken to avoid the isolation of the separate parts and to establish appropriate and desirable pedestrian and cyclist routes. No pedestrian and cycle route is proposed through Chichester Close.

Parking has been carefully considered and meets the requirements set out in the Residential Car and Cycle Parking SPD with adequate on street provision for visitor parking, which was a matter of concern in the refused development proposal.

### Impact upon neighbouring development -

The proposal only directly adjoins the curtilage of twelve dwellings; 136 to 148 Brook Lane, The Laurels and numbers 22, 30, 32 and 34 Peters Road. Officers have carefully considered what effects there would be upon these properties.

One of the larger buildings close to the site boundary is Flat Block 5 to the rear of and adjoining 144 - 148 Brook Lane. The element of the building facing the internal estate road is three storey in scale with a two storey rear wing towards Brook Lane. The three storey element is 18 metres from the site boundary at its closest point and 35 metres from the nearest neighbouring property. The building separation distances are considered to be acceptable.

The majority of the windows within the proposed flat block 5 exceed the minimum distances from neighbouring properties to safeguard privacy. Some west facing windows which would serve flat number 6 (at first level) face towards the rear garden of 148 Brook Lane. Officers believe these windows should be obscure glazed and fixed shut to a minimum of 1.7 metres above internal finished floor levels. Officers also believe it would be appropriate to require the west facing rooflights serving the flat immediately above (flat number 8) to be high level (i.e. have sill heights at least 1.7 metres above internal finished floor level).

Officers have also highlighted with the applicant the relationship of Plot F39 to 136a Brook Lane. Here the first floor windows of the new dwelling would face towards the private rear garden of the existing property at a distance of less than 11 metres. To overcome this amended plans are to be submitted introducing oriel windows looking southeast, at first floor level on this plot. For visual balance Plot F38 will be altered also.

Existing properties on Peters Road would be adjacent to terraces of two storey dwellings. In the case of 22 Peters Road the flank wall of a plot would adjoin that garden. Numbers 30 - 34 will back onto to a row of terraced houses with roughly 12 metre deep rear gardens. This will result in a rear to rear separation distance of between 26 metres and 33 metres.

The Laurels is an isolated bungalow to the southwest of the site and is some 14 metres from the closest building.

An issue has been raised over the relationship to 22 Peters Road, not in terms of overlooking but in terms of the boundary. No.22 has been subject of separate planning applications for development. It is claimed that the boundary adjacent to Plot B17 is incorrect and should be straight rather than kinked. The applicants are aware of this and

believe their drawing to be correct. Under these circumstances the Council cannot arbitrate and must take the view that the application is correct. Should this prove not to be the case then the applicants would need to address this with an amendment to any permission issued.

In summary Officers consider that the relationships with adjoining residential properties is acceptable subject to the imposition of appropriate conditions and the amendments identified above.

#### Drainage and Flood Risk -

Adjoining occupiers have raised concerns about drainage and flooding. The applicant has submitted a Flood Risk Assessment to address this issue. The proposals include the provision of a balancing pond to form part of the sustainable urban drainage scheme, which will have the added benefit of contributing to the ecological habitat on the site. The Environment Agency has no objection to the proposal, subject to conditions.

#### Ecology

Although no part of the development site is designated as an area of any significance for nature conservation, the current nature of this former horticultural land indicates the likely presence of a variety of wildlife habitats.

Nature Conservation issues arise from two areas:

- (i) Off site impact of increased recreational pressure upon designated SPA/RAMSAR sites resulting from the increase in local residents represented by the new development;
- (ii) On site assessment and mitigation of species at the site.

Off site - The Local Planning Authority is confident that based on the information provided the proposal will not result in any likely significant impact on any European site. This conclusion is supported by the Council's ecologist.

On-site - The Council's Ecologist advises that reptile mitigation works (including translocation) have been underway for some time so that much of the site is clear. An area of rough grassland to the west of the site currently still has potential to support reptiles. Further details are sought by proposed condition including potential receptor sites. Further survey work is required which can also be secured by condition.

There are a number of ecological enhancements created by the development, including the stream corridor and the provision of the balancing pond.

Officers are satisfied that the proposals would not cause harm to European sites locally, and impacts upon species at the site can be mitigated through the design of open space areas and the use of planning conditions.

#### Affordable Housing and Contributions

A residential development of the scale proposed attracts a number of contributions in accordance with planning policies adopted by this Council. The developer would be expected to provide 40% of the units on site as affordable; and make contributions towards open space provision, highways/transportation and expansion of local education

establishments.

The total level of contribution requested in connection with the proposed development (excluding the implications of affordable housing) is £3,638,768, broken down as follows:

- £2,531,195 for HCC Children's Services Department - required for the expansion of Sarisbury primary schools and Brookfield College within the catchment area;

- £773,270 for HCC Director of Environment - to secure improvements to the A27 corridor, enhancements at Swanwick Railway Station, improvements to the no. 28 bus service, cycle and pedestrian enhancements and to secure an acceptable Residential Travel Plan;

- £334,303 for provision/enhancement of off-site sports pitches and other outdoor sports facilities.

The applicant advises that provision of the contribution and affordable housing in full would make the scheme unviable and it would not proceed.

To progress the issue of viability the developer provided detailed financial information setting out the costs associated with the scheme on a confidential basis to the Council's own independent advisers. The viability work undertaken resulted in two offers to the Council:

OFFER A - 23% Affordable Housing and £1,140,00 in financial contributions

OFFER B - 27% Affordable Housing and £500,000 in financial contributions

Offer A is nearly £2.5m below the full contribution requested (essentially the amount sought for education) and somewhat below the affordable housing requirement of 40% specified by Policy CS18 of the Core Strategy.

Offer B makes a better affordable housing offer, still below 40%, with reduced contributions for open space, highways and education.

Both Offers have been subject to separate review by independent advisers appointed by this Council. They conclude that these offers fairly reflect the level of affordable housing and contributions the development can reasonably withstand whilst remaining viable.

Officers are considering the two offers presented and will provide an update to Members at the meeting about this issue.

## Conclusion

The application relates to the larger part of an allocated housing site.

The design principles are considered acceptable and follow the adopted Development Brief for the site. The scheme will bring forward a number of affordable housing units. The relationship with neighbouring properties is considered acceptable. There are number of ecological enhancements within the development layout in the form of informal open space, stream and buffer areas. The proposed layout would not compromise the comprehensive development of the remaining areas of the allocated housing site.

Officers therefore consider the proposal is acceptable in all respects subject to matters being secured through planning obligations and conditions.

#### Reasons for granting permission

The development is acceptable taking into account the policies of the Development Plan and adopted Development Brief for the site. The built form of the proposal is well related to existing development to the north and west and development of this portion of the allocated site, in isolation, would not prejudice development of the wider site. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, nature conservation interests or on highway safety. The proposal has justified provision for infrastructure enhancements in respect of affordable housing, open space, highways/transport and education. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

#### **Recommendation**

Subject to:

(i) Amended plans showing amended fenestration to Plots F38 and F39 and the maintenance of the existing line of Public Footpath No.13;

(ii) the applicant/owner entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms agreed by the Solicitor to the Council to secure:

- a) a financial contribution towards off-site public open space and/or facilities;
- b) the provision of the play area;
- c) the provision and future management/maintenance, by a management company, and retention in perpetuity, of the on site open space (including LEAP), stream corridor, balancing pond and buffer strip planting;
- d) secure access to the adjoining land;
- e) secure the provision of the first section of the footpath link adjacent plot B1

(iii) the applicant/owner entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms agreed by Hampshire County Council to secure:

- a) transport contribution;
- b) education contribution;
- c) travel plan.

#### **PERMISSION**

Time limit, approved plans, materials; levels; boundary treatments; parking; hard surfacing; vehicular access restriction through site; landscaping implementation and management; in highway tree planting; retention of carports without doors; open space management plan and implementation; tree protection in accordance with submitted report; site contamination survey and remediation details; archaeological investigation and evaluation; details of street furniture/signage/lighting; adherence to ecological survey and mitigation measures including details of further reptile translocation and receptor sites; further bat and badger survey work



before commencement of work; Construction Environment Management Plan; Construction Traffic Management Plan; details of lighting; Details of access works to Lockswood Road; No further development before construction of access on to Lockswood Road; Details of footway/cycleway improvements between site and Locks Heath Centre; Details of emergency access; details of bin collection points; updated contamination survey; mitigation of contamination if identified; details of treatment of Japanese Knotweed; surface water drainage strategy; Code for Sustainable Homes; update flood risk assessment regarding protection of balancing pond from flooding from watercourse; measures to prevent mud on roads; no burning; construction hours; construction traffic; details of foul sewage disposal via SUDS; details of treatment of watercourse; implementation of off-site highway works; affordable housing; details of the laying out of and future maintenance arrangements for the LEAP, other open space areas and the stream corridor; specified windows obscure glazed and fixed shut to a height of 1.7 metres above internal finished floor level; specified rooflights to be high level; no windows within specified elevations unless permission first obtained.

**Informatives:**

Clearance of trees and shrubs during bird breeding season; contamination desk study to be in accordance with BS 10175: 2011; consent of Lead Local Flood Authority (Hampshire County Council) to be sought; public sewer diversion needs to be sought; development to be carried out with regard to Planning Advice Note on the Provision of Refuse Storage facilities;

***Background Papers***

P/12/0717/FP

P/11/0731/FR

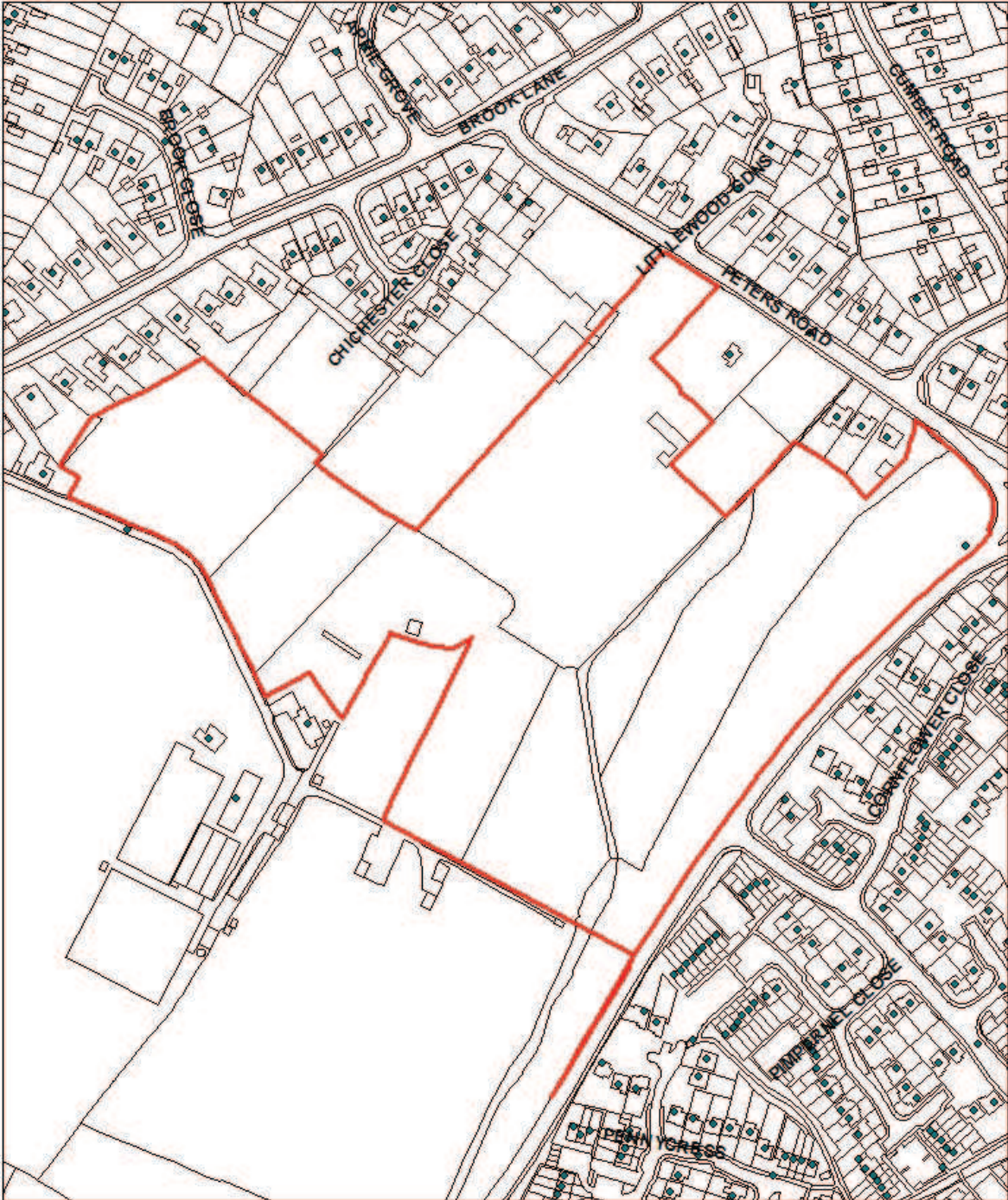
P/12/0974/FP

P/11/0195/FP

P/07/1515/OA

# FAREHAM

## BOROUGH COUNCIL



Peters Road - Land to the South  
1:2500

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**P/12/1048/AD**

**WARSASH**

GREENE KING PLC

AGENT: OMEGA SIGNS LIMITED

RETENTION OF ONE EXTERNALLY ILLUMINATED TOTEM SIGN

19 WARSASH ROAD - SILVER FERN - WARSASH SO31 9HW

## ***Report By***

Simon Thompson Extn.4815

## ***Introduction***

This application was deferred at the last Committee. Members noted that the sign has been displayed in advance of a decision and were concerned that the pale upper portion of the sign makes a stark contrast to the remainder of the sign which is dark green, and that, as such it stands out in the street scene more than they would wish.

Officers have discussed the matter with the applicants' agents who have advised, firstly, that the sign was displayed by mistake since the Council's notification of the Committee hearing was inadvertently taken as a consent. Secondly, they have pointed out that the colours used in the sign are the corporate colours of their clients, Greene King, and as a consequence they are unable to comply with the Committee's wishes to change the background colour.

The previous Officer Report is set out below. Members' attention is drawn to the fact that colours are rarely seen as a matter for Planning Authority consideration since these are almost invariably determined by corporate image - notable exceptions being if the site is in a conservation area or is a listed building, neither of which is the case here. Members are reminded that signs may be determined only on grounds of amenity and safety. Whilst the final appearance of the sign is an amenity consideration, determination is normally made on the basis of the size, position, form and level of illumination as opposed to colour and content. The Officers recommendation therefore remains unaltered.

## ***Site Description***

The 'Silver Fern' Public House is located on the north side of Warsash Road approximately 150 metres to the east of the roundabout junction with Brook Lane at the centre of Warsash. The building is not traditional but is similar in form to a low chalet style dwelling.

The frontage is open and set aside for car parking.

## ***Description of Proposal***

Consent is sought to retain one externally illuminated totem sign.

The original proposal was for a totem sign 3 metres high by 1.275 metres wide rising, full width, from ground level.

Following discussions with Officers the sign has been reduced in scale and reverts back, in part, to being a pole sign. The revised proposal is for a 2.58 metre by 1.2 metre sign to be mounted on a 1.45 metre high pole.

## ***Policies***

The following policies apply to this application:

## **Fareham Borough Local Plan Review**

### DG7 - Signs and Advertisements

#### ***Representations***

Two representations were received as a result of publicising the original application raising the following issues:

- Out of character with the character of the centre of Warsash
- Totem sign at ground level would restrict forward vision from vehicles leaving the car park

One further objection has been received in relation to the amended plans stating that the sign would still be out of keeping with the character of the centre of Warsash and although raising the sign may improve visibility it will also have a greater impact on the surrounding area.

#### ***Consultations***

Director of Planning & Environment (Highways) - No objection

Director of Regulatory and Democratic Services (Environmental Health) - No Objection

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

The sign is in a prominent location adjacent to the highway.

The 'totem' sign as originally submitted was to be set at ground level and rise to a height of 3 metres and to be floodlit from the ground. Although this height is lower than the existing, it was considered that the sign would be out of keeping in its form with the general character of the street scene. However, Officers are not of the opinion that there are grounds to insist upon the retention of a traditional form of sign; indeed the existing sign is, arguably out of place, visually, with the character of the public house.

The applicants have since submitted an amended design which falls halfway between the two styles. It retains some of the characteristics of the 'totem' sign in terms of the sign dimensions which are 2.58 metre by 1.2 metre in lieu of 3 metre by 1.275 metre but it is placed upon a pole of 1.45 metre height. The lighting is also more akin to the traditional form of pole sign with up and down lighters splitting the sign to illuminate its two separate elements, that of the company and the site specific information. Although this results in the sign being higher than the original proposal, at 4 metres it is understood that this is still lower than the existing.

The result of the changes not only retains more of the character of a 'pub' sign but also (although no highway objection was raised) will allow vision below the sign from drivers leaving the car park.

Advertisements must be determined on the basis of amenity and highway safety only and Officers believe that the amended sign is not harmful in either respect.

#### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity or the character of the area or on highway safety. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase

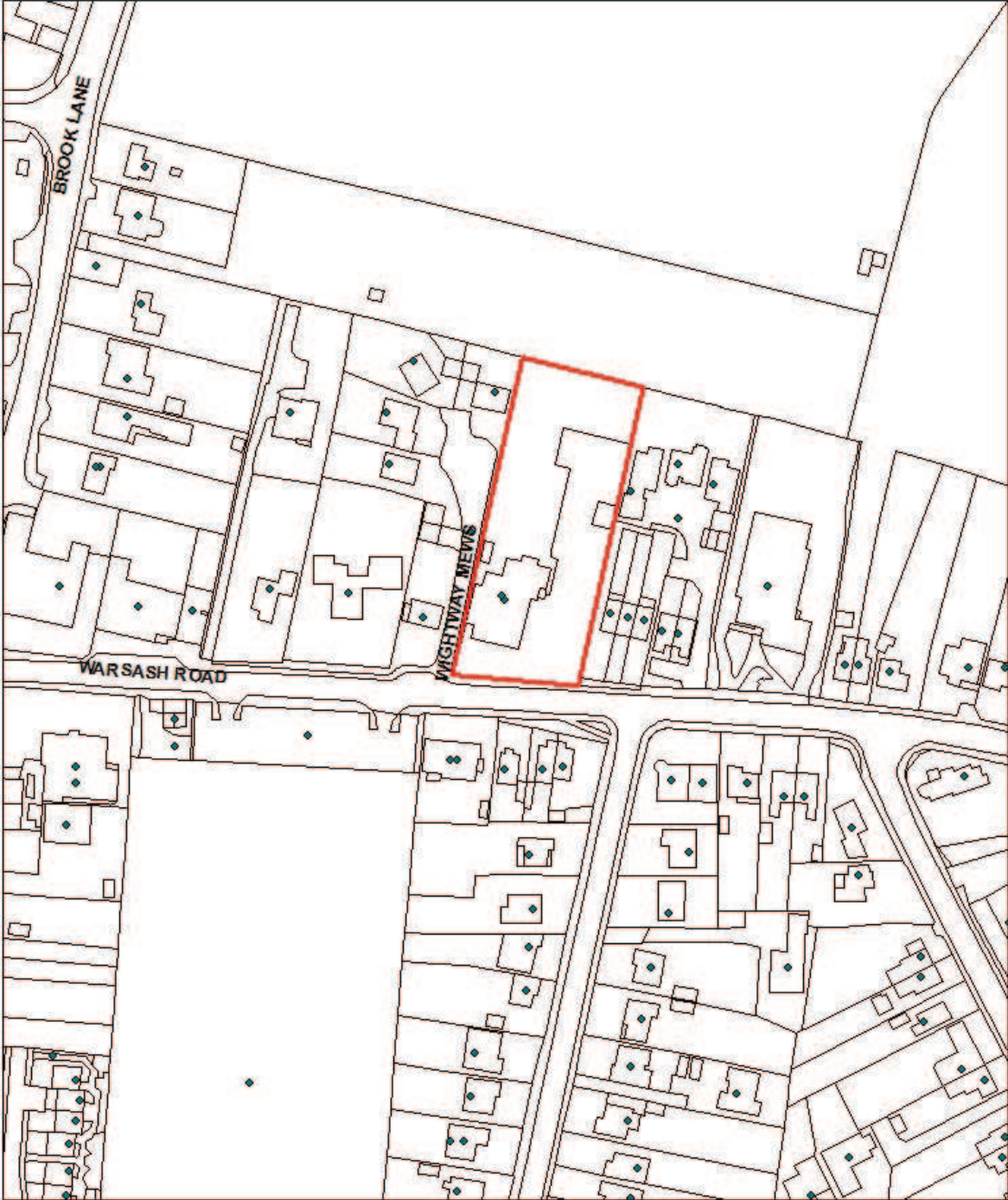
Act 2004 and thus planning permission should therefore be granted.

***Recommendation***

CONSENT: standard performance and compliance conditions; illumination level.

# FAREHAM

## BOROUGH COUNCIL



19 WARASH ROAD - SILVER FERN  
1:1250

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**P/13/0065/FP**

**WARSASH**

KEBBELL HOMES LTD

AGENT: MR PATRICK BARRY

ERECTION OF THREE DWELLINGS WITH ASSOCIATED ACCESS, PARKING & LANDSCAPING FOLLOWING DEMOLITION OF 45 FLEET END ROAD & ASSOCIATED OUTBUILDINGS

45 FLEET END ROAD WARSASH SO31 9JH

### ***Report By***

Alex Sebbinger - Ext. 2526

### ***Site Description***

The application site comprises a parcel of land to the rear, and south-east of Nos. 33-43 Fleet End Road, which is currently occupied by land associated with a derelict bungalow. Properties within Fleet End Road itself are of mixed character, with the existing row of properties fronting Fleet End Road comprising two storey semi-detached cottages. Other surrounding properties are of differing architectural styles with semi-detached bungalows to the north, and detached bungalows opposite the site.

The application site itself is approximately 0.44 hectares in size and currently forms the extended curtilage of No. 45. The land is level, and the site itself is currently accessed via an unmade access track which leads to other properties to the south-east.

