

# FAREHAM

BOROUGH COUNCIL

## AGENDA PLANNING COMMITTEE

**Date:** Wednesday, 11 September 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  
K D Evans  
M J Ford, JP  
R H Price, JP  
D C S Swanbrow  
Mrs K K Trott

**Deputies:**  
T M Cartwright  
J S Forrest  
Mrs C L A Hockley  
P W Whittle, JP



**1. Apologies for Absence**

**2. Minutes of Previous Meeting (Pages 1 - 10)**

To confirm as a correct record the minutes of the meeting of the Planning Committee held on 14 August 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. Planning applications and Miscellaneous Matters including an update on Planning Appeals (Pages 11 - 12)**

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) **P/13/0536/FP - 6 MONTEREY DRIVE LOCKS HEATH** (Pages 17 - 20)
- (2) **P/13/0547/DPIA - YEW TREE DRIVE FAREHAM** (Pages 21 - 24)
- (3) **P/13/0560/FP - 32 BUCHAN AVENUE WHITELEY** (Pages 25 - 28)
- (4) **P/13/0567/FP - 4 CAMINO COURT FAREHAM** (Pages 29 - 32)
- (5) **P/13/0571/FP - 18 POPPY CLOSE LOCKS HEATH** (Pages 33 - 36)
- (6) **P/13/0589/FP - 59 HOLLY HILL LANE SARISBURY GREEN** (Pages 37 - 40)
- (7) **P/13/0591/FP - 114 LOCKS HEATH PARK ROAD LOCKS HEATH** (Pages 41 - 48)
- (8) **P/13/0624/FP - 70 FLEET END ROAD WARSASH** (Pages 49 - 52)
- (9) **P/13/0643/FP - 8 CUMBER ROAD LOCKS HEATH** (Pages 53 - 56)
- (10) **P/13/0652/FP - 11 KAYAK CLOSE WARSASH** (Pages 57 - 60)
- (11) **P/13/0683/FP - 34 LIPIZZANER FIELDS WHITELEY** (Pages 61 - 66)
- (12) **P/13/0686/FP - 239 WARSASH ROAD LOCKS HEATH** (Pages 67 - 70)

- (13) **P/13/0687/TO - 21 ANDALUSIAN GARDENS WHITELEY** (Pages 71 - 72)
- (14) **P/13/0717/RM - 18 LOCKS HEATH PARK ROAD LOCKS HEATH** (Pages 73 - 76)
- (15) **Q/0246/13 - 30 SOLENT BREEZES HOOK LANE WARSASH** (Pages 77 - 80)

#### **ZONE 2 - FAREHAM**

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

- (16) **P/13/0524/FP - 57 HIGH STREET FAREHAM** (Pages 83 - 88)
- (17) **P/13/0525/LB - 57 HIGH STREET FAREHAM** (Pages 89 - 92)
- (18) **P/13/0532/FP - LAND TO SOUTH OF PALMERSTON AVENUE FAREHAM**  
(Pages 93 - 100)
- (19) **P/13/0688/FP - 28 LANGSTONE WALK FAREHAM** (Pages 101 - 104)
- (20) **P/13/0692/FP - 77 GUDGE HEATH LANE FAREHAM** (Pages 105 - 108)
- (21) **P/13/0696/VC - 10 DELME DRIVE WALLINGTON FAREHAM** (Pages 109 - 112)

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

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

- (22) **P/13/0340/FP - 100 CASTLE STREET PORTCHESTER** (Pages 115 - 120)
- (23) **P/13/0341/LB - 100 CASTLE STREET PORTCHESTER** (Pages 121 - 124)
- (24) **P/13/0487/FP - 27 SEAFIELD PARK ROAD FAREHAM** (Pages 125 - 128)
- (25) **P/13/0566/FP - 23 NEWTOWN PORTCHESTER** (Pages 129 - 132)
- (26) **P/13/0616/D3 - BEACH HUT 1A AND BEACH HUT 48 CLIFF ROAD HILL HEAD** (Pages 133 - 136)
- (27) **P/13/0648/FP - 35 LANSDOWNE AVENUE FAREHAM** (Pages 137 - 140)
- (28) **P/13/0655/AD - CAMS MILL PUBLIC HOUSE CAMS HILL FAREHAM**  
(Pages 141 - 144)
- (29) **P/13/0702/AD - CAMS MILL PUBLIC HOUSE CAMS HILL FAREHAM**  
(Pages 145 - 148)

#### **7. Review of Local Requirements** (Pages 149 - 178)

To consider a report by the Director of Planning and Environment which provides details of the results of public consultation on the proposed changes to Fareham Borough Council's list of Local Requirements and also advises of further changes to legislation which impact upon the recommendations put forward. (Minute 7 of 19

June 2013 refers).

## 8. Tree Preservation Orders

To consider the confirmation of the following two Fareham Tree Preservation Orders which have been made by officers under delegated powers and to which no formal objections have been received:-

### (1) Fareham Tree Preservation Order 655 - 16 - 28 Buttercup Way (evens), Locks Heath

Order made on 17 May 2013 covering 9 individual trees (8 oak and 1 field maple).

It is recommended that Fareham Tree Preservation Order No.655 be confirmed without modification. It is further requested that Fareham Tree Preservation Order No.83 be revoked as all the trees in the older order have, where appropriate, been included in the new order.

### (2) Fareham Tree Preservation Order 660 - Holly Grove, Green Hollow Close and Highlands Road

Order made on 28 March 2013 covering 14 individual trees (7 ash, 1 birch and 6 oak), 2 groups (G1 -12 oak and 1 sycamore and G2 – 3 oak) and 1 woodland (oak).

It is recommended that Fareham Tree Preservation Order No.660 be confirmed without modification.

P GRIMWOOD  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
3 September 2013

**For further information please contact:  
Democratic Services, Civic Offices, Fareham, PO16 7AZ  
Tel:01329 236100  
[democraticservices@fareham.gov.uk](mailto:democraticservices@fareham.gov.uk)**

# FAREHAM

BOROUGH COUNCIL

## Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Wednesday, 14 August 2013

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

N J Walker (Chairman)

A Mandry (Vice-Chairman)

**Councillors:** T M Cartwright (deputising for P J Davies), M J Ford, JP,  
Mrs C L A Hockley (deputising for B Bayford), R H Price, JP,  
D C S Swanbrow and Mrs K K Trott.



**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors B Bayford and P J Davies.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meeting held on 17 July 2013 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements made at this meeting.

**4. DECLARATIONS OF INTEREST**

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

**5. DEPUTATIONS**

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

<b>Name</b>	<b>Spokesperson representing the persons listed</b>	<b>Subject</b>	<b>Supporting or Opposing the Application</b>	<b>Minute No/ Application No</b>
<b>ZONE 1</b>				
Mr B Wilkie	Mr & Mrs Baker Mr S Hine	Land off Wayside, Lower Swanwick, Fareham, - Erection of two detached dwellings with garages	<b>Opposing</b>	6(1) P/13/0149/FP
Ms M Tanner		41 Elmdale Close, Warsash - erection of part first floor part two storey side and part two storey rear extension	<b>Opposing</b>	6(3) P/13/0480/FP
Mrs H Croft-Phillips	Mr M Willoughby Mr N Blick	Yew Tree Drive, Fareham - To enable a trial opening of the bus gate for one year from date of decision so the effects of the bus gate opening to all traffic can be monitored by Hampshire County Council as Highway Authority (variation of condition 2	<b>Opposing</b>	6(6) P/13/0547/VC

		P/05/1533/FP)		
<b>ZONE 3</b>				
Mr M Perkins		25 Old Street, Fareham - Demolition of existing bungalow and detached garage and erection of two storey dwelling and detached garage	<b>Supporting</b>	6(13) P13/0570/FP

### 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 (copy of report circulated with agenda). An Update Report was tabled at the meeting.

##### (1) P/13/0149/FP - LAND OFF WAYSIDE LOWER SWANWICK

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

The Committee was referred to the Update Report which provided the following information: *The Ecologist has had sight of the Ecological Study and raises no objections subject to conditions securing the future security of the translocation site for the slow worms and grass snakes (The Gull Fields nursery site), and that the work is to take place in accordance with the Reptile Mitigation Strategy. Two further conditions are therefore recommended on this basis.*

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

- (a) a condition securing the future security of the translocation site for the slow worms and grass snakes (The Gull Fields nursery site);
- (b) a condition requiring that the work is to take place in accordance with the Reptile Mitigation Strategy;
- (c) a condition requiring the access be made available prior to occupation;
- (d) a condition requiring retention of the hedge as shown (and replacement if it is damaged); and
- (e) the conditions in the report

was voted on and CARRIED.  
(Voting: 6 in favour; 2 against)

RESOLVED that subject to:-

- (a) a condition securing the future security of the translocation site for the slow worms and grass snakes (The Gull Fields nursery site);
- (b) a condition requiring that the work is to take place in accordance with the Reptile Mitigation Strategy;
- (c) a condition requiring the access be made available prior to occupation;
- (d) a condition requiring retention of the hedge as shown (and replacement if it is damaged); and
- (e) the conditions in the report

PLANNING PERMISSION be granted.