The site is located within what is known as "Area 14"; an allocated site for residential development that has been the case for many years. A portion to the north-east of the allocation has been developed (now known as Shorewood Close), and there have been ongoing discussions relating to the development of some additional areas of this land. Building lines within this area are irregular, with a derelict bungalow immediately to the east (within the "Area 14" envelope) and other properties to the south.

### ***Description of Proposal***

This application is for the erection of three dwellings, with associated landscaping, garden and amenity space, and provision of parking and garaging. The proposed dwellings are to be accessed via a track which lies between Nos. 43 and 47 Fleet End Road. The proposed properties will be substantially sized with five bedrooms, and architecturally will be traditionally designed. Accommodation is provided over two floors.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

C18 - Protected Species

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

C18 - Protected Species

***Relevant Planning History***

The following planning history is relevant:

<b><u>P/12/0978/FP</u></b>	<b>ERECTION OF A THREE BED DETACHED DWELLING AND DETACHED GARAGE</b>
	REFUSE                      14/01/2013
<b><u>P/05/0429/OA</u></b>	<b>Erection of 18No Dwellings (Outline Application)</b>
	REFUSE                      22/06/2005
<b><u>P/01/1433/OA</u></b>	<b>Erection of Five Dwellings (Outline Application)</b>
	REFUSE                      08/07/2002

***Representations***

Five letters of objection have been received concerned about disruption to the area, the ability of the access to cope with the development, highway safety and citing recent refusal of land rear of 47 Fleet End Road. Also concern is raised about wildlife that might be affected by the development. Concern also raised that the application if approved will prejudice the development of the remainder of the site.

Two letters of support expressing the view that housing is needed and that it would not upset the surrounding area, would enhance the surrounding area and the existing bungalow attracts vandals etc. View put forward that the access can cope with the traffic.

***Consultations***

Director of Regulatory and Democratic Services (Environmental Health - pollution) - No adverse comments in relation to this application in terms of pollution and suitability of use matters.

Director of Regulatory and Democratic Services (Environmental Health - noise) - The rear gardens of plots 2 & 3 are adjacent to a pub garden. Several anonymous noise complaints have been received regarding the activities at the pub since 2010. As these were anonymous complaints, the department was unable to ascertain the source of the noise eg main building, pub garden etc or the location of the complaint eg Fleet End Road, Shorewood Close etc. Similar problems are experienced at another pub in the Fareham area that was the source of vocal noise complaints from people using the garden, where the width of the complainant's garden ran along the length of the pub garden. A statutory noise nuisance was not established in connection with any of these complaints. It is suggested that a condition is attached to any consent requiring the provision of high close boarded fencing to the end of the gardens to units 2 and 3 where they adjoin the pub garden. Similar fencing should also be erected along the driveway to avoid disturbance to numbers 43 and 47 from an increased number of vehicles using the drive to access the new houses.

Director of Regulatory and Democratic Services (Environmental Health - contamination) - Asbestos buildings have been demolished poorly on this site recently and material has been



burnt on site. If this development is approved, a condition requiring a desk-study investigation for contamination should be applied.

Director of Planning & Environment (Arboriculture) - No arboricultural grounds for refusal so no objections raised subject to conditions regarding landscaping and tree protection.

Director of Planning & Environment (Highways) - This is a proposal to demolish the existing derelict dwelling and replace it with three new large houses, all to be accessed from an existing, narrow, unmade track leading from Fleet End Road. The track also serves an additional bungalow further east along the track and rear parking for a semi-detached house located adjacent to the entrance to the track.

As no improvements are proposed to the width of, or visibility from, the track entrance from Fleet End Road or the initial section of the track itself, it is considered not to be adequate to safely provide access to the additional dwellings that are proposed. The access would need to be widened to 4.5m for the initial 10 metres and have 4.1 metre wide passing places where appropriate along the track. A bin store would need to be provided within 25 metres of Fleet End Road. A footway crossover would suffice at the entrance and visibility splays of 2 metre by 43 metre would be required. A Traffic Regulation Order would also be required to prevent adjacent parking on Fleet End Road. The visibility improvement and access widening would require land at the side of 47 Fleet End Road. Consequently, a highway objection is raised to the application.

Director of Planning & Environment (Ecology) - Further information should be sought in clarification from the applicant, prior to further consideration of the application. The site is bordered (to the east) by woodland, a proportion of which, separated from the site, is designated as a SIN. The surveys provide a reasonable assessment of the current site, which was found to be of overall low ecological value, with some badger foraging identified (there is a known historic sett offsite), small numbers of Slow worms (protected reptiles) in suitable habitat around the site margins, and the potential for bat foraging and commuting particularly along the eastern site boundary vegetation. The bungalow was found to have low potential for supporting European protected bats, and as such was subject to a dawn survey at an appropriate time of year. This found no evidence of bats using the bungalow for roosting. At the point the report was written, the plans for the site had not been finalised. As such it provides some, but not comprehensive, assessment of impacts associated with the development. Some recommendations are provided, along with suggested enhancement measures. Further information and clarification should be sought from the applicant on a number of matters however.

Director of Planning & Environment (Policy) - Site was allocated in 1990 (known as Area 14), and although part of the site was developed, the remainder has been carried through the subsequent Local Plan Reviews. The principle of residential development in this location is therefore confirmed as acceptable. The site is also allocated for development under the emerging "Local Plan Part 2", which although is not yet adopted is a material consideration in reaching planning decisions. It is unclear why land to the north-west corner of the site has been included in the application; the indicative comprehensive development layout indicates that these dwellings could be served by an extension of Shorewood Close at a later date and would join up with the proposed access to the application site. There is no certainty that the Jolly Farmer garden land will be released to allow the Shorewood Close extension to come forward and it is possible that this excluded north-west section may remain undeliverable, sterilising this land from future development. Furthermore there is no indication how the remainder of the site to the south of the lane could be developed. It is

important to see how the application proposal relates to the rest of the allocation site. The comprehensive illustrative masterplan submitted by the applicant should be extended to include the entire allocation at Fleet End Road. Insufficient information has been provided and it is therefore not possible to comment on the suitability of this piecemeal approach to the development of the site, and the application fails to show that it is capable of meeting the requirements of Policy CS15 and DG4, and is contrary to adopted and emerging policy.

Director of Planning & Environment (Landscaping) - A standard landscape condition should be applied and the landscape proposals should include a hedge along the south east boundary to provide a 'soft' boundary against the woodland.

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

The main issues with this application are as follows:

- Principle of development
- Design and appearance
- Impact on neighbouring properties
- Highway safety
- Financial contributions and affordable housing

### **PRINCIPLE OF DEVELOPMENT**

The application site is located within a section of land that has long been allocated for housing development. The entire parcel of land (named "Area 14") was then subject to a development brief that was adopted in May 1990. The principle of residential development on this site is therefore considered to have been long established. Part of the total "Area 14" site has been developed (east of The Jolly Farmers public house), and is now known as Shorewood Close. The remainder of the land (to date) has remained undeveloped, primarily due to the inability to link with the access of Shorewood Close to the east.

Policy CS15 of the Core Strategy sets out that development must not prejudice the development of a larger site. Concern has been raised however regarding the ability of the remainder site to be comprehensively developed in the event that permission is granted for this development, which is to make use of the access-way that lies between Nos. 47 and 43, leading to Fleet End Road.

In terms of the siting of the proposed dwellings, they have been positioned in a manner that does not appear to stifle any proposed future development. It lies away from Green Lane (thereby not physically blocking that route) and the applicant has provided an indicative masterplan that shows how the remainder of this portion of this site overall can be satisfactorily developed in the event this development is constructed, retaining Green Lane and assuming an eventual link to Shorewood Close. Although Planning Policy have raised concerns regarding the fact the development to the east is not shown, however although clearly part of the site overall, it is clear that the development potential of that site could still theoretically take place at a future date (in terms of layout and form) were this application permitted. It is therefore considered that permitting dwellings in this location would not prejudice the development of the remainder of the site in principle.

The principle of this development is therefore considered acceptable, subject to compliance with all other requisite development control criteria.

### **DESIGN AND APPEARANCE**

Aesthetically, the proposed dwellings are to be of a traditional modern design, with pitched tile roofs with brick elevations. Given the mixed character of the surrounding area, it is not considered that this design would appear to be out of keeping with the locality. The properties are of a large scale, however the separation from existing properties (and indeed the separation between the proposed dwellings) is considered acceptable and the dwellings will not appear as an unduly intrusive feature.

The plot sizes reflect the size of the dwellings that are proposed. Adequate amenity space is provided and the development will not read as an unduly cramped feature. It is acknowledged that these properties are larger than those previously permitted as part of the "Area 14" development and existing neighbouring dwellings but the site is considered to be of a suitable size so as to be able to accommodate this adequately. Two of the properties have attached garaging, whilst one (at plot three) has a detached garage (which is also styled acceptably) which poses no design or siting issues.

Overall, it is not considered that there are any design or appearance issues with this development that would be contrary to Policy CS17 of the Core Strategy.

## IMPACT ON NEIGHBOURING PROPERTIES

The properties that are most likely to be affected by the proposed new dwelling are Nos. 41, 37, 47 and 49 Fleet End Road by reason of the use of the access lane and the siting of plot one, as well as No. 34 Fleet End Road (itself located at the end of the access track, to the south of the site) by reason of the siting of plots two and three, and the associated use of the access lane. Plot one is some 35 metres from the rear elevations of Nos. 41 and 42, and it is not considered that there would be any excessive levels of overlooking that would arise as a result of this proposal. Plots two and three are sufficiently skewed away from No. 34, and are far enough away from any other neighbouring property so as not to cause any direct overlooking. Indeed, the indicative masterplan shows that the position of these properties can adequately allow development to take place that would not give rise to any loss of amenity for either these, or future dwellings should further stages of the development go ahead.

Given the distance that exists between the application site and any neighbouring properties it is not considered that the properties themselves (by reason of overshadowing or prominence) would give rise to any overbearing impact, loss of outlook or loss of daylight/sunlight.

The development would rely on the access between Nos. 43 and 47, and the increased use of this would have the potential to give rise to disturbance to these properties by reason of vehicular and pedestrian traffic passing by. Whilst it is acknowledged that this already occurs to an extent due to existing access rights for properties that have to access it, it is considered that developing three, substantial detached houses would give rise to levels of vehicle movements that would cause excessive noise and disturbance to a harmful degree to take place. Furthermore, the development of more properties that could potentially use this access would exacerbate this already unacceptable impact.

## HIGHWAY SAFETY

Highway Officers have commented on the application, stating that the access from Fleet End Road, by reason of its width of 4.15 metres is unsuitable to serve the additional dwellings (a width of 4.5 metres being required for the initial 10 metres and have 4.1 metres

wide passing places where appropriate along the track). Additionally, a bin store would need to be provided within 25 metres of Fleet End Road, and the entrance to the access from Fleet End Road needs to have visibility splays of 2 metres by 43 metres and a Traffic Regulation Order put into place to prevent parking on Fleet End Road. The application is not accompanied with any improvements to the access or entrance, so it is therefore considered that the proposal would give rise to situations detrimental to highway safety, which is contrary to Policy CS5.

## FINANCIAL CONTRIBUTIONS AND AFFORDABLE HOUSING

The application is eligible for providing financial contributions in respect of highway infrastructure (TCP), as well as in respect of public open space contributions. No such contributions have been provided and no mechanism for which they can be brought forward has been submitted. The application therefore is deficient on these grounds.

Policy CS18 states that applications that are made on sites that are demonstrably part of a larger developable sites, the Council will seek to achieve affordable housing on a pro-rata basis. It is considered that this proposal is clearly part of a larger developable site and in essence is a form of piecemeal development of Area 14. It is therefore the case that it would be eligible for an affordable housing contribution, and pre-application discussions relating to larger applications on Area 14 have established that a contribution of 40% would be required. No such contribution or mechanism to secure such a contribution has been provided or submitted. The application is therefore contrary to this policy.

## ECOLOGY

The application was accompanied by an ecological report, which has been scrutinised by the Council's Ecologist who has commented that there is insufficient information in respect of a number of detailed matters. In the absence of this information, it can only be assumed that the development would be harmful to, and fail to cater for ecology and this application therefore is also unacceptable on this basis.

## CONCLUSION

The application is unacceptable as it fails to provide a suitable access to the site, the use of the access proposed would not only detriment neighbouring amenity but would give rise to situations that would be harmful to highway safety. Furthermore, the development fails to provide for affordable housing on-site nor does it provide for highway or infrastructure contributions. Furthermore the proposal does not adequately address ecological issues. The application is recommended for refusal.

### ***Reasons For Refusal***

The development is unacceptable taking into account the policies and proposals of the Development Plan as set out above, in particular Policies CS5, CS16, CS18, CS20 & CS21 of the Fareham Borough Core Strategy and Policies DG4 and C18 of the Fareham Borough Local Plan Review. The proposed access is of insufficient width and quality, there is insufficient off-street car-parking, no financial contributions in respect of highway infrastructure, open space provision and affordable housing. Furthermore, insufficient information has been provided in respect of how the development will seek to retain existing preserved trees adjacent to the application site. There are no other material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore

with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

***Recommendation***

REFUSE:

The proposed development is contrary to Policies DG4 and C18 of the Fareham Borough Local Plan Review; Policies CS5, CS15, CS17, CS18, CS20, CS21, of the Adopted Fareham Borough Core Strategy and the Council's Residential car parking standards SPD November 2009 in that:

(i) the proposal will make use of an existing sub-standard access, which does not have an adequate splay at the junction with Fleet End Road, and is also of insufficient width to allow vehicles to safely travel along it failing to provide any passing place, detrimental to highway safety and convenience of users of the highway;

(ii) the proposal will make use of the access between Nos. 43 and 47 Fleet End Road, which would give rise to both vehicular and pedestrian movements that would be detrimental to the amenities of the occupiers of these properties;

(iii) the creation of these additional dwellings would lead to greater pressure on highway infrastructure in the locality and in the absence of a contribution towards the upgrading of existing and/or provision of additional facilities, deficiencies would be exacerbated to the disadvantage of existing and new residents alike;

(iv) the creation of these additional residential units would lead to greater pressure on existing open space, sport pitches and other related facilities which have been identified as deficient within the Council's approved open space supplementary planning guidance. In the absence of a commuted payment towards the upgrading of existing and/or provision of additional open space and facilities existing deficiencies would be exacerbated to the disadvantage of existing and new residents alike;

(v) the application is made on a site which is demonstrably part of a potentially larger developable site and fails to provide for means to provide for affordable housing in the form of a financial contribution which would be necessitated by this development, and the development fails to provide the measures that are required in the form of a financial contribution;

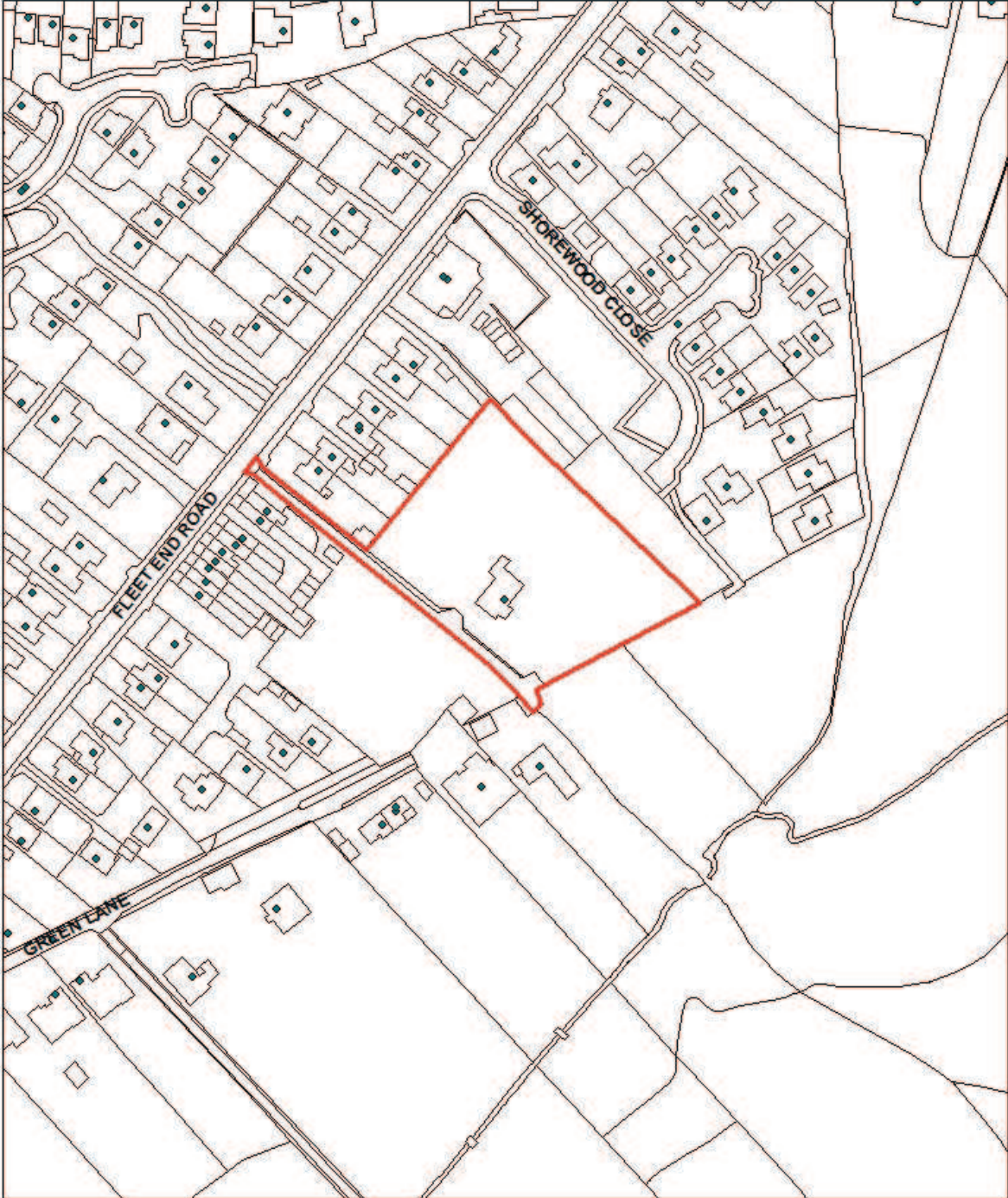
(vi) insufficient information has been submitted in respect of the impact of the development on ecology, in particular how the development will impact on protected species. In the absence of this information it is considered that the development would not adequately cater for these species.

***Background Papers***

P/13/0065/FP

# FAREHAM

## BOROUGH COUNCIL



19 WARASH ROAD - SILVER FERN  
1:1250

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**P/13/0154/FP**

**TITCHFIELD COMMON**

MR & MRS SMITH

AGENT: WESSEX & SOLENT

FIRST FLOOR REAR EXTENSION (OVER EXISTING GROUND FLOOR SINGLE STOREY EXTENSION) AND NEW ENTRANCE PORCH AND ROOF TO EXISTING DORMER WINDOW ON FRONT ELEVATION

87 LOCKS HEATH PARK ROAD LOCKS HEATH SOUTHAMPTON SO31 6LY

### ***Report By***

Richard Wright - Ext.2356

### ***Introduction***

This application has been called onto the Planning Committee by Councillor Mrs Pankhurst.

### ***Site Description***

The application site comprises the residential curtilage of this chalet bungalow style dwelling located within the urban settlement area.

The dwelling has a simple 'up and over' dual pitched main roof with single storey eaves heights. First floor living accommodation is provided within the roof space with flat roof front and rear dormers, the latter extending across the width of the rear facing roof plane. At the rear of the house is a single storey flat roof extension projecting 3 metres beyond the rear of the original house. To the front and side of the dwelling is a driveway providing space for the parking of 3 - 4 cars.

### ***Description of Proposal***

Permission is sought for the erection of a first floor rear extension over the existing single storey extension.

Also proposed is a new entrance porch on the front of the dwelling as well as the provision of a pitched roof to the existing flat roof front dormer window.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

#### **Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

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

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

The following planning history is relevant:

**P/12/1047/FP**

**ERECTION OF FIRST FLOOR REAR EXTENSION, NEW ENTRANCE PORCH AND PITCHED ROOF TO FRONT DORMER**

WITHDRAWN      08/02/2013

### ***Representations***

One letter has been received objecting to the application on the following grounds:

- Loss of sunlight to garden and lounge of no. 89
- Noise from construction works

### **Consultations**

Director of Planning & Environment (Highways) - No objection

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

i) Effect on visual appearance of dwelling and character of streetscene

Policy CS17 of the Fareham Borough Core Strategy expects development to "respond positively to and be respectful of the key characteristics of the area, including... scale, form, spaciousness and use of external materials".

The proposed porch and dormer alterations on the front of the dwelling are well designed, proportionate additions which would not detract from its appearance.

The proposed first floor rear extension is shown to have notably higher roof eaves heights than the rest of the dwelling (4.2 metres high as opposed to 2.9 metres). The visual effect of these raised eaves heights would be to increase the bulk and massing of both the rear elevation spanning much of the width of the dwelling and as well as the flank elevations projecting out over the existing ground floor rear extension. Consequently the massing of the extension would be two-storey in nature and would appear in stark contrast to the single storey scale of the rest of the dwelling. Officers consider that this addition would be unsympathetic and harmful to the appearance and character of the dwelling as a chalet bungalow. Notwithstanding that the extension would be located at the rear of the property, views would still be afforded from neighbouring properties as well as from the public footpath 20 metres south of the application site linking Locks Heath Park Road and Hazel Grove. As such the appearance of the extension and its uneasy, discordant relationship with the existing chalet bungalow would be harmful to the wider character of the surrounding area.

Officers consider the proposal contrary to Policy CS17 in that the rear extension would be unsympathetic and harmful to the appearance of the chalet bungalow and the character of the surrounding area.

ii) Effect on living conditions of neighbours

A letter of objection has been received from the occupant of the adjacent dwelling, 89 Locks Heath Park Road, raising concerns over loss of light to the garden and rear living room at that property.

The neighbour's rear garden is around 14 metres in depth and whilst the extension would be located to the south its size would not be excessive so as to seriously detract from the enjoyment of the garden.