**(2) P/13/0477/FP - 38 COLUMBUS DRIVE SARISBURY**

*The Committee was referred to the Update Report which provided the following information: The Officer recommendation is to be "Subject to the receipt of amended landscaping scheme and tree protection plans showing the provision of the landscaping buffer strip to the rear of plots 4, 5 & 6 in accordance with the amended submitted site layout."*

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

- (a) the receipt of amended landscaping scheme and tree protection plans showing the provision of the landscaping buffer strip to the rear of plots 4, 5 & 6 in accordance with the amended submitted site layout; and
- (b) the conditions in the report

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

RESOLVED that subject to

- (a) the receipt of amended landscaping scheme and tree protection plans showing the provision of the landscaping buffer strip to the rear of plots 4, 5 & 6 in accordance with the amended submitted site layout; and
- (b) the conditions in the report

PLANNING PERMISSION be granted.



**(3) P/13/0480/FP - 41 ELMDALE CLOSE WARSASH**

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.

**(4) P/13/0519/FP - 90 RALEY ROAD LOCKS HEATH**

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

(Voting: 8 in favour of refusal; 0 against refusal)

RESOLVED that planning permission be REFUSED.

Reasons for the decision: It is considered that the scale and design of the extensions would be harmful to the appearance of the dwelling and the character of the area and would be contrary to the policy below.

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

**(5) P/13/0530/FP - 14 ST JOHNS ROAD LOCKS HEATH**

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.

**(6) P/13/0547/VC - YEW TREE DRIVE FAREHAM**

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

Councillor Price declared a personal interest in connection with this matter as he is a member of Hampshire County Council.

Upon being proposed and seconded, the officer recommendation to grant permission for a temporary period of one year to vary condition 2 of planning permission P/05/1533/FP, subject to:-

- (a) the applicant varying the description of the development to exclude use by heavy goods vehicles;

(b) submission in writing of the full details of the proposed mitigation measures referred to in the report, to be reported to and approved by the Planning Committee prior to the start of the formal trial period in January 2014; and

(c) the conditions in the report

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

RESOLVED that subject to:-

(a) the applicant varying the description of the development to exclude use by heavy goods vehicles;

(b) submission in writing of the full details of the proposed mitigation measures referred to in the report, to be reported to and approved by the Planning Committee prior to the start of the formal trial period in January 2014; and

(d) the conditions in the report

PERMISSION be granted for a temporary period of one year to vary condition 2 of planning permission P/05/1533/FP.

**(7) P/13/0554/FP - 177 WARSASH ROAD WARSASH**

Upon being proposed and seconded, the officer recommendation to grant, subject to the condition in the report, planning permission for the variation of condition 5 of P/94/1051/FP to allow the erection of a single storey rear extension, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the condition in the report, PLANNING PERMISSION be granted for the variation of condition 5 of P/94/1051/FP to allow the erection of a single storey rear extension.

**(8) P/13/0588/FR - 10 LOCKS ROAD LOCKS HEATH**

The Committee was referred to the Update Report which provided the following information:- *Director of Planning & Environment (Ecologist) - The report provides an adequate assessment of the site, and there are no particular ecological on-site concerns. I would recommend that a bird nesting informative is attached to any consent and you may wish to condition adherence to the measures set out in the enhancements section of the report, such that a biodiversity gain is secured.*

*- Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc) outside the bird nesting season, which is generally*

*seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.*

*As this proposal is for a net residential gain within the area considered to contribute, at least in combination, to recreational impacts on the Solent European coastal designated sites, I would suggest that Natural England are consulted on the proposal should they not already have been.*

*Natural England - Comments awaited. Amend/additional condition & Informative: Works in accordance with ecological report (including enhancements); Bird Nesting Informative.*

It was reported at the meeting that Natural England had no objection subject to a bird nesting informative

Upon being proposed and seconded, the officer recommendation to grant full renewal of planning permission P/10/0492/FP, subject to:-

- (a) the works being undertaken in accordance with the ecological report (including enhancements); and
- (b) the conditions in the report , including a Bird Nesting informative

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

RESOLVED that subject to:-

- (a) the works being undertaken in accordance with the ecological report (including enhancements); and
- (b) the conditions in the report, including a Bird Nesting informative

FULL RENEWAL of planning permission P/10/0492/FP be granted.

**(9) P/13/0462/FP - 36 HENLEY GARDENS 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.

**(10) P/13/0559/FP - 3 REDLANDS LANE 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.

**(11) P/13/0576/FP - Highbank Wickham Road Fareham**

*The Committee was referred to the Update Report which provided the following information: The applicant has submitted amended plans to show a 1.8 metre high translucent screen around two sides of the raised platform to the new entrance door on the southern side of the building. The Officer recommendation is therefore amended to read as follows: PERMISSION: materials to match; roof lights high level of no less than 1.8 metres above internal finished floor level; annexe use ancillary to principal dwelling; screening to raised platform to be erected and retained.*

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.

**(12) P/13/0538/D3 - FORMER PUBLIC CONVENIENCE SITE CLIFF ROAD HILL HEAD**

Upon being proposed and seconded, the officer recommendation to grant planning permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, PLANNING PERMISSION be granted.

**(13) P/13/0570/FP - 25 OLD 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.

**(14) Planning Appeals**

The Committee noted the information in the report.

**(15) UPDATE REPORT**

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

(The meeting started at 2.30 pm and ended at 4.30 pm).

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## **Report to Planning Committee**

**Date:** 11 September 2013

**Report of:** Director of Planning and Environment

**Subject:** PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS

### **SUMMARY**

This report recommends action on various planning applications and miscellaneous items

### **RECOMMENDATION**

The recommendations are detailed individually at the end of the report on each planning application.

### **AGENDA**

- (1) Items relating to development in the Western Wards; Sarisbury, Warsash, Park Gate, Titchfield, Titchfield Common and Locks Heath will be heard from 2.30pm
- (2) Items relating to development in Fareham Town, Fareham South, Fareham North, Fareham North-West, Fareham East and Fareham West will be heard no earlier than 4.00 pm
- (3) Items relating to development in Stubbington, Hill Head and Portchester will be heard no earlier than 4.30pm

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**ZONE 1 - WESTERN WARDS**

Park Gate  
Titchfield  
Sarisbury  
Locks Heath  
Warsash  
Titchfield Common

Reference		Item No
<b>P/13/0536/FP</b> LOCKS HEATH	6 MONTEREY DRIVE LOCKS HEATH SOUTHAMPTON SO31 6NW ERECTION OF SINGLE STOREY SIDE EXTENSION	<b>1</b> <b>REFUSE</b>
<b>P/13/0547/DP/A</b> SARISBURY	YEW TREE DRIVE FAREHAM TO ENABLE A TRIAL OPENING OF THE BUS GATE FOR ONE YEAR FROM DATE OF DECISION SO THE EFFECTS OF THE BUS GATE OPENING TO ALL TRAFFIC (WITH THE EXCEPTION OF HEAVY GOODS VEHICLES) CAN BE MONITORED BY HAMPSHIRE COUNTY COUNCIL AS HIGHWAY AUTHORITY (VARIATION OF CONDITION 2 P/05/1533/FP):DETAILS PURSUANT - CONDITION 4 (MITIGATION MEASURES)	<b>2</b> <b>APPROVE</b>
<b>P/13/0560/FP</b> SARISBURY	32 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU ERECTION OF FRONT, SIDE AND REAR EXTENSION	<b>3</b> <b>PERMISSION</b>
<b>P/13/0567/FP</b> TITCHFIELD COMMON	4 CAMINO COURT FAREHAM HANTS PO14 4FX CONVERSION OF DRIVE THROUGH GARAGE TO HABITABLE ROOM	<b>4</b> <b>REFUSE</b>
<b>P/13/0571/FP</b> PARK GATE	18 POPPY CLOSE LOCKS HEATH SO31 6XS ERECTION OF TWO STOREY REAR EXTENSION	<b>5</b> <b>PERMISSION</b>
<b>P/13/0589/FP</b> SARISBURY	59 HOLLY HILL LANE SARISBURY GREEN SO31 7AE ERECTION OF SINGLE STOREY FRONT EXTENSION, INCREASE ROOF HEIGHT, PROVISION OF FRONT & REAR BARN HIPS AND FRONT DOOR CANOPY	<b>6</b> <b>PERMISSION</b>
<b>P/13/0591/FP</b> TITCHFIELD COMMON	114 LOCKS HEATH PARK ROAD LOCKS HEATH SO31 6LZ ERECTION OF DETACHED THREE BEDROOM BUNGALOW ON LAND TO THE REAR OF THE EXISTING	<b>7</b> <b>PERMISSION</b>
<b>P/13/0624/FP</b> WARSASH	70 FLEET END ROAD WARSASH SOUTHAMPTON SO31 9JG DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2 NO TWO STOREY DETACHED DWELLINGS WITH INTEGRAL GARAGES AND ASSOCIATED ACCESS AND PARKING	<b>8</b> <b>PERMISSION</b>