The living room referred to by the objector is understood to be in the rear part of the neighbouring property at ground floor level. The room benefits from light into and outlook from windows in both the rear elevation of that room and the side. The side window currently faces out onto the flank wall of the neighbour's garage, and beyond it and the adjoining garage at the application site would stand the two storey extension. Given that the room enjoys two sources of light and outlook and also the distance between the side



window perceived by the neighbour to be affected and the proposed extension, Officers do not consider there would be any harmful effect on the living conditions of the occupants of no. 89.

Officers are satisfied that there would be no adverse effect on the enjoyment of the adjacent property to the south, no. 85.

The letter of objection also refers to anticipated noise arising from construction works. A degree of noise and nuisance is inevitable during construction works however given that the proposal is for a householder extension there is no suggestion that noise from the site during construction would be more prolonged or intrusive on neighbouring amenity than other such works. Notwithstanding, the Council has statutory powers to deal with any reported and substantiated noise nuisance in this regard.

### iii) Parking provision

With space for more than three vehicles on the site there is ample parking space to meet the expected demands of the proposed extended dwelling. The level of parking provision accords with the requirements set down in the Council's adopted Residential Car & Cycle Parking Standards for a four bedroom dwelling.

### ***Reasons For Refusal***

The development is unacceptable taking into account the policies and proposals of the Development Plan as set out above, in particular Policy CS17 of the adopted Fareham Borough Core Strategy. The proposed rear first floor extension would, by virtue of its height, width, bulk, design (particularly in respect of the height of the roof eaves in comparison the remainder of the dwelling) and appearance, represent an unsympathetic addition to the dwelling harmful to its appearance and the character of the surrounding area. Notwithstanding the acceptable design of the proposed front porch and pitched roof to the front dormer window, there are no material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

### ***Recommendation***

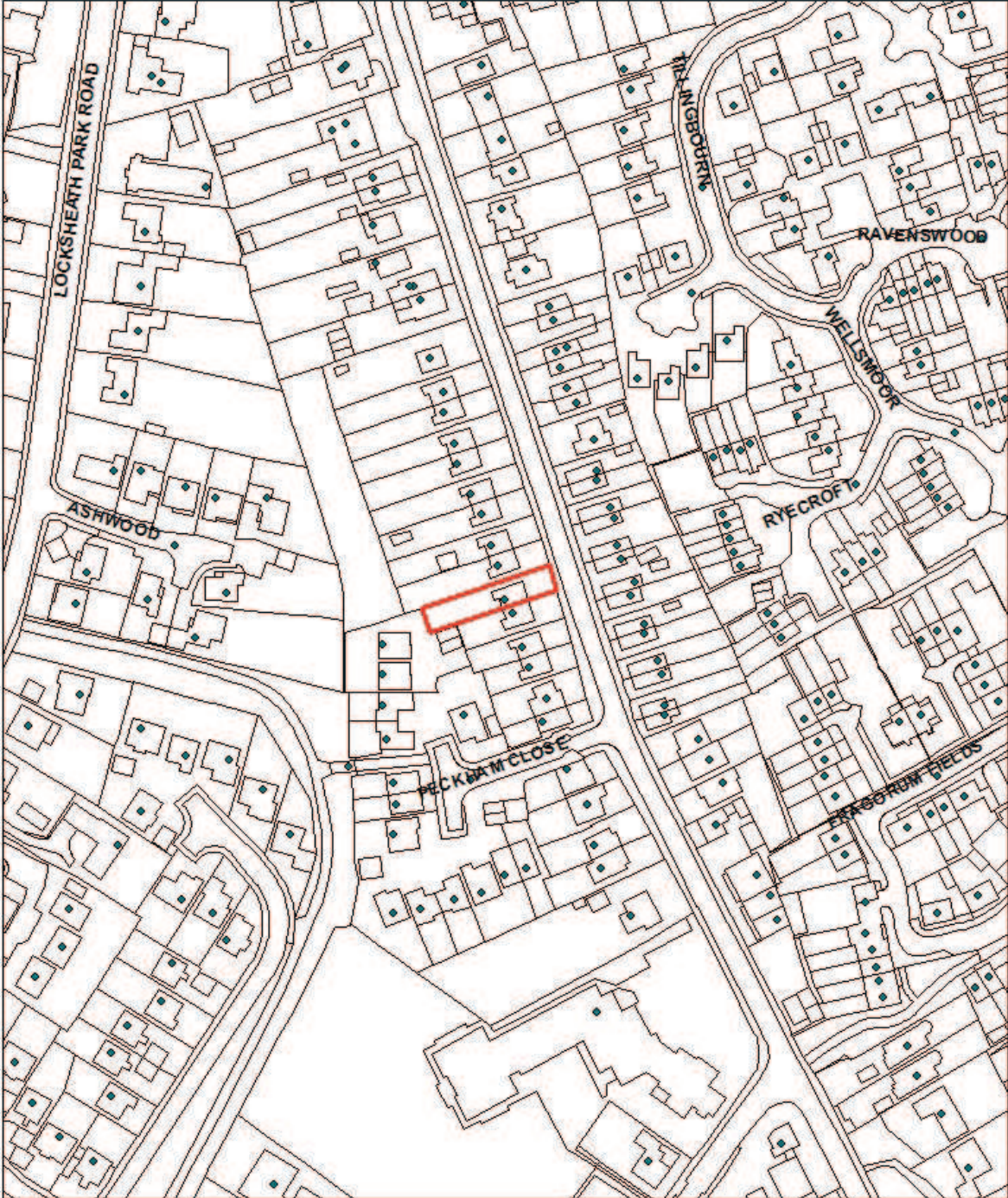
REFUSE: unsympathetic addition harmful to appearance of dwelling and character of surrounding area - contrary to Policy CS17 of the Core Strategy

### ***Background Papers***

P/13/0154/FP

# FAREHAM

## BOROUGH COUNCIL



186 Hunts Pond Road  
1:1250

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**P/13/0157/FP**

**TITCHFIELD COMMON**

DMC DEVELOPMENTS LTD

AGENT: DANIELLS HARRISON

ERECTION OF SIDE EXTENSION AND ALTERATIONS TO THE ROOF TO PROVIDE FIRST FLOOR ACCOMMODATION WITH THE PROVISION OF TWO FRONT DORMERS

222 HUNTS POND ROAD FAREHAM HAMPSHIRE PO14 4PG

***Report By***

Emma Marks - Ext.2677

***Site Description***

This application relates to a detached dwelling on the south western side of Hunts Pond Road, just north of its junction with Prelate Way.

The site is within the urban area.

***Description of Proposal***

Planning permission is sought for:-

- i) Erection of a single storey side extension which measures 6.2 metres in width, 9.2 metres in depth with an eaves height of 2.6 metres and a ridge height of 7.2 metres;
- ii) Erection of single storey rear extension measuring 2 metres in depth, 7.4 metres in width with an eaves height of 2.6 metres;
- iii) Alterations to the roof to provide first floor accommodation with the provision of two front dormer windows; first floor rear window in the gable end and roof lights within the side and rear elevations.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

***Relevant Planning History***

The following planning history is relevant:

**P/07/1628/FP**

**DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO DETACHED CHALET DWELLINGS WITH GARAGES**

PERMISSION            07/02/2008

***Representations***

One letter of representation has been received objecting on the following grounds:-

- Loss of privacy
- Overlooking

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

This application relates to a number of extensions to a detached property, including living accommodation within the roof.

Planning permission was granted in 2007 for the demolition of the property and the subdivision of the plot for the erection of two detached units. The planning permission was not implemented. The current application proposes to retain the existing property and undertake a number of extensions and alterations.

One letter of objection has been received from the neighbouring property to the south east relating to loss of privacy and overlooking from the proposed first floor rear facing window. The window would be positioned 14 metres from the rear garden boundary, which exceeds the 11 metres normally sought between windows and a garden boundary. Any views across into the adjoining garden would be of an oblique nature. The land beyond the rear garden boundary comprises a car park.

The development includes the removal of an existing detached garage to the north western side of the property which would allow space for the proposed side extension, which comprises a new integral garage. The side extension would extend closer to the neighbour to the north-west and be set one metre from the party boundary. The neighbour to the north-west has a lounge window which would look onto part of the extension however this window would be sited 5 metres from the extension and the room also benefits from a secondary window on the front elevation. The extension would also have single storey eaves, reducing its bulk and height. In light of this officers consider the proposal would not materially harm the living conditions of the occupiers of the neighbouring property to the north west.

The design of the extensions and alterations are not out of keeping with the character of the streetscene or area. Officers consider that application to be acceptable and complies with the Adopted Fareham Borough Core Strategy.

### ***Reasons For Granting Permission***

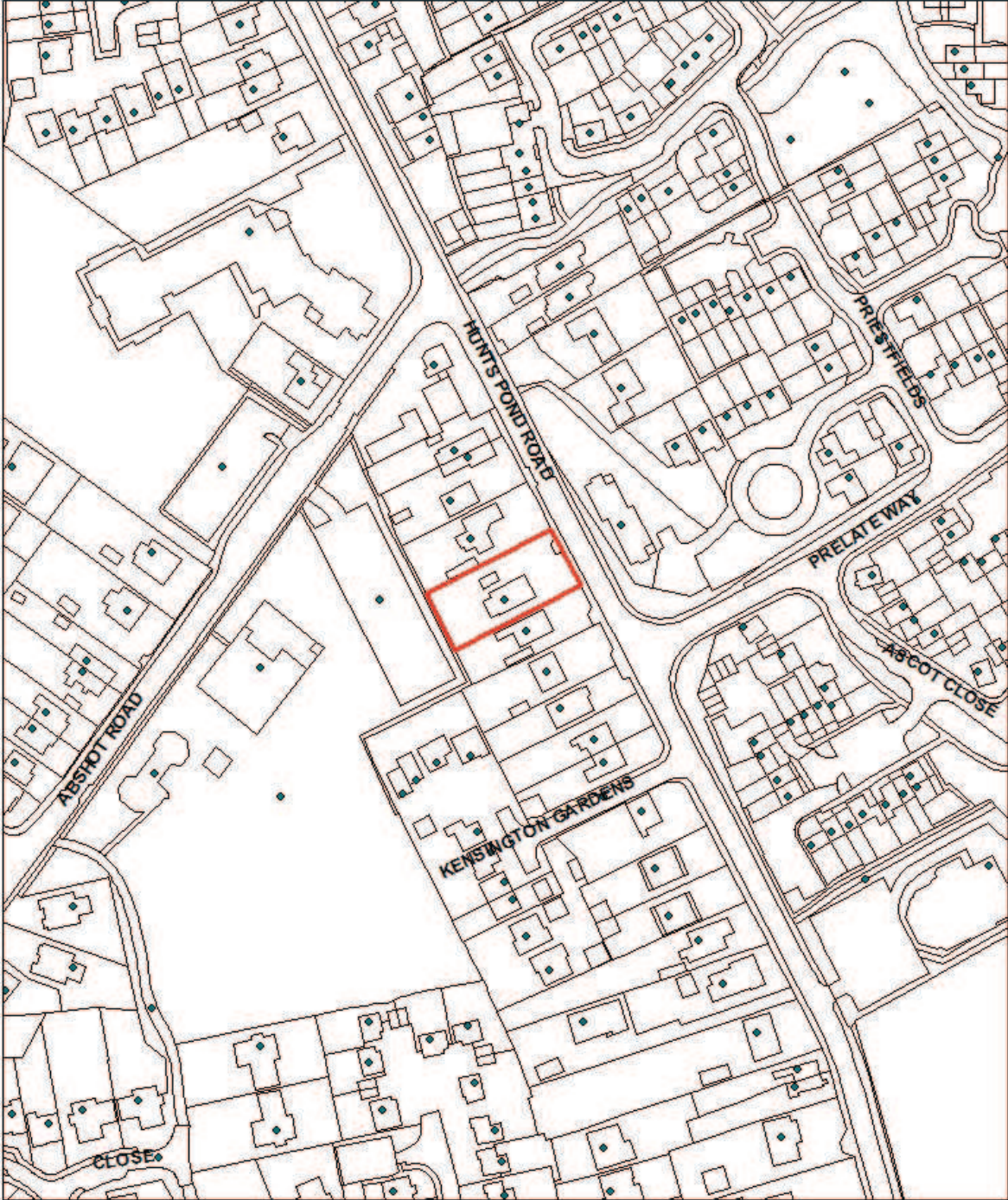
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

### ***Recommendation***

PERMISSION: Materials to match

# FAREHAM

## BOROUGH COUNCIL



222 HUNTS POND ROAD  
1:1250

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**P/13/0173/FP**

**WARSASH**

MR & MRS P & S KIESER

AGENT: MARTIN MOYSE MRICS

ERECTION OF TWO STOREY SIDE AND SINGLE STOREY SIDE / REAR EXTENSION

117 FLEET END ROAD WARSASH SOUTHAMPTON SO31 9HJ

### ***Report By***

Susannah Emery Ext 2412

### ***Site Description***

This application relates to a large detached two storey dwelling to the east side of Fleet End Road opposite the junction with Dibles Road. There is a gravel lane known as Fleet End Bottom adjacent to the northern site boundary which provides access to the triple garage to the rear of the dwelling. The site lies within the countryside.

### ***Description of Proposal***

Planning permission is sought for the erection of a two storey extension to the north side of the dwelling with a single storey extension projecting behind along the northern boundary to enclose a swimming pool.

The two storey element of the extension would measure 4.2 metres in width, 8.7 metres in depth with a ridge height of 8.6 metres. The single storey side extension would measure a maximum of 6.5 metres in width, 20.4 metres in depth with a ridge height of 5 metres.

Amendments are also proposed to the fenestration on the front (north) elevation of the garage.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS14 - Development Outside Settlements

CS17 - High Quality Design

#### **Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

#### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

H13 - Extensions to Dwellings and Ancillary Buildings in the countryside

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

The following planning history is relevant:

**P/08/0220/FP**

**ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY SIDE & REAR EXTENSION, DEMOLITION OF CAR PORT & SHED & EXTEND EXISTING GARAGE**

PERMISSION 07/04/2008

**P/02/0043/FP**

**Retention of single storey front/rear extension, two storey side**

**extension and first floor side extension of amended design  
(alternative to P/00/0337/FP).**

PERMISSION 26/03/2002

**P/00/0337/FP**

**Erection of Single Storey Front/Rear Extension, Two Storey Side  
Extension and First Floor Side Extension**

PERMISSION 18/05/2000

### ***Representations***

One letter has been received objecting on the following grounds;

- the current building was an increase to approx double the size of the original house
- overdevelopment of the site

### ***Consultations***

Director of Planning & Environment (Highways) - No highway objection

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

Planning permission was granted in 2008 for an almost identical extension to the dwelling. This application has now expired.

The application dwelling is set back approx 35m from the Dibles Road frontage and the site is enclosed by 2 metre high fencing and entrance gates. Therefore whilst the single storey element of the proposed extension would extend significantly beyond the rear of the dwelling it is not considered that this would be overly prominent within the streetscene of Fleet End Road. There is a high evergreen hedge along the lane on the northern site boundary which would provide some screening to the extension reducing the visual impact to users of this track.

The site is located within the countryside boundary however it lies on the built up frontage of Fleet End Road and the surrounding area is suburban in character rather than rural. Policy H13 of the Fareham Borough Local Plan Review relates to extensions to dwellings in the countryside. It states that an extension to a dwelling in the countryside will be permitted provided that it does not adversely affect the character of the area or the wider landscape. Officers consider the proposal would comply with this policy.

The proposed two storey element of the extension has been designed to be subservient to the existing dwelling and would be set in from the front and rear of the dwelling with a reduced ridge height. This complies with the advice set out within the Council's Extension Design Guide. It is not considered that the proposal would result in the loss of space about the building to the detriment of the character of the area as there is a significant distance of approx 30 metres to the nearest residential property to the north which is positioned much further forward on the plot.

As the proposed extension would not be located in close proximity to any of the neighbouring properties it is not considered that there would be any detrimental impact on residential amenity. A condition is suggested to ensure that the proposed first floor window within the north elevation would be obscure glazed and fixed shut to 1.7m above floor level to prevent any overlooking.

The amendments to the fenestration on the front elevation of the garage are considered visually acceptable. This elevation faces internally into the application site. It would appear



that the garage would no longer be used for parking however there is ample parking available elsewhere on the site. A condition would be imposed to ensure that the use of the garage is limited to purposes incidental to the enjoyment of the dwellinghouse as was previously the case in 2008 when an extension was permitted to the garage.

Officers are of the opinion that the proposal complies with the relevant policies of the Fareham Borough Local Plan Review and the Fareham Borough Core Strategy and consider the proposal acceptable.

### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

### ***Recommendation***

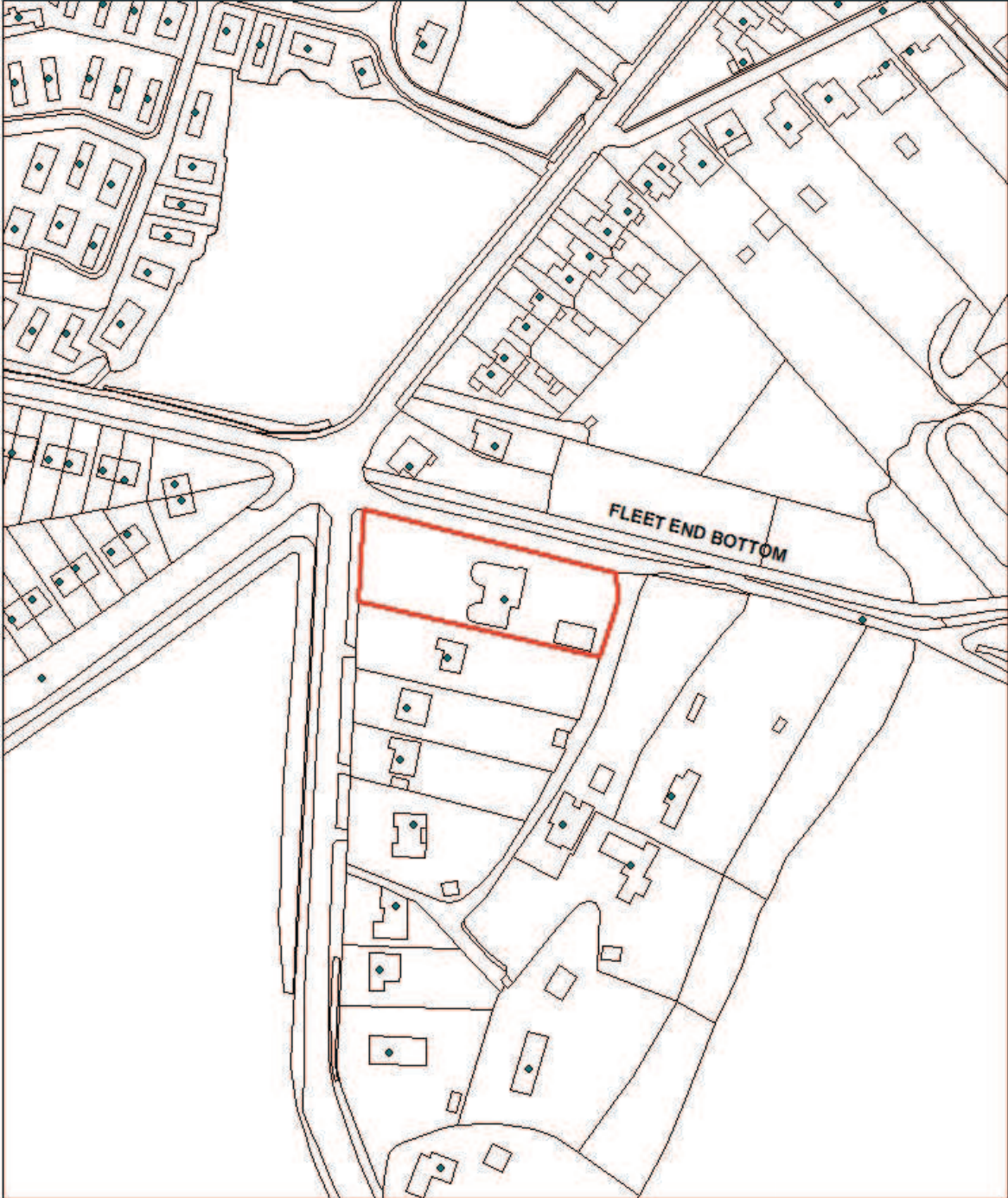
PERMISSION: Materials to match, Obscure glaze & fix shut to 1.7m first floor window (north elevation), Use of garage incidental to dwellinghouse

### ***Background Papers***

P/13/0173/FP; P/08/0220/FP

# FAREHAM

## BOROUGH COUNCIL



117 Fleet End Road  
1:1250

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**P/13/0189/FP**

MR & MRS A CREE

**TITCHFIELD**

AGENT: BUILDING CONTROL  
CONSULTANCY L

ERECTION OF REAR CONSERVATORY AND DETACHED GARAGE

11 EAST LODGE FAREHAM HAMPSHIRE PO15 5LZ

### ***Report By***

Emma Marks - Ext.2677

### ***Site Description***

This application relates to a detached dwelling situated on the eastern side of East Lodge which is to the south of Catisfield Road.

### ***Description of Proposal***

Planning permission is sought for:-

- i) Single storey rear extension which measures 4.4 metres in depth, 4.3 metres in width with an eaves height of 2.3 metres and a ridge height of 3.3 metres;
- ii) Detached garage within the rear garden which measures 7.1 metres in depth, 3.2 metres in width with an eaves height of 2.2 metres and a ridge height of 3.6 metres.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

#### **Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

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

The following planning history is relevant:

**P/06/1435/FP**

**ALTERATIONS TO ROOF TO ACCOMODATE FRONT AND REAR  
DORMERS TO CONVERT BUNGALOW TO CHALET BUNGALOW**

PERMISSION            04/12/2006

### ***Representations***

One letter of representation has been received objecting on the following grounds:-

- i) Intrusion upon property
- ii) Height of building will cut out sunlight from neighbouring garden
- iii) The building will be very close to the boundary
- iv) This property had considerable changes made to it a few years ago which stopped the light coming in through all side windows.

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

The proposed conservatory would be sited 2.3 metres from the party boundary with the neighbouring property to the north. The conservatory would have a maximum ridge height

of 3.3 metres. The proposed garage replaces an existing garage which is to be demolished and repositioned 5.3 metre further into the rear garden. The new garage would be 800mm higher but designed with a fully hipped roof on all four sides. Officers are of the opinion that the size and the positioning of both the conservatory and garage would not materially harm the living conditions of the neighbouring property to the north in relation to reduction in sunlight.