<b>P/13/0643/FP</b> PARK GATE	8 CUMBER ROAD LOCKS HEATH SOUTHAMPTON HAMPSHIRE SO31 6EE CONVERSION OF GARAGE AND UTILITY ROOM TO HABITABLE ACCOMMODATION INCLUDING ALTERATIONS TO ROOF AND ERECTION OF SINGLE STOREY REAR EXTENSION	<b>9</b> <b>PERMISSION</b>
<b>P/13/0652/FP</b> WARSASH	11 KAYAK CLOSE WARSASH SO31 9AW ERECTION OF PART FIRST FLOOR AND PART TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	<b>10</b> <b>PERMISSION</b>
<b>P/13/0683/FP</b> SARISBURY	34 LIPIZZANER FIELDS WHITELEY FAREHAM HANTS PO15 7BH DEMOLITION OF EXISTING DOUBLE GARAGE AND ERECTION OF TWO STOREY EXTENSION TO FORM LINKED ANNEXE AND ERECTION OF SINGLE DETACHED GARAGE WITHIN REAR GARDEN AND EXTEND PAVED DRIVE	<b>11</b> <b>PERMISSION</b>
<b>P/13/0686/FP</b> WARSASH	239 WARSASH ROAD LOCKS HEATH SOUTHAMPTON SO31 9NY ERECTION OF TWO / SINGLE STOREY REAR EXTENSIONS	<b>12</b> <b>PERMISSION</b>
<b>P/13/0687/TO</b> SARISBURY	21 ANDALUSIAN GARDENS WHITELEY PO15 7DU CROWN REDUCE ONE OAK TREE BY 3-4 METRES PROTECTED BY TPO 183 AND TPO 184	<b>13</b> <b>CONSENT</b>
<b>P/13/0717/RM</b> TITCHFIELD COMMON	18 LOCKS HEATH PARK ROAD LOCKS HEATH SOUTHAMPTON SO31 6NB DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (RESERVED MATTERS TO OUTLINE APPLICATION P/13/0060/OA)	<b>14</b> <b>APPROVE</b>
<b>Q/0246/13</b> WARSASH	30 SOLENT BREEZES HOOK LANE WARSASH HANTS SO31 9HF PROPOSED APPLICATION FOR DEED OF RELEASE	<b>15</b> <b>APPROVE</b>



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# Agenda Item 6(1)

**P/13/0536/FP**

**LOCKS HEATH**

MR KEVIN JONES

AGENT: MR DAVID WINDSOR

ERECTION OF SINGLE STOREY SIDE EXTENSION

6 MONTEREY DRIVE LOCKS HEATH SOUTHAMPTON SO31 6NW

## ***Report By***

Emma Marks Extn.2677

## ***Site Description***

This application relates to a detached dwelling on a corner plot within the Monterey Drive development.

## ***Description of Proposal***

Planning permission is sought for the erection of a single storey side extension with a rear canopy which measures 11.2 metres in depth, 3.5 metres in width with an eaves height of 2.3 metres and a ridge height of 4.2 metres.

## ***Policies***

The following policies apply to this application:

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

CS17 - High Quality Design

## ***Representations***

No representations received.

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

This residential development dates from the 1990s. It is characterised by large detached houses set in reasonable sized plots. A number of mature trees have been retained within the estate and planting on property frontages is a feature throughout. Dwellings are set within their plots with buildings retaining a separation from the public highway.

The primary issue in this particular case is the effect on the character and appearance of the area.

The existing two storey house is currently set 3.5 metres off the boundary with the public footway. A wall/ fence combination demarks the boundary between the site and the highway. At its southern end the wall/ fence is set back from the footway and slowly gets closer to the footway as it runs northwards.