The conservatory and garage are of a modest size and design and in officers opinion would not result in an intrusive or overbearing form of development.

The application is considered to be acceptable and complies with the Adopted Fareham Borough Core Strategy.

### ***Reasons For Granting Permission***

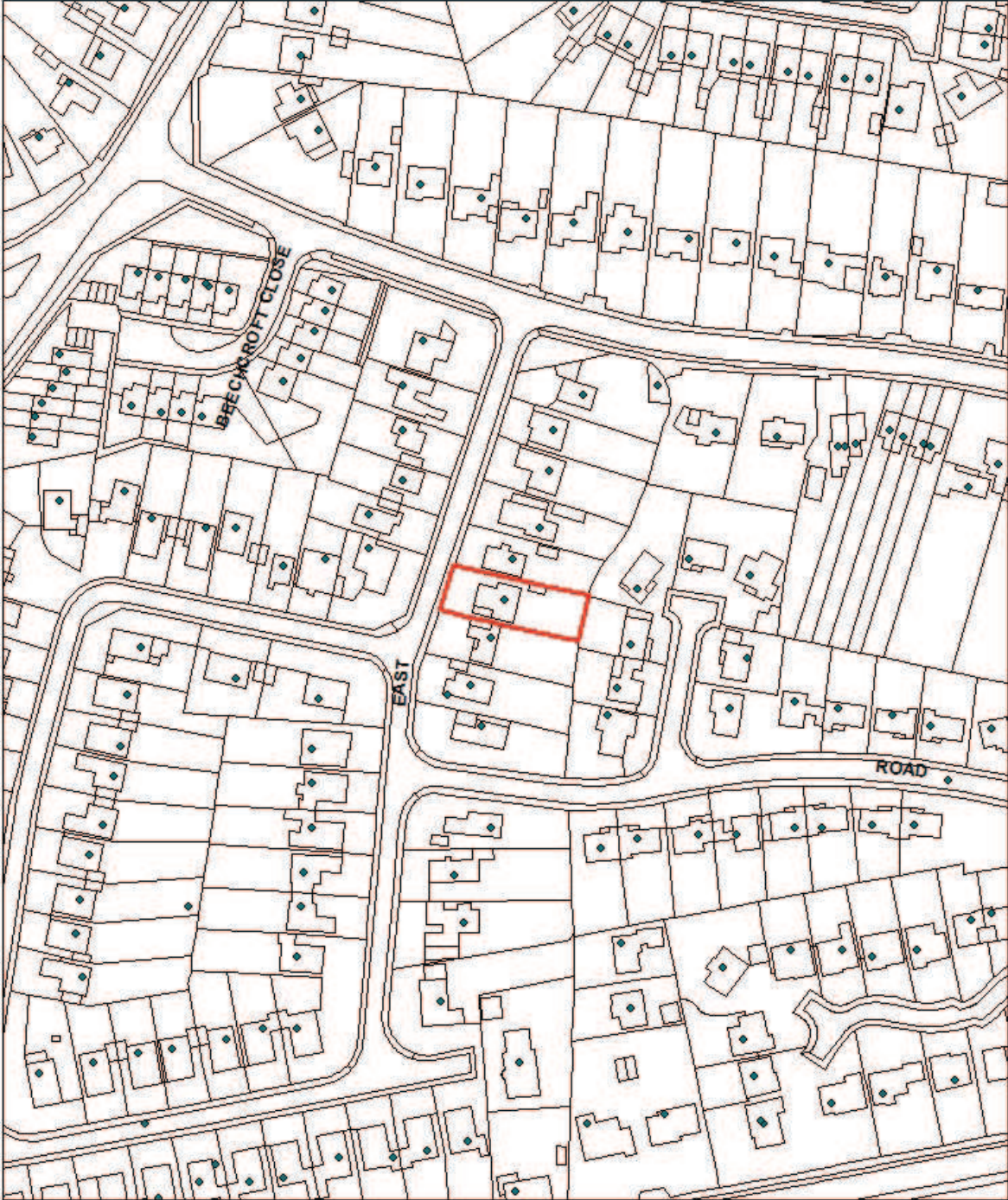
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

### ***Recommendation***

Permission

# FAREHAM

## BOROUGH COUNCIL



11 East Lodge  
1:1250

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**P/13/0238/FP**

**SARISBURY**

MR RICHARD BUNDY

AGENT: D.DESIGN

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO STOREY HOUSE  
45 BURRIDGE ROAD BURRIDGE SO31 1BY

### ***Report By***

Susannah Emery Ext 2412

### ***Site Description***

This application relates to a site to the south-west of Burridge Road within the countryside. The site is currently occupied by a detached bungalow which has been vacant for some time. There are a number of dilapidated outbuildings within the rear garden which has become overgrown with shrubs and small trees.

### ***Description of Proposal***

Planning permission is sought for the demolition of the existing bungalow and the erection of a two storey 4-bed dwelling. A detached double garage/store is proposed at the rear of the site with access along a driveway to the western side of the dwelling. The existing gated access to Burridge Road would be retained along with the laurel hedgerow on the frontage.

### ***Policies***

The following policies apply to this application:

### **Approved Fareham Borough Core Strategy**

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

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

A pre-application enquiry was submitted in February 2013. Officers expressed their general support for the proposal.

### ***Representations***

One letter has been received raising the following concerns;

- No objection in principle to a replacement dwelling however a two storey dwelling will result in significant loss of light to the side elevation of neighbouring dwelling
- The proposed garage/store would be disproportionately large for a dwelling and plot of this size and would be inappropriately positioned
- The garages to other properties along Burridge Road are positioned just beyond the rear wall of the dwelling
- The provision of a driveway running the length of the garden would cause unnecessary

disruption to privacy as well as requiring removal of a number of mature trees and impacting outlook

### **Consultations**

Director of Regulatory & Democratic Services (Environmental Health) - No objection

Director of Planning & Environment (Highways) - No objection subject to conditions

Director of Planning & Environment (Ecologist) - The application is supported by a Phase I and II Bat Survey (Ecosupport Ltd, September 2012). Further clarification is required from the applicant (to be provided by their ecologist) prior to further consideration of the application. The report provides the results of internal and external inspections of the existing dwelling, and a follow up emergence survey for bats due to the low potential the building holds for supporting roosts. No evidence of use by bats was found. Although the survey was carried out late in the season, I am satisfied that due to the level of potential, and the inspectability of the property (with unlined roof), the surveys are adequate.

The design and access statement describes the site as containing several dilapidated outbuildings, which shall be removed, along with various shrubs and trees. The remainder of the site, including other buildings, is not addressed by the ecological report. Depending on the nature of the buildings and of the site, and extent of proposed works, there may be potential for bats or other protected species (such as reptiles, nesting birds, or even Dormice - for which there is a record within 500 m) to be impacted by the proposals. In line with the requirements of NPPF, Circular 06/2005, and NE Standing Advice, further information should be sought as to the nature of the remainder of the site and assessment of any ecological impacts. Further surveys may be required.

Director of Planning & Environment (Arborist) - Comments awaited

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

The main considerations in the determination of this planning application are;

- Impact on the Streetscene/Character of the Area
- Impact on Residential Amenity
- Highways
- Ecology

Impact on the Streetscene/Character of the Area

The site is located within the countryside and therefore policy CS14 of the Fareham Borough Core Strategy relating to 'Development Outside Settlements' is of relevance. The policy states that built development outside of the defined settlements will be strictly controlled to protect the countryside from development which would adversely affect its landscape character, appearance and function.

Burrige Road has an almost continuously built up frontage consisting of a variety of different house types and styles. This proposal is for the erection of a replacement dwelling rather than frontage in-fill which can consolidate development in countryside locations. The neighbouring properties to either side of the application site are both two storey dwellings. The streetscene drawing submitted with the application illustrates that the proposed dwelling would sit comfortably within the streetscene being of similar height and size to neighbouring properties. The proposed dwelling would be approx 1.5 metres wider than the



existing dwelling extending closer to the neighbouring property to the west (No.49). However there is a driveway between the two dwellings and a minimum separation distance of 4.6 metres would be retained.

The proposed garage/store to be sited at the rear of the site would have a large footprint but it would replace a number of outbuildings which would be removed from the site including a large shed within a similar position. Due to its siting the garage would not be prominent within the streetscene and it would not extend further into the countryside than other ancillary residential structures to the south side of Burr ridge Road.

The existing dwelling appears at odds with adjacent development and has a run down and dilapidated appearance. It is not considered that the proposal would have any detrimental impact on the visual amenities of the streetscene or character of the area.

#### Impact on Residential Amenity

The occupants of the neighbouring property to the west (No.49) are concerned that the proposal may result in the loss of light to windows within the side elevation of their dwelling. These windows do not serve habitable rooms and consist of a ground floor utility room, a landing and two obscure glazed first floor bathroom windows. The neighbouring property is also staggered back further from Burr ridge Road than the proposed dwelling so that most of the windows would not be directly obstructed. As stated above a large gap measuring a minimum of 4.6 metres at the front of the dwelling increasing to 5.2 metres at the rear would be retained. It is therefore not considered that there would be a detrimental loss of light to the neighbouring property to the west.

The proposed dwelling would be located no closer to the neighbouring property to the east (No.43) than the existing bungalow. There are a number of ground and first floor windows within the side elevation of this property which are obscure glazed. There would be 5.5 metres between the two dwellings and officers do not consider that there would be any detrimental impact on the amenities of the neighbouring property in terms of loss of light or outlook.

Concerns have been raised that the use of the driveway which would extend the length of the rear garden would be disruptive to the occupants of the neighbouring property. Officers appreciate the concerns raised however in light of the likely limited number of vehicle movements and size of the adjacent plot officers do not consider that the use of the driveway would have a significant impact on residential amenity. Siting the proposed garage closer to the rear of the dwellings would in officers opinion be more likely to have a negative impact upon the neighbouring property. It is also worth noting that a large garage could be erected within the rear garden with a driveway without the need for planning permission unless permitted development rights were to be removed.

#### Highways

The proposal utilises an existing access on to Burr ridge Road. The dwelling currently has a gated entrance but no formal driveway as the frontage and access track to the side of the dwelling is currently laid to grass. The dwelling would be provided with ample car parking within the detached garage and on the driveway. The proposal therefore complies with the standards set out within the Fareham Borough Council Residential Car and Cycle Parking SPD.

## Ecology

The Council's Ecologist has advised that the ecological report submitted with the application also needs to address the removal of outbuildings and vegetation from the rear garden and any potential impact on protected species. An extended report has been requested and an update on this will be provided at the committee meeting.

In conclusion the proposal accords with the relevant policies of the Fareham Borough Local Plan Review and the Fareham Borough Core Strategy and is considered acceptable subject to conditions.

### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, highway safety or ecology. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

### ***Recommendation***

Subject to;

- i) Receipt of extended ecological report to the satisfaction of the Council's Ecologist by 24 April 2013;
- ii) Comments from the Director of Planning and Environment (Arborist)

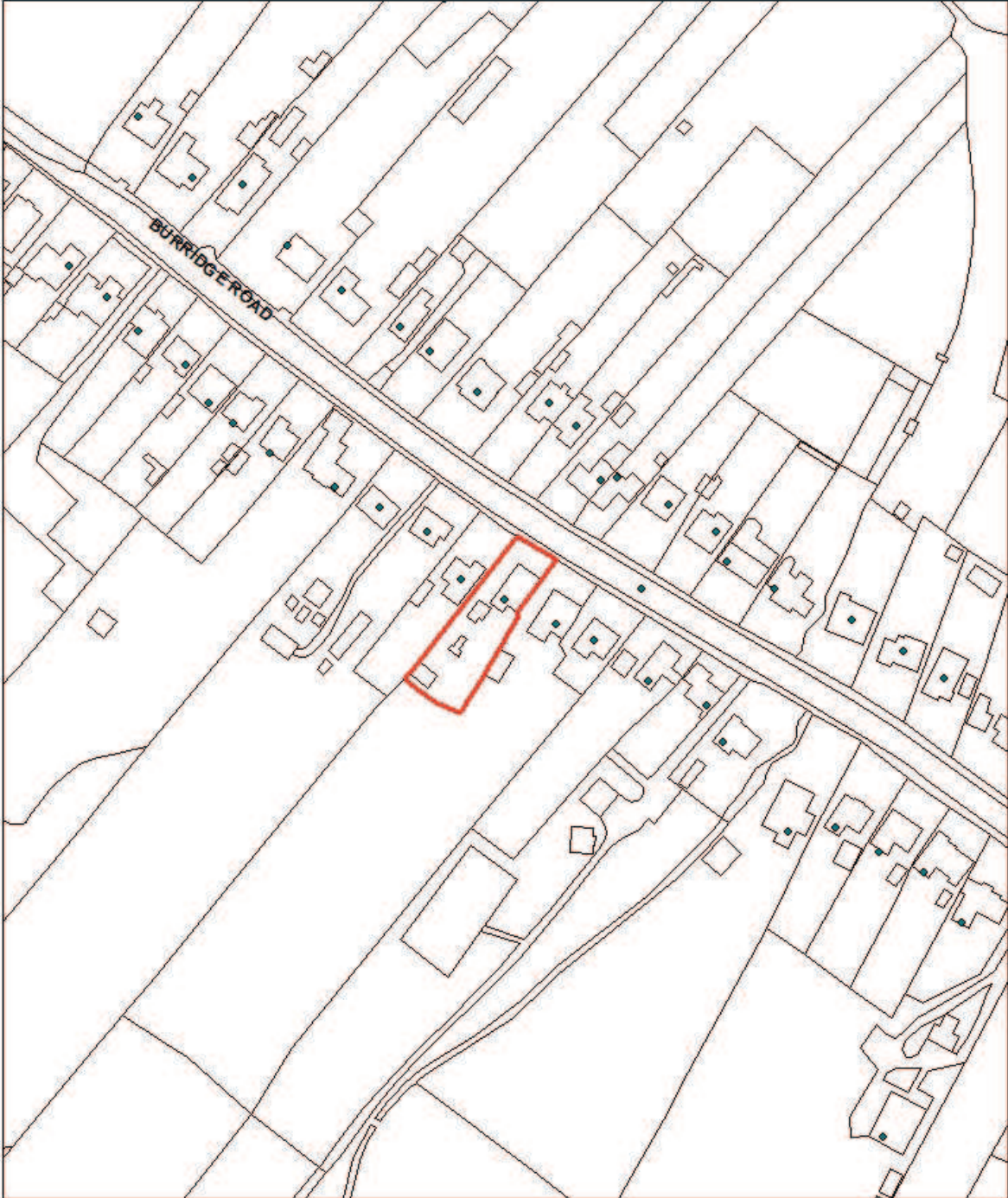
PERMISSION: Materials, Hardsurfacing, Boundary Treatment, Parking, Visibility Splays 2m x 49m, Level 4 Code for Sustainable Homes, Obscure Glaze & Fix Shut to 1.7m first floor windows side elevations, Use of garage incidental to dwelling, Construction Hours, No Mud on Road, No Burning on Site

### ***Background Papers***

P/13/0238/FP

# FAREHAM

## BOROUGH COUNCIL



45 Burrige Road  
1:1250

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**P/13/0247/AD**

**PARK GATE**

LLOYD'S BANKING GROUP

AGENT: BLAZE NEON

DISPLAY OF INTERNALLY ILLUMINATED FASCIA SIGN, PROJECTING SIGN, ATM HEADERS AND BRANCH LETTER SIGN

MIDDLE ROAD - LLOYDS TSB BANK PLC PARK GATE SOUTHAMPTON SO31 7GH

***Report By***

Emma Marks - Ext.2677

***Site Description***

This application relates to commercial premises (Lloyds Bank) on the corner of Middle Road and Bridge Road. The premises are located within a local shopping area.

***Description of Proposal***

Planning consent is sought for the display of an internally illuminated fascia sign, projecting sign, ATM headers and branch letter sign.

***Policies***

The following policies apply to this application:

**Fareham Borough Local Plan Review**

DG7 - Signs and Advertisements

***Relevant Planning History***

The following planning history is relevant:

**P/06/1528/AD**

**DISPLAY OF INTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGNS**

CONSENT 5            02/01/2007  
YEARS

**P/02/1469/AD**

**Display of Two Internally Illuminated ATM Signs and One Internally Illuminated Projecting Signs**

CONSENT 5            09/12/2002  
YEARS

***Representations***

One letter of representation has been received from the occupier of a property opposite the site on the other side of Bridge Road, objecting on the following grounds:-

- i) Light emanating from the existing signs caused problems previously; this was resolved by the bank switching off the illumination at night;
- ii) It is hoped that the bank continue with this current stance.

***Consultations***

Director of Planning & Environment(Highways):- No objection

***Planning Considerations - Key Issues***

This application relates to a corner commercial unit situated on the west side of Middle

Road. Consent is sought for the display of an internally illuminated fascia sign, projecting sign, ATM headers and branch letter sign.

An objection has been received from the occupier of a residential property regarding the illumination of the replacement fascia sign and the possible nuisance that the illumination may create. Officers can confirm that only the lettering would be illuminated and as the objector's property is situated some 25 metres away across a main road the living conditions of the immediate neighbours would not be compromised.

The proposed signage comprising new company corporate logo would replace existing signage in the same position on the building. Officers are of the opinion that the new signage would not have an adverse impact on visual amenities of the area.

Officers are of the view that the application is acceptable and complies with the Fareham Borough Local Plan Review.

### ***Reasons For Granting Permission***

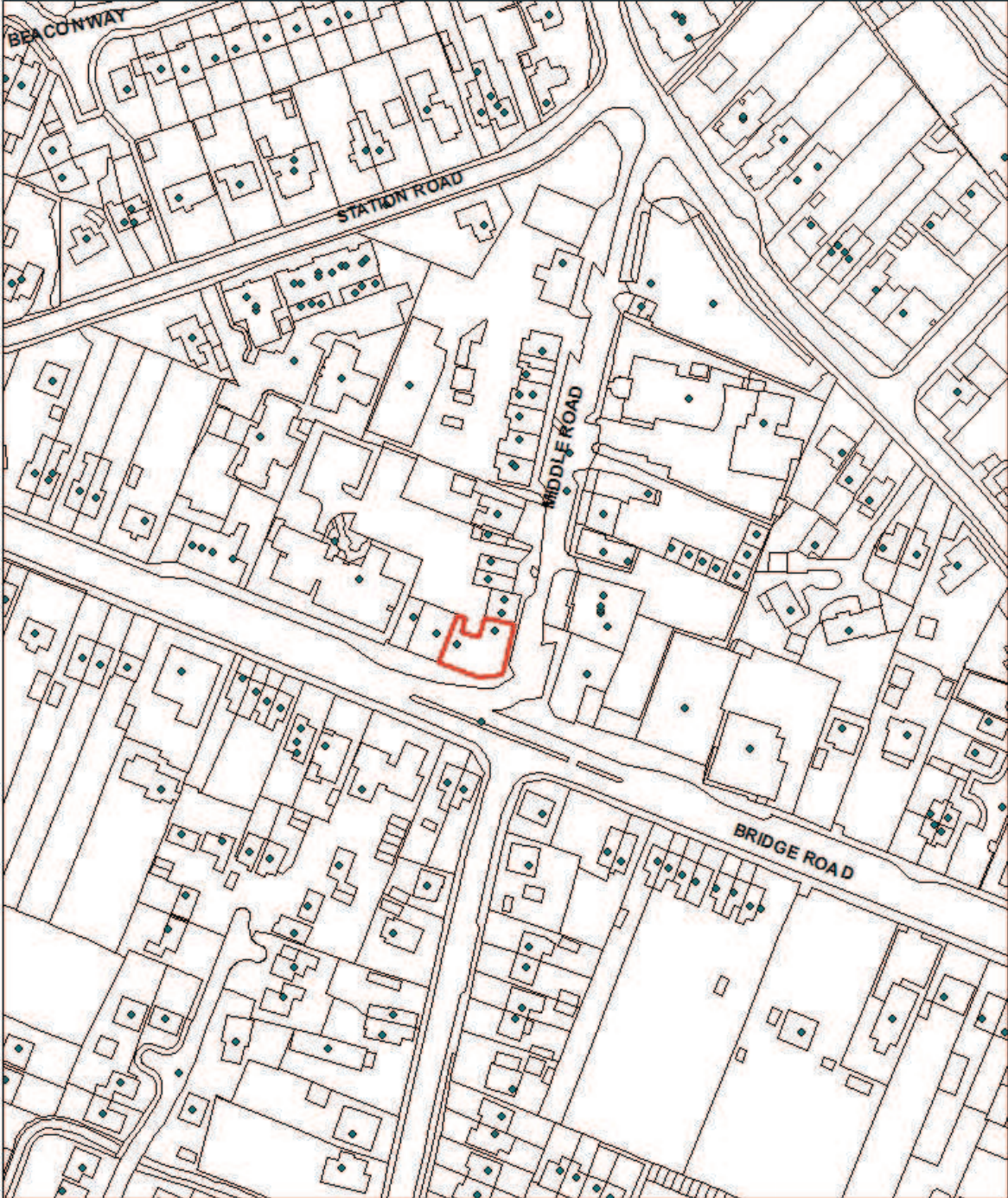
The advertisement is acceptable taking into account the policies and proposals of the development plan and having regards to other relevant factors such as amenity and public safety in accordance with Section 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Where applicable conditions have been applied in order satisfy the above considerations to limit or restrict the subject matter, content or design of what is to be displayed. In accordance therefore with Section 14(1) of those regulations express consent should be granted.

### ***Recommendation***

CONSENT: The illumination of the signs hereby permitted shall not exceed 540 candelas/square metre.

# FAREHAM

## BOROUGH COUNCIL



Middle Road - Lloyds TSB  
1:1250

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P/13/0252/FP [O]

TITCHFIELD COMMON

MRS JULI TREACY

AGENT: MRS JULI TREACY

ERECTION OF SINGLE STOREY REAR EXTENSION

186 HUNTS POND ROAD TITCHFIELD COMMON FAREHAM HAMPSHIRE PO14 4BJ

### ***Report By***

Emma Marks - Ext.2677

### ***Site Description***

This application relates to a semi-detached dwelling situated on the western side of Hunts Pond Road.