The proposal would involve removing this wall/ fence and constructing a single storey extension within the 3.5 metre gap between the house and the footway. The extension would effectively abut the footway for its 11.2 metre length.

The result of the proposal is that a long flank wall would be created immediately alongside the footway. In addition the extension up to the footway's edge would be at odds with the character of the estate where houses are situated within their plots.

The applicant advises that they have recently been diagnosed with progressive Multiple

Sclerosis. Due to the progressive and debilitating nature of the illness they are looking to adapt the house to allow full wheel chair access to enable them to live on the ground floor.

In light of the personal circumstances of the applicant, Officers have discussed the proposals with them to see if the concerns about the impact upon the character of the area could be addressed. The applicants have advised Officers that the extensions have been specifically designed to meet their needs as a result of their medical condition and alternative designs are not realistic in light of the size of the property and the plot it stands on.

Officers have carefully balanced the issues in this case and conclude that the impact upon the character of the area is such that the proposal would be contrary to Policy CS17 of the approved Fareham Borough Core Strategy.

***Recommendation***

REFUSE: Contrary to policy; long flank wall abutting the public footway and loss of space between the house and highway harmful to the character and appearance of the area

# FAREHAM

## BOROUGH COUNCIL



6 Monterey Drive  
Scale 1:1250

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# Agenda Item 6(2)

**P/13/0547/DP/A**

**SARISBURY**

HAMPSHIRE COUNTY COUNCIL

AGENT: MR PETER BOUSTRED

TO ENABLE A TRIAL OPENING OF THE BUS GATE FOR ONE YEAR FROM DATE OF DECISION SO THE EFFECTS OF THE BUS GATE OPENING TO ALL TRAFFIC (WITH THE EXCEPTION OF HEAVY GOODS VEHICLES) CAN BE MONITORED BY HAMPSHIRE COUNTY COUNCIL AS HIGHWAY AUTHORITY (VARIATION OF CONDITION 2 P/05/1533/FP):DETAILS PURSUANT - CONDITION 4 (MITIGATION MEASURES)

YEW TREE DRIVE FAREHAM

## ***Report By***

Richard Wright Ext 2356

## ***Site Description***

The site of the bus gate/ link is between Botley Road and Yew Tree Drive.

## ***Description of Proposal***

An application (P/13/0547/VC) to vary condition 2 of Planning Permission P/05/1533/FP to allow the bus gate on Yew Tree Drive to be opened to all traffic (with the exception of heavy goods vehicles) for a temporary period of one year was granted at the Committee on 14th August 2013 subject to conditions. Condition 4 of that permission required full details of the mitigation measures to be agreed in writing with this Council and undertaken before the three month formal trial period commenced.

This application seeks Members' approval of the detailed mitigation measures pursuant to condition 4. It has been submitted promptly with a request that the details be considered at this Committee meeting in order to ensure that adequate time is available to agree and implement the measures before the commencement of the formally approved trial period. The proposals set out the details of the mitigation measures outlined within the 'Mitigation Strategy' forming part of planning permission P/13/0547/VC and comprise the following:

- Speed cushions on the length of Yew Tree Drive from its junction with Botley Road to its junction with Rookery Avenue. This is considered by the Highway Authority to be the most appropriate type of traffic calming for the road type and usage.
- Toucan crossing - a new signal controlled pedestrian and cycle crossing at an existing crossing place to the south of Gull Coppice, where the school crossing patrol currently operates. This will ensure a crossing facility is available all day and not just at school time.
- Experimental Heavy Goods Vehicle ban - creation of a vehicle weight restriction, for all vehicles exceeding 7.5 tonnes on Yew Tree Drive between its junctions with Botley Road and Clydesdale Road (the Yew Tree Drive Bus Gate). The Traffic Regulation Order will ban all Heavy Goods Vehicle movements through the bus gate even for access. This restriction will be experimental and monitored as part of the trial.
- Experimental Heavy Goods Vehicle ban - creation of a vehicle weight restriction, except for access, for all vehicles exceeding 7.5 tonnes on Yew Tree Drive between its junctions with Rookery Avenue and Clydesdale Road. The Traffic Regulation Order will allow for

Heavy Goods Vehicles in excess of 7.5 tonnes to access Yew Tree Drive to serve residential areas etc. but will not allow Yew Tree Drive to be used as a through route. Access to Yew Tree Drive will only be allowed via Rookery Avenue. This restriction will be experimental and monitored as part of the trial.