The site lies within the urban area.

### ***Description of Proposal***

Planning permission is sought for the demolition of an existing conservatory and the erection of a single storey rear extension to the depth of the existing conservatory. The extension would measure 4.6 metres in depth, 4.3 metres in width with an eaves height of 2.4 metres and a ridge height of 3.6 metres.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

#### **Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

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

The following planning history is relevant:

**P/02/0598/FP**      **Build up Hipped Roof to Gable and Erection of Rear Dormer Window**

PERMISSION      13/06/2002

### ***Representations***

None received.

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

The application property currently has a conservatory to the rear of the property. The conservatory would be replaced with an extension at the same depth and ridge height. Although the proposed extension would exceed the 3 metres depth normally considered acceptable, it would be replacing an existing conservatory to the same depth and height. Officers consider this is a material consideration and that the proposal would not materially worsen the current situation to an extent that planning permission should be withheld.

Furthermore, the adjoining neighbouring property has recently obtained planning permission for a rear extension.

The application is considered to be acceptable and complies with the Adopted Fareham Borough Core Strategy.

***Reasons For Granting Permission***

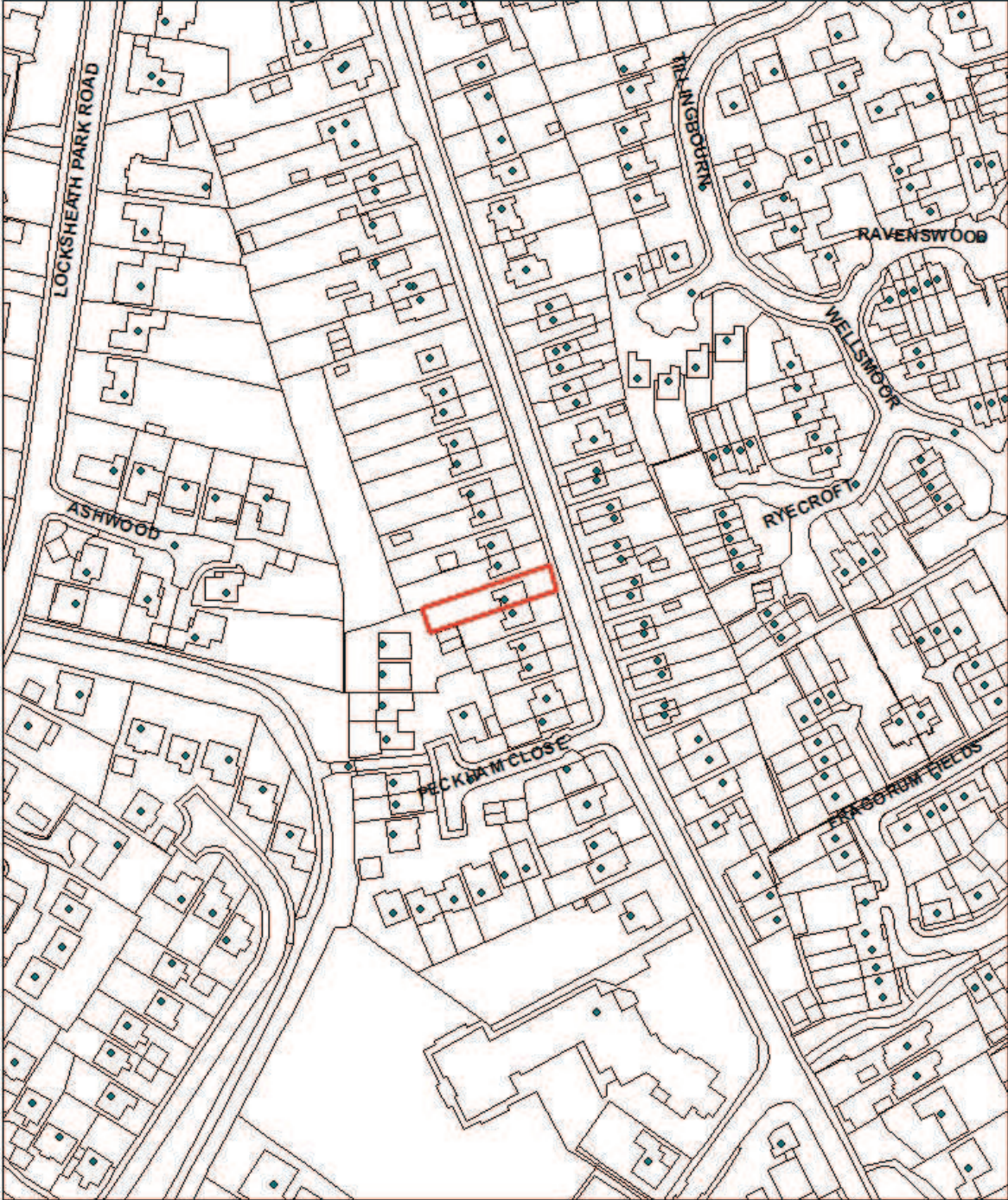
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

***Recommendation***

Permission - Materials to match

# FAREHAM

## BOROUGH COUNCIL



186 Hunts Pond Road  
1:1250

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**P/13/0257/FP**

**LOCKS HEATH**

MR & MRS W HART

AGENT: MR KEITH CRESDEE

ERECTION OF SINGLE STOREY FRONT EXTENSION

31 DOWNLAND CLOSE LOCKS HEATH SO31 6WB

### ***Report By***

Emma Marks - Ext.2677

### ***Site Description***

This application relates to a detached dwelling situated at the northern end of Downland Close, a cul-de-sac off Meadow Avenue. The property shares a private drive with two immediate neighbours.

The site lies within the urban area.

### ***Description of Proposal***

Planning permission is sought for the erection of a single storey front extension to the existing integral garage which would measure one metre in depth with a pitched lean-to canopy roof.

### ***Policies***

The following policies apply to this application:

### **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

### ***Representations***

One letter has been received from the property to the south objecting on the following grounds:-

- i)The front extension would result in the cars encroaching onto the shared area of the drive;
- ii)The car parked nearest to No. 32 will completely block the view from the lounge window of No. 32 of the green at the bottom of Downland Close;
- iii)The proposed extension would spoil the symmetry of the houses in that area of Downland Close, impact on the streetscape and will also set a precedent.

### ***Consultations***

Director of Planning & Environment(Highways):- No objection

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

Planning permission is sought for the erection of a very modest front extension which would extend the existing garage and create an enclosed porch with a pitched roof above.

The representation received is from the neighbouring proeprty to the south, on the other side of the private drive. The Council's Highway Engineer is satisfied that the front extension would not impact on the resultant parking available for the property. In the event that cars do encroach on the private drive, this would be a civil matter between the owners of the drive.

Officers consider the extension design is acceptable in relation to the host property and street scene and subsequently complies with Policy CS17 of the Core Strategy (High Quality Design).

Loss of private views are not a material planning consideration.

Officers are of the view that the application is acceptable and complies with the Fareham Borough Core Strategy.

***Reasons For Granting Permission***

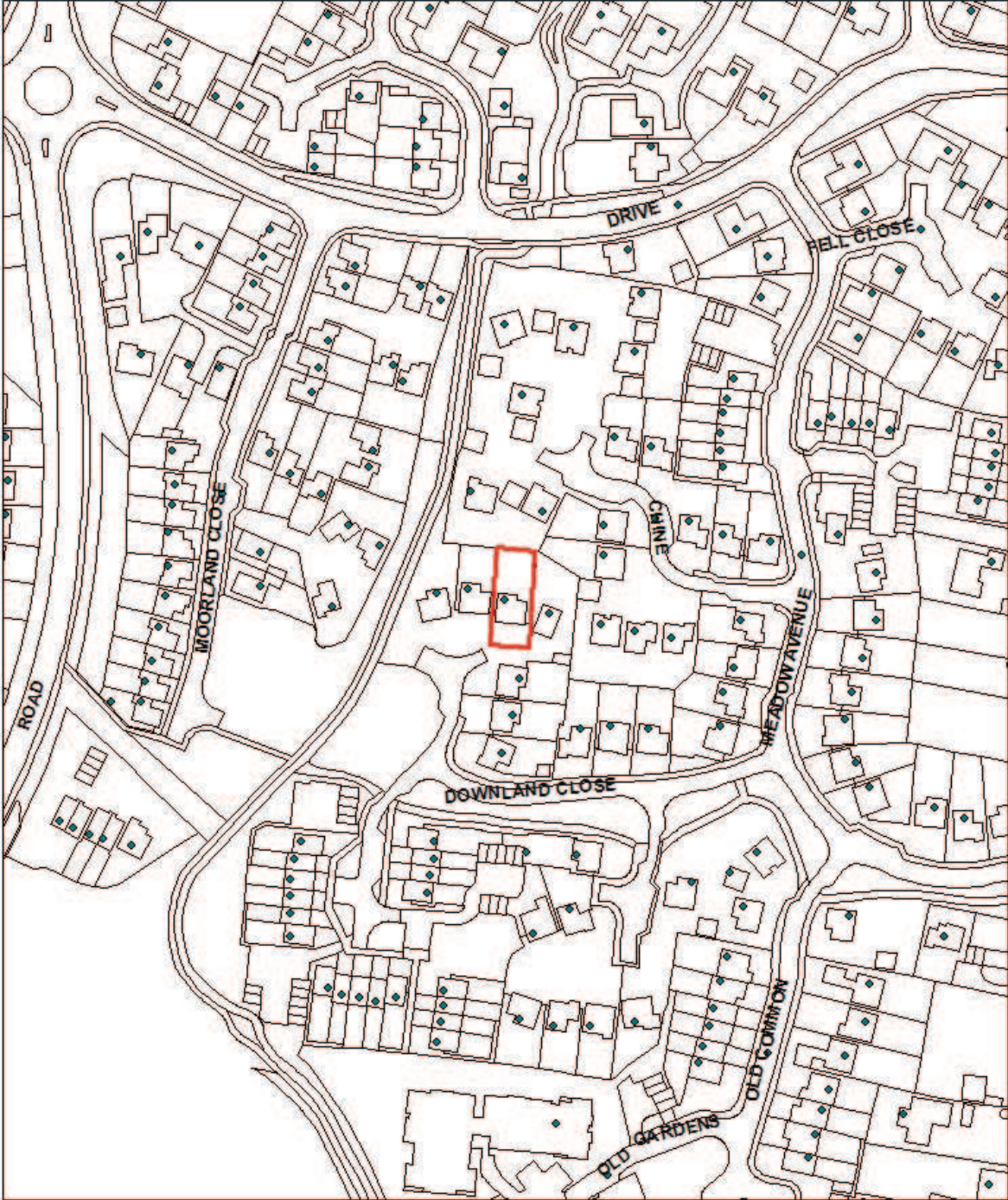
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers, highway safety and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

***Recommendation***

Permission - Materials to match

# FAREHAM

## BOROUGH COUNCIL



31 DOWNLAND CLOSE  
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**P/13/0274/VC**

**LOCKS HEATH**

FOREMAN HOMES LTD

AGENT: FOREMAN HOMES LTD

VARIATION OF CONDITION 2 (PLANS IN ACCORDANCE), CONDITION 6 (PARKING), CONDITION 7 (BLOCK UP CAR PORTS) AND CONDITION 8 (MINOR ALTERATION TO BOUNDARY PLOT 10) OF P/10/0290/FP

MONTEREY DRIVE ,LOCKS HEATH - LAND AT - SOUTHAMPTON HAMPSHIRE SO31 6NW

### ***Report By***

Kim Hayler - Ext 2367

### ***Site Description***

The application site encompasses Plots 2, 3, 4, 9 and 10 of the Foreman Homes development of 10 dwellings, permitted by planning permission P/10/0290/FP and forming the extension of the southern spur of Monterey Drive.

### ***Description of Proposal***

The proposal seeks variation of the following conditions:

Condition 2 - Amended plan references to substitute new floorplans, elevations and site layout

Condition 6 - Variation of parking layout

Condition 7 - Relief from restriction to prevent enclosure of car ports to form garages

Condition 10 - Amendment of landscape layout for Plot 10 to allow minor enlargement of parking area

### ***Policies***

The following policies apply to this application:

Fareham Borough Core Strategy:

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Fareham Borough Local Plan Review:

DG4 - Site Characteristics

Residential Car and Cycle Parking Supplementary Planning Document

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

The following planning history is relevant:

P/10/0390/FP - Erection of Ten Dwellings with Vehicular Access from Monterey Drive - Granted on appeal 17 February 2011

### ***Representations***

One representation has been received objecting on the following grounds:

The proposed changes are a ploy by the developer to achieve intended aims through piecemeal methods;

Proposed garages will not be used;  
Remaining parking areas will be inadequate so that parking will spill over into the remainder of Monterey Drive;  
The plans are not clear over the changes to Plot 10 so this is objected to also.

### ***Consultations***

Director of Planning & Environment (Highways) - There will be sufficient space available on site to accommodate the likely demand for parking, following the conversion of the car ports to double garages. Consequently, no highway objection is raised.

Director of Planning & Environment (Arboriculture) - There are no arboricultural implications as a result of the minor alterations to the boundary of Plot 10.

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

Although the variation of four conditions (under P/10/0390/FP) is involved, the aim is a single one, to seek permission to infill the existing double car ports on the specified plots to form garages, with other matters being peripheral to this.

The approved development (and as built) provides for only car ports and other external parking. The applicants have advised that feedback from their customers is that for dwellings of the size involved, they would expect to have garages.

The Residential Car and Cycle Parking SPD sets out the parking level requirements for residential developments and, in this case requires that, outside of garages, three car parking spaces should be provided for each of the dwellings. With the exception of Plot 10, this level of parking is available and can be provided at plot 10 by the minor widening of the existing hardstanding to the north of the dwelling, involving minor movement of an existing garden wall (this is the alteration referred to under condition 10). As a result no objection is raised by the Highways Officer.

The minor adjustment of the wall to Plot 10 will move this slightly closer to the existing mature trees to the north but the arboricultural Officer is not concerned that this would be harmful.

The changes to the design of the properties on Plots 2, 3, 4 and 9 will necessitate the relocation of a dining room window in each case to the side elevation but this will not have any consequences for privacy. The infilling of the car ports themselves will affect the appearance of the dwellings but not so as to be harmful to the character or appearance of the new development.

### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

### ***Recommendation***

Permission: substitution of amended plans; materials to match; Wall on Plot 10 to be

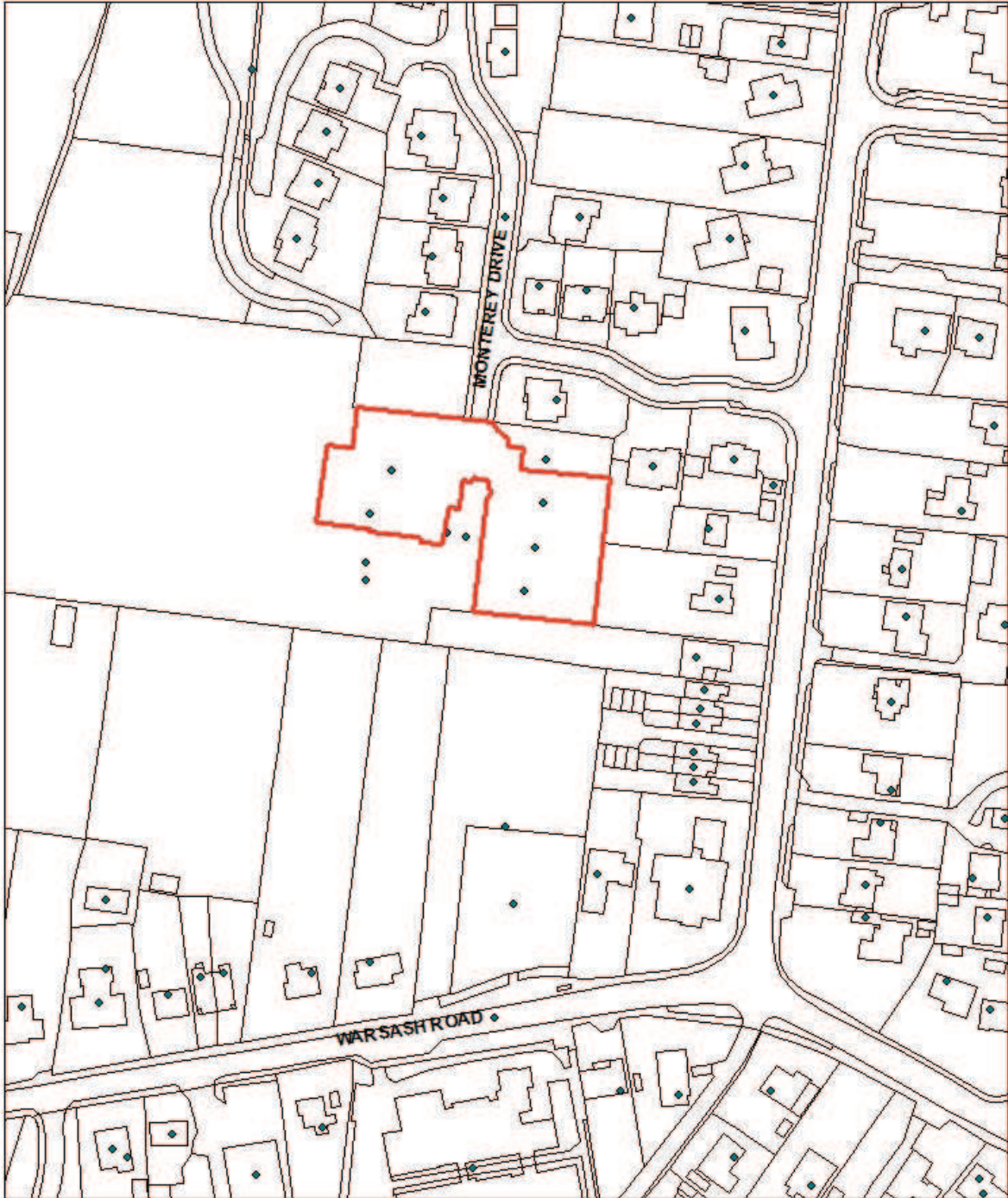
repositioned before existing car ports on that plot are converted to garages; other conditions of P/10/0390/FP to continue to apply

***Background Papers***

P/10/0390/FP; P/13/0274/VC

# FAREHAM

## BOROUGH COUNCIL



Monterey Drive  
1:1250

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**P/13/0266/FP**

**FAREHAM NORTH**

MRS MORRELL

AGENT: MR LES ROSENTHAL

ERECTION OF SINGLE STOREY FRONT EXTENSION

17 BENTLEY CRESCENT FAREHAM HAMPSHIRE PO16 7LU

### ***Report By***

Emma Marks - Ext.2677

### ***Site Description***

This application relates to a detached bungalow situated on the southern side of Bentley Crescent which is to the south-west of Miller Drive. The property is set back some 22 metres from the road.

The site lies within the urban area.

### ***Description of Proposal***

Planning permission is sought for the erection of a single storey extension to the western front side of the property which would measure 3 metres in depth, 4.1 metres in width with an eaves height of 2.4 metres and a ridge height of 3.8 metres.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

#### **Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

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

The following planning history is relevant:

### ***Representations***

Two letters of representation has been received objecting on the following grounds:-

- i)Extending only half of the frontage is not only ugly but would have an adverse effect on the whole of Bentley Crescent;
- ii)The proposed extension would reduce the amount of light to my side windows and front door;
- iii)It would destroy the view up Bentley Crescent which has been enjoyed for the past 50 years;
- iv)There is likely to be a problem with surface water drainage due to the long sloping front garden;
- v)Overloading of the current guttering;
- vi)The proposal is out of character.

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

This application relates to a detached bungalow with a simple dual pitched roof with its ridge running front to back. Planning permission is sought for a modest single storey front

extension with a pitched roof to match that of the host property. In design terms officers consider the extension is sympathetic to the existing property and would not harm the appearance of the street scene.

The neighbouring property to the south west has raised concerns that the extension would have a detrimental impact on light to their property. The side windows within this property consist of a glazed front door which serves the hall and a high level window to a bedroom. The bedroom also has a full size main window on the front elevation which would not be effected by the extension due to the stagger in the siting of both properties. The hall is considered a non-habitable room. Officers consider the principal source of light to and outlook from this bedroom is from the front window. Having considered the proposal carefully officers are satisfied that the living conditions of the immediate neighbours would not be materially harmed by the proposed extension.

Loss of private views are not a material planning consideration. Adequacy of rain water run off would be controlled by building control.

To conclude, Officers consider the front extension is acceptable and complies with the Fareham Borough Core Strategy.