- Additional white lining on Swanwick Lane - the introduction of carriageway edge lines and the removal of centreline markings along Swanwick Lane. The new edge of carriageway lining and removal of the centre line will start west of Anglers Way, cease at the existing road markings designating the turning lane at Sopwith Way and then continue again to the junction of Botley Road. This measure will create a change in the road environment aimed at reducing vehicle speeds. The impacts will be monitored as part of the formal trial.

- Pedestrian refuge island on the western end of Swanwick Lane at the eastern end of the lay-by near to the playground. This will provide a safer and more convenient pedestrian crossing for people wishing to access the recreational facilities and provide a traffic calming effect.

- Uncontrolled crossing on Botley Road to the north of Station Road - measures include new dropped kerbs, tactile paving, reflective bollards and a coloured road surfacing strip, designed to highlight the crossing point and to provide a traffic calming effect.

- Uncontrolled crossing on Botley Road near Beacon Bottom - measures include new dropped kerbs, tactile paving, reflective bollards and a coloured road surfacing strip, designed to highlight the crossing point and to provide a traffic calming effect.

- Pedestrian refuge island on Botley Road midway between Rookery Avenue and Calabrese. This will provide a safer and more convenient pedestrian crossing for people and provide a traffic calming effect.

- Relocation of bus stops on Yew Tree Drive near Gull Coppice - relocation of the bus stop to the east of Sweethills Crescent to improve visibility of on-coming vehicles for pedestrians wishing to cross Yew Tree Drive ; relocation of bus stop east of the Gull Coppice entrance to allow waiting buses to be clear of the informal crossing point.

- Speed cushions on the currently uncalmed arm of Sweethills Crescent. This will complement the existing speed cushions already in place along Sweethills Crescent.

- 20mph speed limit on Yew Tree Drive in the vicinity of Gull Coppice to include the proposed Toucan crossing. This will complement the speed cushions proposed along Yew Tree Drive to ensure vehicle speed are reduced especially in the vicinity of the school.

- Six speed limit reminder signs have now been installed on Botley Road, Swanwick Lane and Yew Tree Drive. Their locations will be monitored and can be relocated along each of the three roads where required to maintain their effectiveness. Hampshire County Council will work with Fareham Borough Council regarding any relocations.

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

The proposed mitigation represents a comprehensive suite of measures to be carried out over a wide part of the highway network local to the bus gate. These measures are aimed towards ensuring that any harmful impacts of opening the route are mitigated as far as possible given the constraints of works being within the highway boundary and budgets

available. The implementation of these measures prior to the formal trial period will enable the controlled monitoring of the trial.

Officers are of the view that the proposed measures are acceptable, and should be approved pursuant to condition 4 of P/13/0547/VC.