### ***Reasons For Granting Permission***

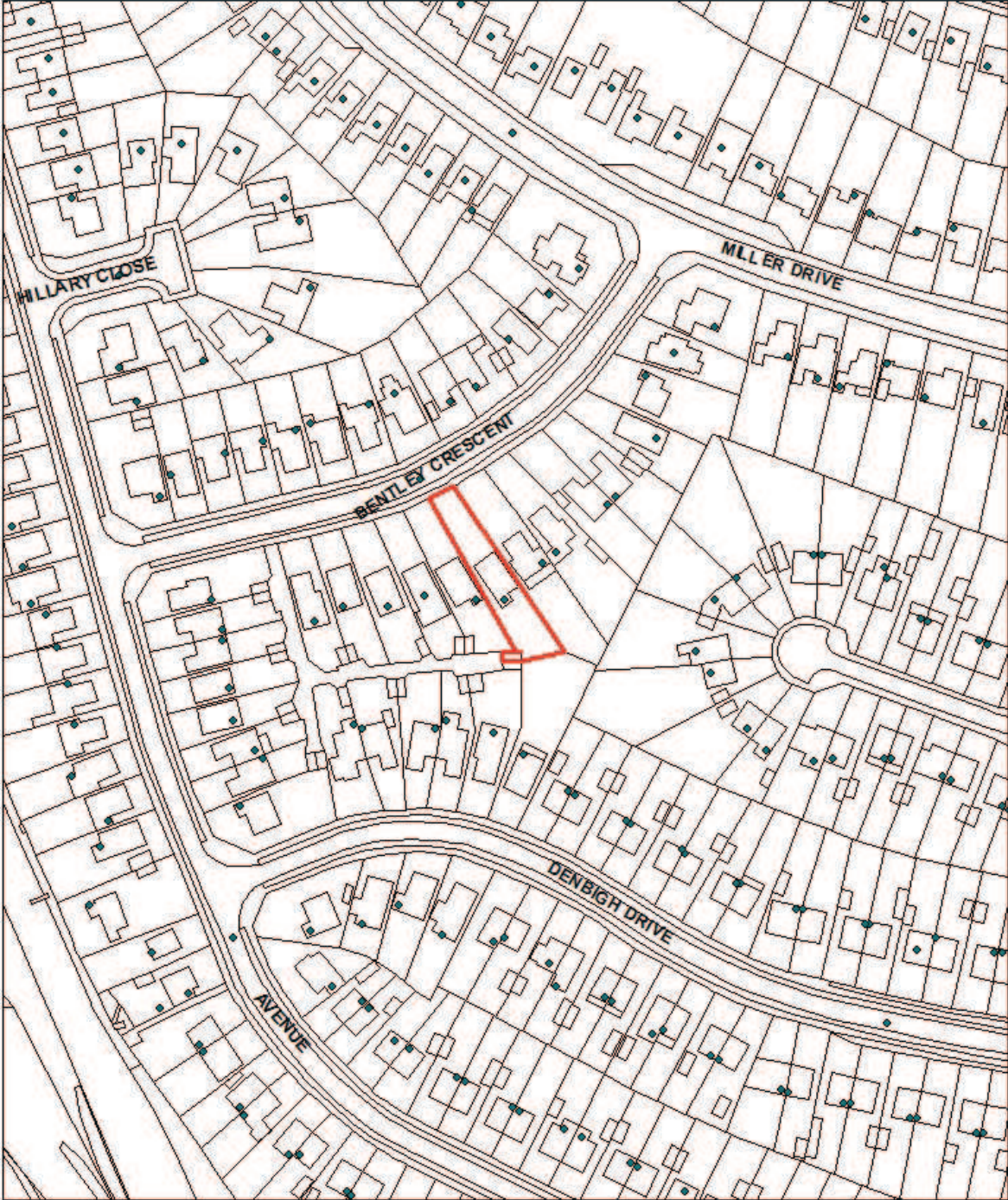
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

### ***Recommendation***

Permission - Materials to match

# FAREHAM

## BOROUGH COUNCIL



17 BENTLEY CRESCENT  
1:1250

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**P/12/1038/FP**

MRS MICHELE COUSINS

**HILL HEAD**

AGENT: ROBERT TUTTON  
TOWN PLANNING CO

PROPOSED ERECTION OF A RECREATIONAL BEACH HUT WITH DECKING AREA AND REPLACEMENT STAIRWAY.

LAND OPPOSITE NO.4 CLIFF ROAD HILL HEAD FAREHAM HAMPSHIRE PO14 3JS

### ***Report By***

Alex Sebbinger - Ext.2526

### ***Site Description***

The application site comprises a parcel of land to the south of Cliff Road, between the road itself and the foreshore. The site is currently overgrown and undeveloped, with bushes/foilage in abundance. The surrounding area is primarily residential and properties to the north are detached and of different appearance. All properties are set within spacious plots. Along this part of Cliff Road, the southern side is largely undeveloped, with the notable exception being No. 89 to the east. The land slopes down to the south, with the beach foreshore some level beneath that of the road.

### ***Description of Proposal***

This application is for the erection of a detached building to be used as a recreational beach hut. The application includes a decking area and a replacement stairway. The building will be constructed so that it is built onto the slope, supported by a plinth. Landscaping and gates are also proposed.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS14 - Development Outside Settlements

CS5 - Transport Strategy and Infrastructure

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

#### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

C18 - Protected Species

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

None relevant on this particular site, however Members should note that planning permission was granted for an extension to a detached outbuilding at No. 89 (to the east of this site) on 21st December 2011.

### ***Representations***

Sixteen letters of representation, 15 of which object and one supports; objections raised

include:

- Building appears like a house
- Does not resemble a beach hut
- Land is unstable
- Badgers are still active on site
- Visual impact and size of proposal
- Outside of a development boundary
- Development at No. 89 should not be considered a precedent
- Impact on Area of Special Residential Character
- Impact on wildlife
- Impact on cliff erosion
- Will detract from views and devalue property

Support raised includes:

- Plans look fantastic and will tidy up unsightly area.
- No. 89 has established a precedent.

### ***Consultations***

Natural England - The site is within close proximity to the Titchfield Haven Site of Special Scientific Interest (SSSI), which is part of the Lee-on-Solent to Itchen Estuary Special Protection Area (SPA)/Ramsar. No objections subject to conditions regarding impact on Natura 2000 or other matters.

Director of Planning & Environment (Highways) - No objection subject to conditions.

Director of Planning & Environment (Ecology) - Impacts on badgers and their setts is currently not clear. Further information required.

Eastern Solent Coastal Partnership - No objection to the proposed development. Land has suffered from recent stability issues, but this is a structural engineering issue and does not relate to coastal management specifically and we are unable to provide further comment.

Environment Agency - No comments to make.

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

There are several issues with this application:

Principle of development  
Design and appearance  
Impact on neighbouring properties  
Highway, ecological and coastal issues.

### **PRINCIPLE OF DEVELOPMENT**

This site is located adjacent to a primarily residential area, in a coastal location. The application site itself lies within an area which is designated as being within the countryside; outside of the development boundary. Within such locations, Policy CS14 of the Core Strategy sets out that outside of settlements, development will be strictly controlled:

"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. The conversion of existing buildings will be favoured. Replacement buildings must reduce the impact of development and be grouped with other existing buildings, where possible. In coastal locations, development should not have an adverse impact on the special character of the coast when viewed from land or water."

The proposed use does not fall under any of the above categories and therefore is contrary to this Policy. The visual impact upon the coastal landscape will be considered in the following section, however from the Policy position by reason of the location of the development outside of the settlement boundary and failing to comply with the categories of development designated as appropriate in such a location it is not considered that this development complies with what is set out within Policy CS14.

The recent planning approval at No. 89 (for the extension of an existing outbuilding - ref P/11/0624/FP) has been cited as setting a potential precedent. Members should be aware that when that application was considered, Officers were of the view that the extension would be well screened and would have a modest impact on the countryside and street-scene. Furthermore, extensions to existing domestic properties (this is an outbuilding for the main property at No. 89) are generally considered acceptable in the countryside providing their size and visual impact is not unduly intrusive.

It is acknowledged that a new dwelling is not being applied for under this application (and although concerns have been raised, an appropriately worded planning condition or legal agreement could secure that this would be the case). It is not considered that the erection of a separate new building on a previously entirely undeveloped site is comparable with the extension of an existing established residential outbuilding in terms of principle, and that this application fails to accord with development plan policy and is unacceptable in principle.

## DESIGN AND APPEARANCE

The new building has been designed with timber weatherboard style elevations under a tiled pitched roof. In isolation the aesthetic design of the building appears acceptable. Due to the levels of the land, the proposal and the decking area will need to be supported, and to that effect will be mounted on supporting timber posts and a new access stairway will be created to afford access to the beach.

Given the previously undeveloped nature of this site, and the fact that this is a highly prominent location when viewed from the beach and coastline, it is considered that the proposal would appear as an unduly intrusive feature. Although landscaping is proposed, which may have the effect of reducing the impact of the building when viewed from Cliff Road, it will not mitigate the impact of the development to a satisfactory degree, particularly when viewed from the perspective of the beach/foreshore. The proposal would be unduly visually intrusive and it is not considered that any conditions could conceivably overcome this issue.

## IMPACT ON NEIGHBOURING PROPERTIES

The position of the proposal in relation to neighbouring properties is such that it is unlikely for any direct loss of amenity to occur by reason of loss of light, overshadowing or overlooking. Although concern has been raised regarding the obstruction of a view, this is

not a matter that could reasonably be the basis for the refusal of planning permission - loss of view is not a planning issue, and neither is the impact on property values.

## HIGHWAY, ECOLOGICAL AND COASTAL ISSUES

Highway Officers have been consulted and raise no objections to the application. As the development is not for a new dwelling, it would not be subject to any need for financial contributions in respect of transport infrastructure or public open space.

Concern has been raised about the impact of the development on badger setts, and the Ecologist has commented that whilst the application is accompanied with ecological information, there is insufficient detail with respect to the impact of this proposal on badgers. In the absence of this, it is considered the development would be harmful to these species.

Concern has also been raised about the stability of the land, and on the impact of the proposal on coastal conservation. Geotechnical issues and land stability would be a matter that would be covered by the building regulations were planning permission granted, however it should be noted that the Eastern Solent Coastal Partnership raise no objection to the development in terms of coastal conservation issues. Natural England similarly raise no objections.

## CONCLUSION

The application represents development outside of a settlement boundary and would be highly visually intrusive to the coastal landscape. The application is not accompanied by sufficient information with regard to the impact on badgers, and is therefore recommended for refusal.

### ***Reasons For Refusal***

The development is unacceptable taking into account the policies and proposals of the Development Plan as set out above, in particular Policies CS14 and CS17 of the Fareham Borough Core Strategy and Saved Policies C14 and DG4 of the Fareham Borough Local Plan Review. The proposal represents inappropriate development which is outside of a defined development boundary in a highly sensitive coastal landscape. The proposed beach hut will be highly visually intrusive by reason of its size, scale and position. Furthermore, the application is accompanied by insufficient information in respect of the impact on badgers. There are no other material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

### ***Recommendation***

REFUSE:

The development would be contrary to Policy CS14 (Development Outside Settlements) of the Adopted Core Strategy 2011 and is unacceptable in that:

i) the proposal represents development in the countryside, outside a settlement boundary that is not essential for agricultural, forestry or horticultural purposes. Furthermore, by reason of the size, scale and position of the development, which is located in a highly sensitive coastal landscape the proposal would result in a visually intrusive form of development harmful to the character and appearance of this coastal location;

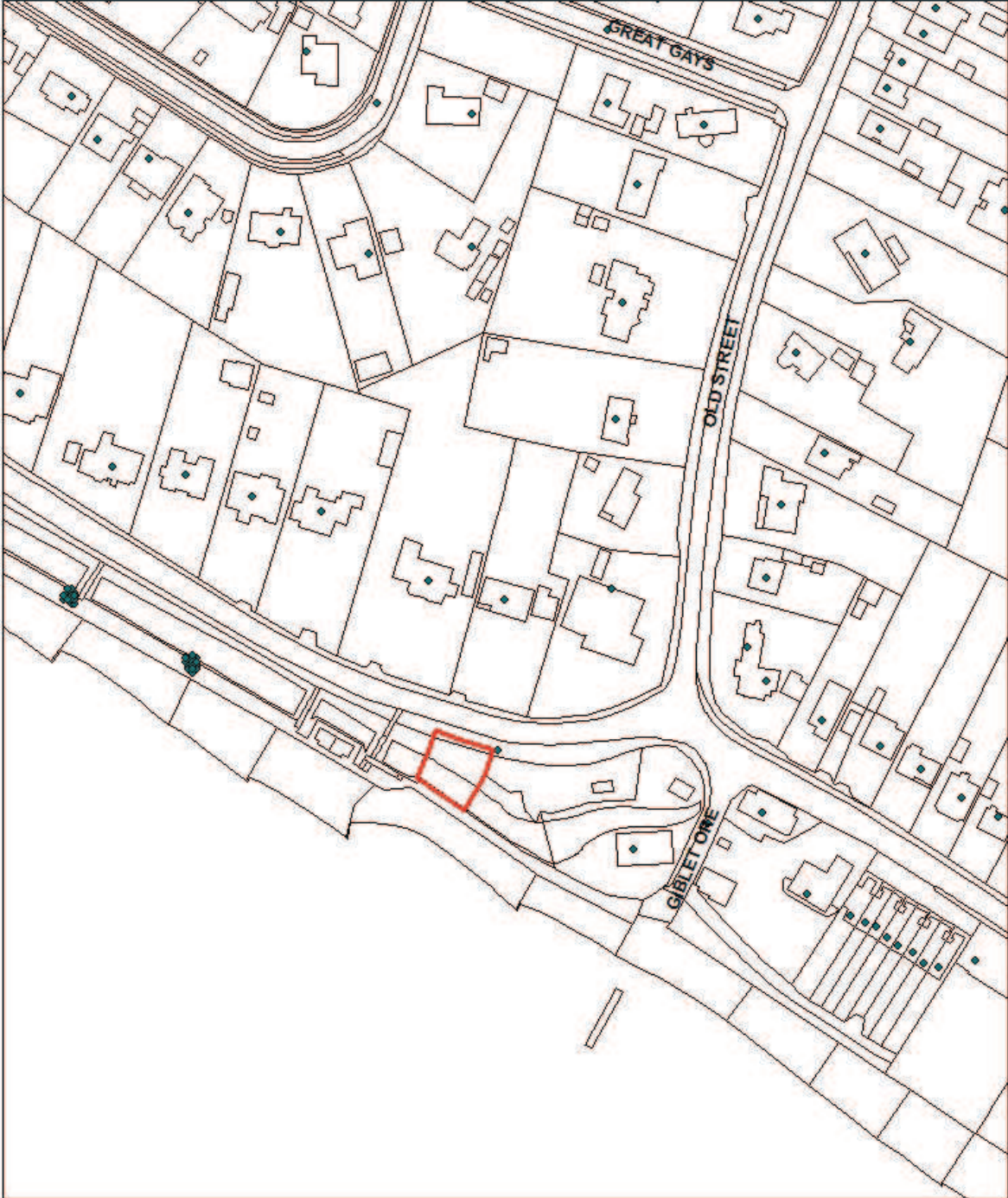
ii) insufficient information has been submitted in respect of the impact of the development on ecology, in particular how the development will impact on badger setts. In the absence of this information it is considered that the development would not adequately cater for these species and is therefore unacceptable.

***Background Papers***

P/12/1038/FP

# FAREHAM

## BOROUGH COUNCIL



Land opposite no. 4 Cliff Road  
1:1250

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**P/13/0215/VC**

**HILL HEAD**

MR PATRICK HIND

AGENT: MR PATRICK HIND

RELIEF OF CONDITION 4 OF P/09/0927/FP TO ALLOW HIGH LEVEL ROOF LIGHT IN WESTERN ELEVATION WITH CILL HEIGHT OF 1.8 METRES TO BE CLEAR GLAZED AND OPENING

18 HILL HEAD ROAD FAREHAM HANTS PO14 3JH

### ***Report By***

Brendan Flynn - Ext.4665

### ***Site Description***

The application site comprises the residential curtilage of this two storey dwelling located at 18 Hill Head Road, Hill Head. The site lies within the urban area. The dwelling has been extended recently with permission having been granted in 2009 for the erection of a first floor side and rear extensions (P/09/0927/FP refers). A further permission was granted for an ammended scheme in 2011 (P/09/0927/MA/A refers).

### ***Description of Proposal***

Relief of Condition 4 of P/09/0927/FP to allow a high level roof light in the western elevation with a cill height of 1.8 metres to be clear glazed and opening.

### ***Policies***

The following policies apply to this application:

### **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

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

The following planning history is relevant:

**P/09/0927/MA/A    ERECTION OF FIRST FLOOR SIDE AND REAR EXTENSION: NON-MATERIAL AMENDMENT (CHANGE COLOUR OF FRONT AND REAR CLADDING TO DUCK EGG BLUE)**

APPROVE                      08/03/2011

**P/09/0927/FP        ERECTION OF FIRST FLOOR SIDE AND REAR EXTENSION**

PERMISSION                21/12/2009

### ***Representations***

One letter of objection has been received objecting to the proposal on the grounds of loss of privacy. When visiting the application property while standing on tip toe the complainant claims they were able to see out of the open window into his own property.

### ***Consultations***

None

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

In January 2013 it was brought to the attention of Officers that the roof light did not comply with Condition 4 of P/09/0927/FP which required:

The roof light proposed to be inserted into the west elevation, and shown on the approved plans as serving an en-suite, shall be glazed with obscure glass and be of a non opening design and construction, 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; in accordance with Policy DG5 of the Fareham Borough Local Plan Review.

Officers have carried out a further site visit and found that the roof light has been fitted at a higher level than shown on the approved plan and indeed the cill height measures 1.8 metres above internal finished floor level.

The application now before Members seeks permission to allow the roof light to be retained in its present form. The sole planning consideration therefore is whether the opened roof light would affect the privacy of the occupiers of the neighbouring property. The cill height of the window is 1.8 metres, this is in excess of the 1.7 metre height above floor level generally recognised in local and national planning guidance as preventing overlooking of neighbouring properties. The view from the window is restricted not only by the height of the window but also the angle at which the window is set into the roof, to the sky and the ridge of the roof of the neighbouring property. Officers do not consider that under normal circumstances the opening roof light affords any overlooking of the adjacent property.

Officers therefore recommend that permission be granted.

#### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposed variation of this condition would not be harmful to the privacy of neighbours living nearby. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

#### ***Recommendation***

PERMISSION

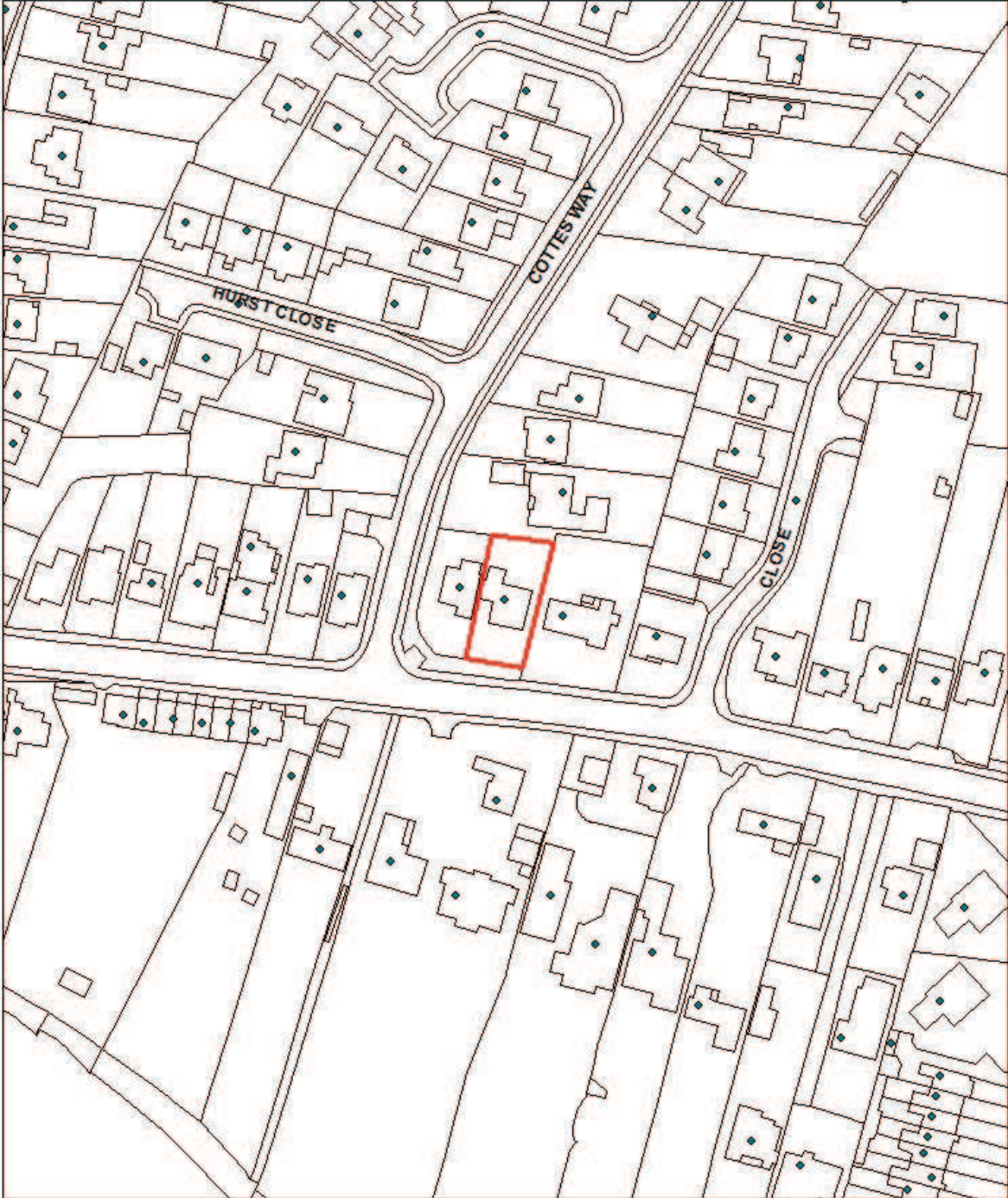
#### ***Background Papers***

P/09/0927/FP ; P/09/0927/MA/A



# FAREHAM

## BOROUGH COUNCIL



18 HILL HEAD ROAD  
1:1250

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**P/13/0228/FP**

**PORTCHESTER WEST**

MR A R & MRS & C E PORTER

AGENT: MARTIN MOYSE MRICS

ERECTION OF FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION

53 THE RIDGEWAY FAREHAM HAMPSHIRE PO16 8RE

### ***Report By***

Simon Thompson - Ext.4815

### ***Introduction***

This application is effectively a variation of an earlier application refused planning permission under P/11/0940/FP in December 2011.

### ***Site Description***

These applications relate to a two storey detached house, situated on the southern side of The Ridgeway, at the junction of this road with Paradise Lane, Fareham, all within the urban area of Fareham.

This house has an attached double garage on its western side, beside the narrow no-through road Paradise Lane, that lane serving a number of residential properties.

### ***Description of Proposal***

Erection of a front projecting porch and the addition of a first floor side extension above the existing double garage.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

#### **Approved SPG/SPD**

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,  
EXTDG - Extension Design Guide (1993)

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

The following planning history is relevant:

**P/11/0940/FP**

**PROPOSED PORCH AND FIRST FLOOR SIDE EXTENSION**

REFUSE                      16/12/2011

**P/05/0647/FP**

**Erection of Single Storey Rear Extension, Front Porch, Detached Garage and Boundary Wall**

PERMISSION              04/07/2005

### ***Representations***

A representation in support has been received from 15 Paradise Lane to the northwest of this proposed extension, commenting the proposal would improve the look of the property and if it were their property we would want to do the same, the plans and elevations looking

good and being in keeping with the style of the house.

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

Key issues in this application's case are as follows:

#### Impact on living conditions

The proposed porch would not harm the amenities of persons living nearby nor would it detract from the visual amenities or character of the streetscene.

The porch is small scale and positioned so as not likely effect the living conditions/amenities of neighbours.

The first floor extension meanwhile is positioned such to not be directly opposite the habitable parts of neighbouring dwellings opposite to its side across Paradise Lane, rather the garage door of 11 Paradise Lane would be approximately 14 metres from the flank of the new extension.

Due to this favourable positioning and the sufficient distance between the extension and the dwellings on the western side of Paradise Lane, there would be no detrimental impact on the living conditions of neighbours.

Neither would the proposed front and rear facing first floor windows give rise to unacceptable overlooking of neighbouring properties.

#### Impact on character of the area

Policy CS17 of the adopted Fareham Borough Core Strategy requires development to be designed to "respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials".

The application site is in a prominent position on the corner of Paradise Lane and currently benefits from a certain degree of space about the building on the western side due to the single storey scale of the existing garage. This helps to ensure a more spacious setting to the frontages of 11 & 15 Paradise Lane and the northern part of the lane itself, the land being quite narrow.

The proposed first floor extension would erode this spaciousness with its visually dominant, built form, to the detriment of the character of the streetscene.

The two storey flank wall of the extension would stand in close proximity to the western boundary of the application site adjacent to Paradise Lane and would have a domineering and overbearing presence on the lane and on the frontages of the dwellings on its opposite side as a result.

The proposed side extension would add to the width and bulk of the front elevation of the house such that the two storey massing of the dwelling would span almost the entire width of the plot with no visual or physical break in the front elevation other than at first floor level.

Despite the extension being proposed to have a reduced eaves height and somewhat subservient roof line, the overall effect is a poorly designed and unsympathetic addition to this dwelling, harmful to its overall appearance and the character and spaciousness of the dwelling in the streetscene.

***Recommendation***

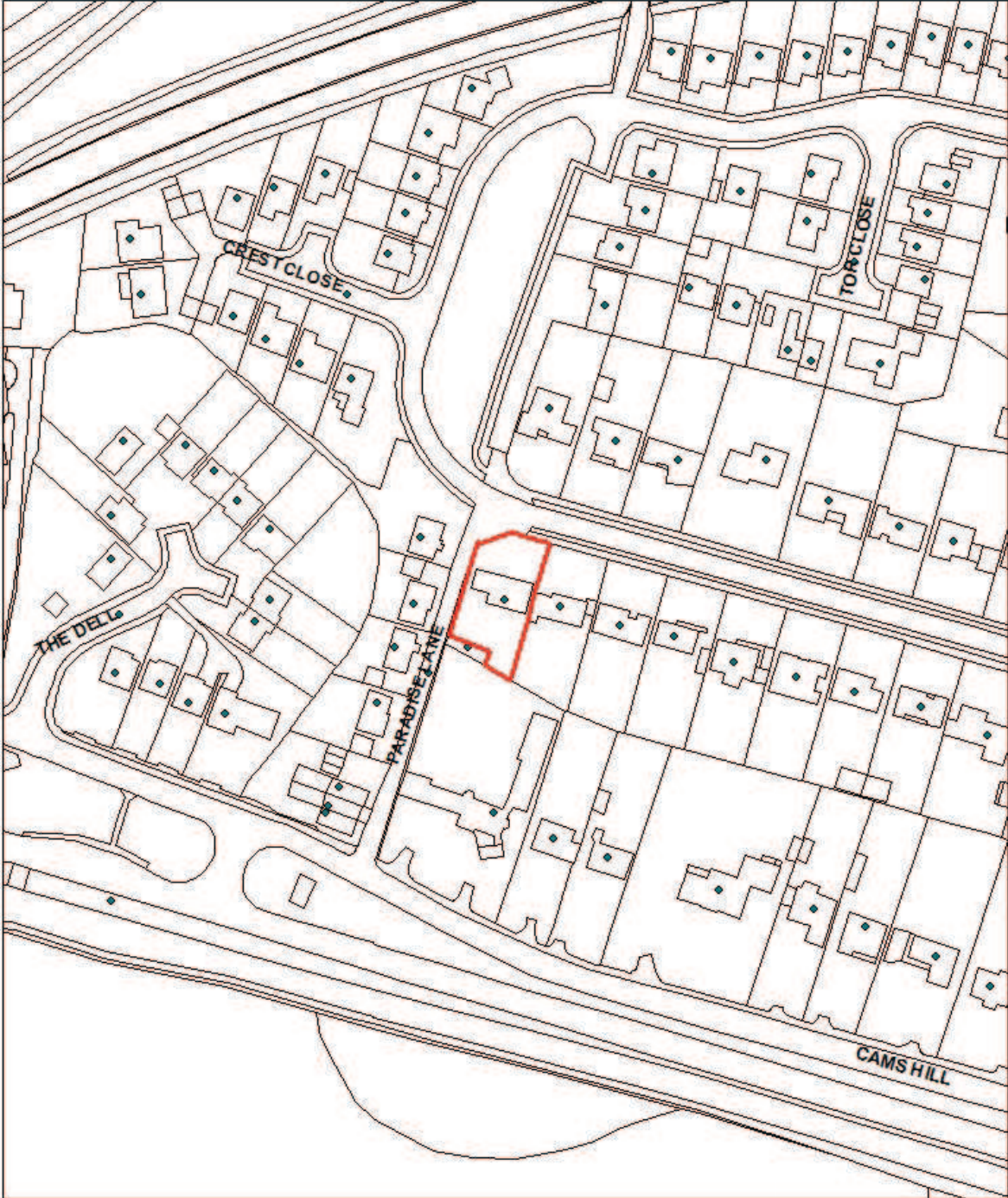
REFUSE: Unsympathetic addition; overbearing and visually obtrusive; unacceptably reduce space about building; harmful to visual appearance of dwelling and character of streetscene.

***Background Papers***

File: P/13/0228/FP and those referred to in the relevant planning history section above.

# FAREHAM

## BOROUGH COUNCIL



53 THE RIDGEWAY  
1:1250

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**P/13/0230/FP**

**PORTCHESTER WEST**

MR ANDY WRIGHT

AGENT: MS KIM MENDES

ERECTION OF TWO STOREY REAR EXTENSION WITH ADDITIONAL  
ACCOMMODATION IN ROOF SPACE

24 THE RIDGEWAY FAREHAM PO16 8RE

***Report By***

Susannah Emery Ext 2412

***Site Description***

The application site is located on the north side of The Ridgeway and is a two storey detached dwelling with a garage, access and onsite parking to the front.

To the east is a further two storey dwelling, to the west is an extended chalet style dwelling.

***Description of Proposal***

The proposal is to replace an existing rear conservatory with a, principally, two storey rear extension structure with a small, flat roofed, wrap around element at ground floor. The proposals also include the use of the roofspace of the extension and the existing roof to provide accommodation on a second floor.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Relevant Planning History***

The following planning history is relevant:

**P/00/0801/FP**

**Retention of Conservatory**

RETAIN DEVLPMT 24/08/2000

***Representations***

One representation has been received from No.26 to the west raising concern over loss of privacy from the proposed second storey windows in the rear elevation and referring to the need for compliance with the Party Wall Act.

***Planning Considerations - Key Issues***

The proposed two storey extension would be set just under 8m from the eastern boundary of the site with No.22 which is set further back on its plot. There would be one landing window at first floor level which would face east which can be conditioned to be obscure glazed and fixed shut to 1.7m above floor level to prevent overlooking. Whilst a condition would be appropriate to restrict new windows in this direction in the future it is the Officer's view that the main focus of possible concern is to the west.

To the west, No.26 is also set further back on its plot so that the first floor rear windows of that property are set approximately 4m behind the rear elevation of the application property.

In addition there is a further ground floor addition extending several metres beyond. There are no side windows in that property. The depth of the proposed extension will not, therefore, be harmful to the outlook from or light available to No.26.

The proposed extension would have no side windows to cause any direct overlooking, however, the occupants of No.26 have indicated their concern about overlooking from the second floor (rooms in roof) rear windows, proposed in the rear gable. There are already first floor windows looking to the rear which would have oblique views over the rear gardens of neighbouring properties. It is a normal relationship to experience oblique overlooking of rear gardens by adjacent first floor windows and many two storey properties also have second floor rear windows serving the roofspace. Officers do not consider that the proposal would have a detrimental impact on the privacy currently enjoyed by the occupants of adjacent properties.

The objector has also raised the matter of the Party Wall Act. This is not a direct planning matter but it is proposed to add an informative to advise the applicant, should permission be granted.

There is ample car parking in the front garden to meet the parking requirements for a 5 bedroomed dwelling as set out in the Council's Residential Car and Cycle Parking Standards Supplementary Planning Document 2009.

The proposal complies with the relevant policies of the Fareham Borough Core Strategy and Local Plan Review and is considered acceptable subject to conditions.

### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

### ***Recommendation***

PERMISSION; Materials to match, Remove PD windows first floor & above (east & west elevations), Obscure glaze & fix shut to 1.7m first floor window (east elevation)

### ***Notes for Information***

You are reminded that the Party Wall Act applies.

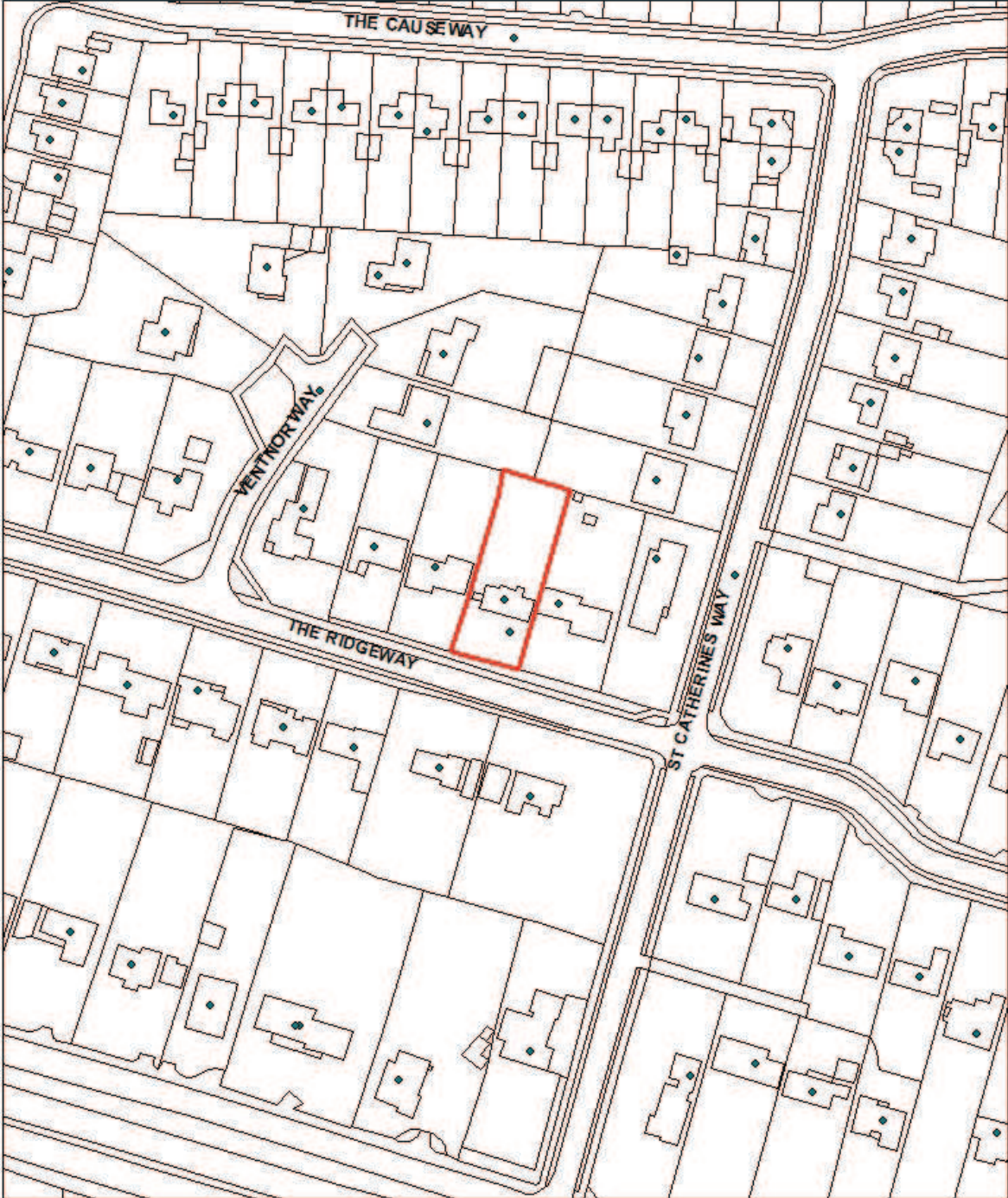
### ***Background Papers***

P/13/0230/FP



# FAREHAM

## BOROUGH COUNCIL



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**P/13/0297/FP**

**PORTCHESTER EAST**

BRIGHTBEECH PROPERTY  
LIMITED

AGENT: SAVILLS PLANNING

ERECTION OF CONVENIENCE RETAIL STORE AND ASSOCIATED ACCESS AND DELIVERY AREA, VEHICLE AND CYCLE PARKING, BIN STORAGE AND LANDSCAPING (REVISED APPLICATION)

LAND ADJACENT TO THE WICOR MILL WHITE HART LANE PORTCHESTER  
FAREHAM PO16 9AR

### ***Report By***

Susannah Emery Ext 2412

### ***Site Description***

This application relates to a site on the corner of White Hart Lane and Foxbury Grove within the urban area. The site is located to the east of the Wicor Mill Public House and has previously been used as informal local car parking. The site has been fenced off and left vacant for in excess of 18 months. The surrounding area is primarily residential although there is a car garage workshop located on the opposite corner and a row of retail units to the west of the public house. Planning permission was recently granted to demolish the building merchants on the opposite side of White Hart Lane and erect a terrace of three dwellings.

### ***Description of Proposal***

Planning permission is sought for the erection of a convenience retail store with a floor area of 4451 sq ft gross internal floor area (413 sq metres) and associated vehicle car parking. The building would be located within the north-west corner of the site adjacent to the Wicor Mill Pub. The building would be single storey in height with a pitched roof. The car park would provide a total of twenty spaces including two disabled bays and would extend to the south and east of the building with access from Foxbury Grove. Four cycle parking spaces would also be provided adjacent to the store entrance. A bin storage area would be provided to the rear of the store adjacent to the western boundary with the public house. Landscaping would be provided on the site where possible with the hedge on the White Hart Lane frontage retained and cut back where necessary. A 2 metre acoustic fence is proposed on the southern boundary.

Opening hours for the store are proposed to be 6am-11pm seven days a week.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

#### **Fareham Borough Local Plan Review**

S9 - New Local Shops

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

Pre-application advice was given on the principle of erecting a convenience retail store in November 2012. Officers advised that in principle there would be no objection. In February 2013 an application (P/13/0004/FP) was submitted which was subsequently withdrawn as officers raised concerns regarding the design of the building and minor issues with the layout of the site.

### ***Representations***

The neighbour notification period expires on 26 April 2013. At the time of writing this report one letter had been received raising the following objections;

- The noise created by the store will be intolerable
- Noise from delivery vehicles and customers coming and going
- Potential for anti-social behaviour and litter · The store will attract people from outside the community who will not respect it
- Is there a need for this store so close to an existing Co-op?
- Something needs to be done with the car park which has hardly ever been used but a residential development would be more beneficial

Any further letters subsequently received will be reported at the committee meeting.

### ***Consultations***

Director of Planning & Environment (Highways) - Subject to the rearrangement of the pedestrian accesses, the securing of funding for a 'no parking' TRO and appropriate conditions, no highway objection would be raised.

Director of Planning & Environment (Arborist) - no objections subject to landscaping condition.

Director of Democratic & Regulatory Services (Environmental Health) - No objections to this proposal providing that the recommendations made in the noise report are followed and secured by condition.

The report proposes a design noise criteria at 1.0m from the nearest existing residential premises and this should be achieved when selecting plant. Further acoustic calculations must be made to ensure that the target levels are adhered to and if the criteria is not met then acoustic remedial works must be introduced in order to ensure compliance. The report also recommends that a 2.0m high acoustic fence, with a minimum density of 13kg/m<sup>2</sup>, be constructed on the southern and western boundaries of the proposed site.

Director of Planning & Environment (Planning Policy) - Comments awaited

Director of Planning & Environment (Urban Design) - Comments awaited

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

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

- Principle of Development
- Impact on Visual Amenities of Streetscene/Character of the Area
- Highways

## · Impact on Amenities of Neighbouring Residential Properties

### Principle of Development

The proposed occupant of the store is currently not being declared but this is not a material planning consideration.

Saved policy S9 of the Fareham Borough Local Plan Review relates to the provision of new local shops. It states that the provision of local shops within the urban area and in areas of new development to meet the day to day needs of the immediate locality will be permitted provided that such development is of a scale and character appropriate to its surroundings and local function.

The new store is proposed to be 413sq.m (GIA) in size, which is comparable to other large local shops around the Borough, and not significantly larger than the local shop on the other side of the Wicor Mill pub, which measures over 300sq.m in size. The existing local shop represents the only shop in south west Portchester, and as such potentially serves a wider population as well as the immediate locality. It is worth noting that the parade adjacent to the existing local shop has suffered with consistent vacancies over recent years, and that an additional local shop of an acceptable scale could act as an attraction to the parade, making the adjacent units more viable.

The National Planning Policy Framework (NPPF) does not specifically mention Local Shops, but CLG has produced a document called *Parades to be Proud of: Strategies to Support Local Shops* which emphasises the importance of local shopping provision in communities.

Due to the scale of the proposed development it is not considered that the proposal would have an adverse impact on retail facilities within the district and main centres as it is not designed to compete with such types of retail provision. It will provide basket shopping to meet the day to day needs of those living within close proximity.

The NPPF states that "Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan". Although this proposal is for a town centre use outside of a centre, the wording of the Borough's Local Plan is clear that Local Shops should be supported where they are of appropriate scale and character. Given that it is accepted that this shop is "local" in nature and suitable in its location, it would be counterproductive to require the applicant to provide a sequential test.

A condition is suggested to restrict the use of the store to A1 (Retail Use) limited to the sale of convenience goods as the sale of comparable goods would not be appropriate outside of the local centres.

### Impact on Visual Amenities of Streetscene/Character of the Area

A planning application for the erection of a retail store on the site with a similar footprint was withdrawn earlier this year. Officers raised concerns that the flat/mono pitched roof and largely clad building proposed would lack visual interest and would not reflect the characteristics of development within the surrounding area. The design of the building has now been amended to a more traditional form introducing a pitched roof with facing

brickwork. A limited amount of cladding would be used on the elevations to add visual interest. The siting of the store would accord with the general building line of White Hart Lane and the store would sit adjacent to the two storey brick built public house to the west. An active frontage would be presented to both White Hart Lane and Foxbury Grove with a glazed entrance on the eastern corner.

Officers are of the opinion that the proposed building is of a design and scale which would be in keeping with the character of the area and would not cause harm to the visual amenity of the streetscene.

Comments are awaited from the Council's specialist on urban design who has been heavily involved with pre-application discussions. A number of suggestions put forward to improve the scheme have been incorporated where possible.

## Highways

A detailed transport statement has been submitted with the application including discussion on site accessibility, car and cycle parking provision, access arrangements, and likely trip generation.

It is considered that a significant proportion of traffic generated by the site would be 'diverted' or 'linked' trips and therefore not new to the network. It is not anticipated that there would be any additional pressure placed upon the local road network by the development in terms of vehicular trips compared to the previous use of the site. It is suggested that the proposed convenience store would generate in the region of 177 trips throughout the day. As such it is not considered appropriate to seek a highways contribution. A legal agreement is however being sought to secure the provision of a traffic regulation order (TRO) on Foxbury Grove to stop vehicles being parked on the highway within 10 metre of the proposed access.

Concerns were raised by the Council's Highways Officer during pre-application discussions regarding the loss of parking for the public house. Whilst the site may historically have been used as car parking by patrons of the pub and other local businesses it has not been in use as such now for a considerable length of time. There have been no reported incidences of problems caused by vehicles being parked on the highway in the local area. Officers are of the opinion that a public house of this nature is likely to attract patrons from the immediate surrounding area who are likely to travel on foot and that there would therefore be limited demand for car parking which is still available on the pub frontage. It had been suggested to the applicant that the proposed store and the public house could share car parking however officers accept that this would be a problematic solution due to a difference in site ownership, conflicting trading hours and length of stay.

It is considered that adequate car parking would be provided to serve the store in accordance with Hampshire County Council (HCC) Parking Standards. For food stores the HCC guidance requires a maximum of 1 space per 14 sq metres which would equate to just under 30 spaces which in officers opinion seems excessive for a small local store. Appendix 1 of the HCC parking standards states that several local factors can influence the calculation of parking spaces required and that a reduction of parking to 75% of the required level will be acceptable in area of high accessibility. These standards also apply to all food retailers regardless of being a large supermarket or a local convenience store. Convenience stores would be more local in nature and would not necessitate the same proportion of vehicle useage or length of time for each trip as a larger supermarket.

Access to the site would be from Foxbury Grove which is subject to less traffic than White Hart Lane and is also the location of the existing access. A new crossover access would be provided approx 12 metre further to the south than the existing access to improve visibility in the direction of White Hart Lane. The Council's Highways Engineer is satisfied that delivery vehicles would be able to access the site and manoeuvre in and out without obstructing the highway. Clear pedestrian routes would be provided through the site to the store entrance with an amended plan expected in advance of the committee meeting to meet the requirements of the Highways Engineer.

#### Impact on Amenities of Neighbouring Residential Properties

A noise report has been submitted in support of the application as the proposal is likely to generate concerns from local residents regarding noise disturbance from external plant equipment and from delivery vehicles and customer use of the car park.

At this stage the precise details of all the proposed external plant is yet to be determined. The noise report recommends that a maximum noise level is set for plant which takes into account the current background noise level. All external noise generating plant will need to adhere to this maximum level when measured at 1m from the nearest affected residential dwelling in order to suitably protect the local residents from noise disturbance. Further details of the proposed plant will be secured by condition and it will need to be demonstrated that the maximum noise level will not be exceeded.

It has been demonstrated using 3D modelling software to assess noise data obtained at a similar store that the delivery noise of moving lorries and the unloading process would not have a detrimental acoustic effect on the nearest residential properties to the south of the site. The calculated levels have been assessed against BS 4142:1997 (Method for rating industrial noise affecting mixed residential and industrial area) and the levels calculated demonstrate compliance with the standard and that any complaints should be of marginal significance.

With regards to the noise arising from customers using the car park as the site has previously been used as such it is considered unlikely that this would cause a nuisance to residents. A 2m acoustic fence is proposed on the southern and western boundaries of the site to provide additional screening.

The Council's Environmental Health Officer has raised no objection to the proposal subject to securing the recommendations within the noise report by condition.

In summary it is considered that the proposal would comply with the relevant policies of the Fareham Borough Local Plan Review and the Fareham Borough Council Core Strategy and the proposal is considered acceptable subject to conditions.

#### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, or highway safety. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

### ***Recommendation***

Subject to;

- i) Consideration of any further material planning considerations raised by 26 April 2013;
- ii) Receipt of an amended plan to amend pedestrian access to the site by 24 April 2013;
- iii) Comments of the Director of Planning and Environment (Urban Design);
- iv) Comments of the Director of Planning and Environment (Planning Policy);
- v) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution of £5000 towards the provision of a TRO to prevent vehicles from being parked on Foxbury Grove. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then the community infrastructure levy will also apply.

PERMISSION: Materials, Hard Surfacing Treatment, Boundary Treatment, Acoustic Fence, Details of any external plant, equipment/air conditioning units, Noise Levels of External Plant Equipment/Air Conditioning, Opening Hours 06:00-23:00, Restrict Use to Convenience Retail Store, Vehicle Access Construction, Means of Access Pedestrian/Cycles, Visibility Splays, Parking, Cycle Parking, Landscaping, Landscaping Implementation, No Mud on Road, Construction Hours, No Burning, Operatives Vehicles

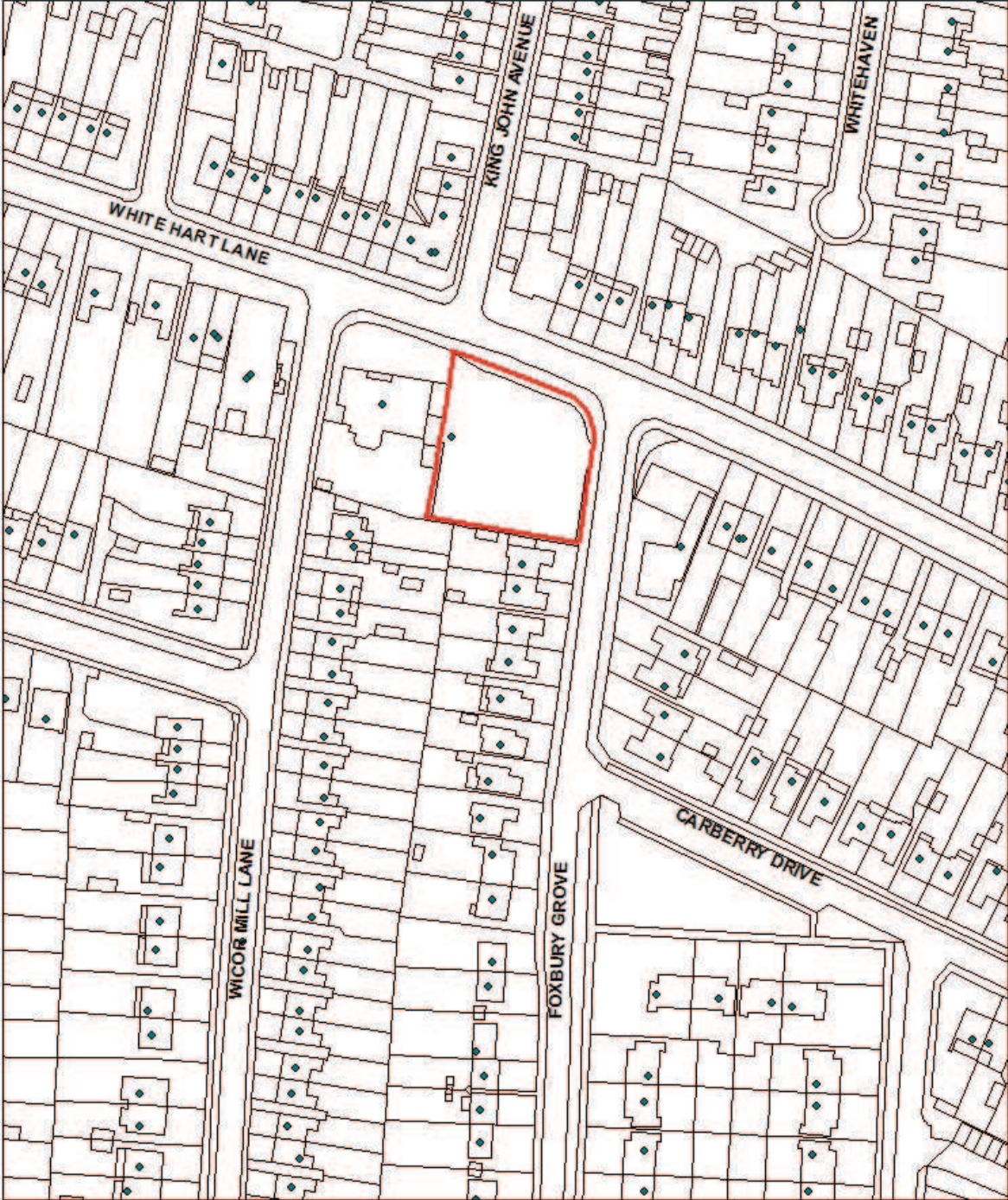
### ***Background Papers***

P/13/0297/FP



# FAREHAM

## BOROUGH COUNCIL



LAND ADJ TO THE WICOR MILL  
WHITE HART LANE  
1:1250

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## PLANNING APPEALS

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### CURRENT

#### **ENF/11/0057**

**Appellant:** MR GARY CASTLE  
**Site:** 119 Newgate Lane - Land Adjacent - Fareham  
**Date Lodged:** 21 March 2013  
**Reason for Appeal:** UNAUTHORISED CHANGE OF USE OF LAND FROM PADDOCK TO USE FOR THE STORAGE OF INDUSTRIAL PLANT AND MACHINERY

#### **ENF/12/0034**

**Appellant:** MS CHERYL MILLER  
**Site:** Land Adjoining 237 Segensworth Road Fareham Po15 5ew  
**Date Lodged:** 09 January 2013  
**Reason for Appeal:** Without planning permission, change of use of the land from the keeping of horses, retention of 3 mobile stables and a mobile caravan, construction of manege and dog kennel, to the stationing of one static caravan for the purposes of human habitation

#### **HG/12/0001**

**Appellant:** MR DAVID GRAHAM DUNNE  
**Site:** 17a Chapelside Titchfield Fareham Hants PO14 4AP  
**Decision Maker:**  
**Recommendation:**  
**Council's Decision:**  
**Date Lodged:** 18 October 2012  
**Reason for Appeal:** HIGH HEDGE COMPLAINT TREES AT 17A CHAPELSIDE, TITCHFIELD, FAREHAM, PO14 4AP

#### **P/11/1063/CU**

**Appellant:** MRS ANITA BARNEY  
**Site:** 75 Burr ridge Road - Land Adjacent - Burr ridge SO31 1BY  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 14 December 2012  
**Reason for Appeal:** CHANGE OF USE OF AGRICULTURAL LAND TO PRIVATE GYPSY SITE FOR ONE FAMILY, SITING OF ONE MOBILE HOME AND A TOURING CARAVAN

## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **CURRENT**

#### **P/12/0259/FP**

**Appellant:** CHERYL MILLER  
**Site:** Land To West Of 237 Woodlands Farm Segensworth Road Fareham Hampshire PO15 5EW  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 10 January 2013  
**Reason for Appeal:** CONTINUED USE OF THE LAND FOR THE STABLING AND GRAZING OF HORSES TO INCLUDE RETENTION OF MOBILE HOME IN CONNECTION WITH EQUINE BREEDING BUSINESS / EQUINE WORKER IN LIEU OF CARAVAN PERMITTED UNDER APPLICATION P/06/0357/FP.

#### **P/12/0373/OA**

**Appellant:** MR CHRIS COLLINS  
**Site:** Land To Rear Of 274 Botley Road Burridge Hampshire UNKNOWN  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 11 December 2012  
**Reason for Appeal:** PROPOSED ONE CHALET BUNGALOW WITH ASSOCIATED CAR PARKING AND LANDSCAPING (OUTLINE APPLICATION FOR ACCESS, LANDSCAPING AND LAYOUT, RESUBMISSION OF P/11/0549/OA)

#### **P/12/0567/LU**

**Appellant:** MR PAT GREEN  
**Site:** 117 Fareham Park Road Fareham Hants PO15 6LN  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 10 December 2012  
**Reason for Appeal:** CERTIFICATE OF LAWFULNESS FOR A PROPOSED FIRST FLOOR SIDE EXTENSION

## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **CURRENT**

#### **P/12/0587/OA**

**Appellant:** MR JAMES TURIAN  
**Site:** Land East Of Meadowbrook Oslands Lane Swanwick Hants SO31 7EG  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 21 February 2013  
**Reason for Appeal:** ERECTION OF SINGLE DWELLING

#### **P/12/0619/FP**

**Appellant:** MR STEVE NIELD  
**Site:** 28 Langstone Walk Fareham Hampshire PO14 3AB  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 11 December 2012  
**Reason for Appeal:** ERECT THREE BED DWELLING ATTACHED TO SOUTHERN GABLE OF NO 28 LANGSTONE WALK

#### **P/12/0694/FP**

**Appellant:** MR JOHN HOLLOWAY  
**Site:** 10 Fay Close Stubbington PO14 2RS  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 10 January 2013  
**Reason for Appeal:** PROPOSED SIDE DORMER WINDOW TO FACILITATE LOFT CONVERSION

## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **CURRENT**

#### **P/12/0699/FP**

**Appellant:** MR MATTHEW SOUTHCOTT  
**Site:** 397 Warsash Road Fareham Hampshire PO14 4JX  
**Decision Maker:** Non Determined  
**Recommendation:**  
**Council's Decision:** REFUSE  
**Date Lodged:** 06 December 2012  
**Reason for Appeal:** RENOVATION AND EXTENSION OF EXISTING DWELLING AND ERECTION OF FOUR NEW DWELLINGS, GARAGES AND PARKING, VEHICULAR AND PEDESTRIAN ACCESS AND LANDSCAPING

#### **P/12/0778/CU**

**Appellant:** MRS ANITA BARNEY  
**Site:** Burridge Road - Land To South West - Burridge SO31 1BY  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 20 February 2013  
**Reason for Appeal:** THE USE OF LAND FOR THE STATIONING OF CARAVANS FOR RESIDENTIAL PURPOSES FOR 1 NO GYPSY PITCH TOGETHER WITH THE FORMATION OF ADDITIONAL HARD STANDING AND UTILITY/DAYROOM ANCILLARY TO THAT USE

#### **P/12/0796/FP**

**Appellant:** MR TREVOR JONES  
**Site:** 18a High Street Fareham PO16 7AF  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 20 March 2013  
**Reason for Appeal:** ERECTION OF TWO SINGLE STOREY REAR EXTENSION TO FORM ADDITIONAL ACCOMMODATION FOR DEPENDANT RELATIVE AND REAR CONSERVATORY

## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **CURRENT**

#### **P/12/0853/CU**

**Appellant:** MRS DEBORAH GRANT  
**Site:** 180 Funtley Road Fareham Hampshire PO15 6DP  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 06 February 2013  
**Reason for Appeal:** CHANGE OF USE OF LAND TO ALLOW SITING OF MOBILE HOME TO BE USED AS INDEPENDENT RESIDENTIAL UNIT FOR A TEMPORARY PERIOD OF THREE YEARS

#### **P/12/0994/FP**

**Appellant:** MR TIM HISCOCK  
**Site:** Eastlands Boatyard - Eastlands - Coal Park Lane Swanwick Southampton SO31 7GW  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 02 April 2013  
**Reason for Appeal:** CONSTRUCTION OF EIGHT TWIN CARAVANS PROVIDING SHORT TERM HOLIDAY RENTAL ACCOMMODATION AND ASSOCIATED SERVICE BUILDING, IN CONJUNCTION WITH RECREATIONAL WATER ACTIVITIES.

#### **P/13/0067/TO**

**Appellant:** MR WILLIAM WRIGHT  
**Site:** 26 Miller Drive Fareham PO16 7LH  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 27 March 2013  
**Reason for Appeal:** CARRY OUT WORKS TO OAK TREE COVERED BY FTPO 602

### **HEARINGS**

## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **HEARINGS**

#### **P/12/0826/VC**

**Appellant:** MR NIGEL BUTTERS  
**Site:** Solent Breezes - Hook Lane - 23b - Hook Lane Warsash  
Southampton SO31 9HG  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** APPROVE  
**Council's Decision:** APPROVE  
**Date Lodged:** 20 February 2013  
**Reason for Appeal:** RELIEF OF CONDITION no. 3 OF PLANNING PERMISSION  
REFERENCE FBC.7456 TO ALLOW PERMANENT RESIDENTIAL  
OCCUPATION OF 23B SOLENT BREEZES, HOOK LANE,  
SOUTHAMPTON

#### **P/12/0827/VC**

**Appellant:** MR M & MRS S BYE  
**Site:** 43 Solent Breezes Hook Lane Warsash SO31 9HF  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** APPROVE  
**Council's Decision:** APPROVE  
**Date Lodged:** 20 February 2013  
**Reason for Appeal:** RELIEF OF CONDITION 3 OF PLANNING PERMISSION  
REFERENCE FBC.7456 TO ALLOW PERMANENT RESIDENTIAL  
OCCUPATION OF 43 SOLENT BREEZES, HOOK LANE,  
WARSASH, SOUTHAMPTON

#### **P/12/0862/VC**

**Appellant:** MR I & MRS J CHATTEN  
**Site:** 38 Solent Breezes Chilling Lane Warsash SO31 9HF  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** APPROVE  
**Council's Decision:** APPROVE  
**Date Lodged:** 20 February 2013  
**Reason for Appeal:** VARIATION OF CONDITION 3 OF FBC 7456 TO ALLOW ALL YEAR  
ROUND OCCUPANCY OF NO. 38 SOLENT BREEZES



## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **HEARINGS**

#### **P/12/0918/VC**

**Appellant:** MR & MRS D & J ARMITAGE  
**Site:** 33 Solent Breezes Chilling Lane Warsash Southampton SO31 9HF  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** APPROVE  
**Council's Decision:** APPROVE  
**Date Lodged:** 20 February 2013  
**Reason for Appeal:** VARIATION OF CONDITION 3 OF FBC 7456 TO ALLOW ALL YEAR ROUND OCCUPANCY OF NO. 33 SOLENT BREEZES

#### **P/12/0945/VC**

**Appellant:** MR M & MRS T PIKE  
**Site:** 55 Solent Breezes Hook Lane Warsash SO31 9HF  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** APPROVE  
**Council's Decision:** APPROVE  
**Date Lodged:** 20 February 2013  
**Reason for Appeal:** VARIATION OF CONDITION 3 OF FBC.7456 TO ALLOW PERMANENT RESIDENTIAL OCCUPATION OF 55 SOLENT BREEZES

### **DECISIONS**

## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **DECISIONS**

#### **P/11/1097/CU**

**Appellant:** MR MILES DORAN  
**Site:** 293 Titchfield Road - Land Adjacent Titchfield PO14 3ER  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 11 October 2012  
**Reason for Appeal:** CHANGE OF USE OF LAND AND PREMISES TO USE AS A RESIDENTIAL CARAVAN SITE FOR ONE GYPSY FAMILY WITH TWO CARAVANS, INCLUDING NO MORE THAN ONE STATIC MOBILE HOME AND USE OF EXISTING BUILDING ON SITE AS ANCILLARY ACCOMMODATION FOR FAMILY UNIT  
**Decision:** ALLOWED  
**Decision Date:** 14 March 2013

#### **P/12/0335/CU**

**Appellant:** MR PATRICK MASSEY  
**Site:** 48a Warsash Road Warsash SO31 9JA  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 24 December 2012  
**Reason for Appeal:** CHANGE OF USE FROM BUTCHER (A1) TO HOT FOOD TAKEAWAY (A5) INCLUDING INTERNAL ALTERATIONS AND EXTERNAL EXTRACTOR FLUE  
**Decision:** DISMISSED  
**Decision Date:** 22 March 2013

**Report to  
Planning Committee**

**Date** 24 April 2013

**Report of:** Director of Planning and Environment

**Subject:** FAREHAM TREE PRESERVATION ORDER 681  
113 KILN ROAD, TIMBERS, RED BARN LANE AND 32 HOLLY  
GROVE, FAREHAM

**SUMMARY**

The report details objections to a provisional order made in February 2013 and provides officer comment on the points raised.

**RECOMMENDATION**

That Fareham Tree Preservation Order 681 is confirmed as made and served.

## BACKGROUND

1. Section 197 of The Town and Country Planning Act 1990 places a duty on local planning authorities when granting planning permission to include appropriate provision for the preservation and planting of trees.

*It shall be the duty of the local planning authority -*

- (a) *to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees; and*
  - (b) *to make such orders under section 198 as appear to the authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.*
2. Section 198 gives local planning authorities the power to make tree preservation orders [TPOs].
    - (1) *If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.*
  3. Fareham Borough Council Tree Strategy 2012 - 2017.

**Policy TP7** - Protect significant trees not under Council ownership through the making of Tree Preservation Orders.

**Policy TP8** - Where necessary protect private trees of high amenity value with Tree Preservation Orders.

4. During the last week of January the Council received a call from a local resident who was concerned that two mature oak trees had apparently been cut down at Timbers, Redbarn Lane. The resident was concerned that other mature oak trees in the vicinity may be at risk and requested officers investigate the threat to the remaining trees.

## INTRODUCTION

5. On the 8 February 2013 a provisional order was served in respect of 4no oak trees situated along the frontage of 113 Kiln Road, Timbers, Redbarn Lane and 32 Holly Grove, Fareham. The order was served on a precautionary basis as two mature trees had been felled and there was a perceived threat to the remaining trees.

## OBJECTIONS

6. Under Regulation 6 of the Town and Country Planning (Trees) Regulations 2012 one objection has been received from the owner of Timbers, Redbarn Lane, Fareham on the following grounds:
  - The trees overhang the highway and a bus stop and require regular maintenance to ensure they do not cause a serious risk to the public. The owner wishes to reserve the right to cut back the trees when necessary and avoid any public liability claims against him.

- The tree preservation order will adversely affect the owner's ability to meet his insurance obligations with his insurer.
- The tree preservation order will adversely impact on the resale value of the property.
- If the order is upheld then the Council should adopt the trees and become responsible for their maintenance.

## **COMMENT**

7. The four subject oaks were informally inspected from ground level adjacent to the trees and from surrounding public vantage points to assess their contribution to public amenity. In officers' opinion the four oaks make a significant contribution to the public amenity of the locality due to their size and prominence in the landscape. No obvious visible defects or abnormalities were observed that may give rise to concerns over the general health and condition of the four oaks. All four trees were assessed on their merits for TPO suitability and considered worthy of protection.
8. The responsibility for a tree rests with the owner of the land on which it is situated and this includes making arrangements for their trees to be inspected by an arboriculturist to assess their condition in the interests of health and safety. The Council is unlikely to support unnecessary or unsympathetic pruning that would harm a protected tree by adversely impacting on its condition and appearance. However, routine tree works will be viewed on their merits and permission will not be unreasonably withheld if pruning can be supported on arboricultural grounds.
9. Trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. Where a protected tree presents an immediate risk of serious harm urgently necessary works can be undertaken without consent; and five days' notice will have to be given to the local authority of any works to a tree that is either 'dead or dangerous'. If works are to be carried out under this exemption it is important to keep evidence of the trees' condition to avoid potential legal action in the future. Any necessary tree works required to ensure the safe use of the public highway in compliance with any obligation under The Highways Act or imposed by the Highway Authority would also be an exception to the requirement for formal permission from the Council.
10. All trees pose some degree of risk, but in this case there is nothing to suggest that the subject trees pose any undue level of risk. Regular tree inspections by an arboriculturist to assess any change in the health and condition of trees is considered to be a reasonable way of managing the risks associated with trees.

## **TREE WORK APPLICATIONS**

11. In dealing with applications to carry out works to protected trees the Council will consider whether the reasons given in support of an application outweigh the amenity reasons for protecting them. Permission to prune and maintain protected trees in the context of their surroundings, species, and previous management history will not be unreasonably withheld by the Council.

12. The existence of a TPO does not preclude the carrying out of arboricultural works to, or indeed the felling of, any tree if such a course of action is warranted by the facts. There is currently no charge for making an application to carry out works to protected trees, applications are normally determined within 8 weeks of registration.

### **RISK ASSESSMENT**

13. The Council will not be exposed to any significant risk associated with the confirmation of the FTPO 681 as made and served. Only where an application is made for consent to work on trees subject to a TPO and subsequently refused does the question of compensation payable by the Council arise.

### **CONCLUSION**

14. When making tree preservation orders the Council endeavours to consider the rights of those affected and use their powers responsibly. However, the rights of the individual must be balanced against the rights of the public to expect the planning system to protect a tree when its amenity value justifies such protection.
15. In this instance, it is officers' opinion that the protection of the subject trees should prevail. However, members are invited to reach their own conclusions.
16. Officers therefore recommend that Tree Preservation Order 681 is confirmed as originally made and served.

**Background Papers:** TPO 681.

**Reference Papers:** Tree Preservation Orders – A Guide to the Law and Good Practice, Fareham Borough Council Tree Strategy 2012 – 2017 and The Law of Trees, Forests and Hedges (second edition) – *Charles Mynors*.

### **Enquiries:**

For further information on this report please contact Paul Johnston, Principal Tree Officer (Ext 4451)