***Recommendation***

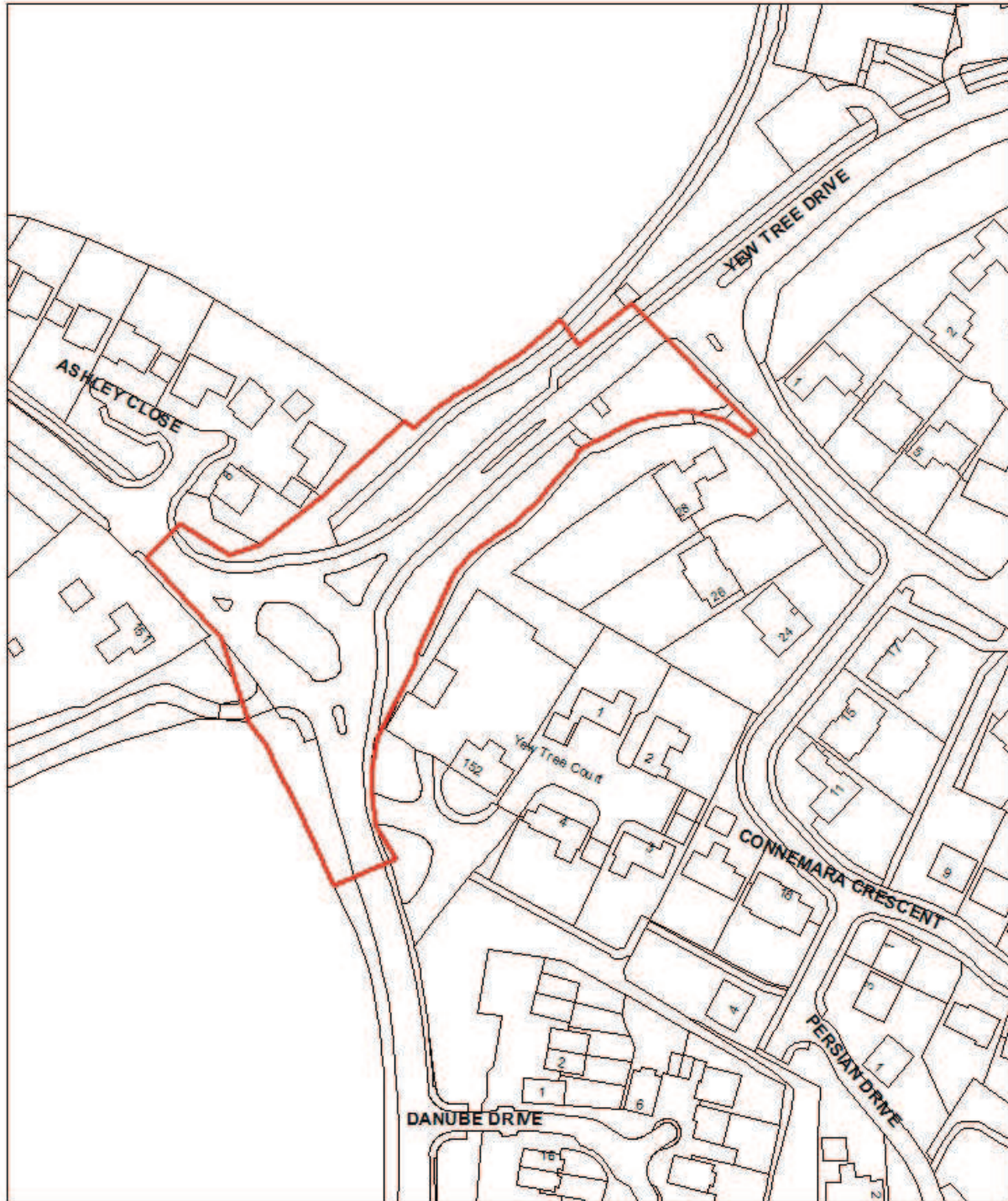
The mitigation measures submitted on the 27th August and detailed above be APPROVED as details pursuant to Condition 4 of P/13/0547/VC

***Background Papers***

P/05/1533/FP; P/13/0547/VC

# FAREHAM

## BOROUGH COUNCIL



Yew Tree Drive  
Scale 1:1250

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# Agenda Item 6(3)

**P/13/0560/FP**

**SARISBURY**

MR & MRS MACE

AGENT: MRS REBECCA NASH

ERECTION OF FRONT, SIDE AND REAR EXTENSION

32 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU

## ***Report By***

Emma Marks Extn.2677

## ***Site Description***

This application relates to a detached dwelling on the on the south side of Buchan Avenue off a private drive which serves four residential dwellings.

## ***Description of Proposal***

Planning permission is sought for the erection of a single storey extension which wraps around the rear and side of the property with a small section protruding beyond the front elevation.

The extension measures 3.8 metres from the rear wall of the dwelling, 12.6 metres in width and runs a depth of 15.5 metres along the southern side of the property with 3 metres which protrudes beyond the front wall of the dwelling.

The side and front part of the extension will be used as a linked annexe.

## ***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

## ***Representations***

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

- Loss of privacy
- The front extension would create parking issues
- The building work itself will cause a major disruption and access to our property will be difficult
- The driveway will be heavily damaged as a result

## ***Consultations***

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

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

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

This application has been submitted to extend the existing detached property to provide a side attached annexe which will be occupied by a family member, linked by an internal door

to the main house and a single storey rear extension to the kitchen/family room.

Concern has been raised by the neighbouring property that the development would create overlooking. Officers have considered this concern and are of the view that as the extensions are single storey, no adverse impact would be caused to neighbour's privacy.

The representation received has also raised concern that the development would cause parking problems. Officers have considered the parking for the site and are comfortable that as the extension would not be built over any existing parking spaces, and the frontage would provide a double garage plus three car parking spaces, the property would still meet the car parking standard required.

Another point raised in the representation received is that when the development is being constructed the private drive may be damaged. This is a civil matter and not a matter that the Planning Committee is able to take into account whilst determining this application.

Officers are of the view that the development would not have adverse parking implications and would not unacceptably impact upon the neighbouring property. Due to the location of the property at the end of a private drive the proposal would not harm the character of the area.

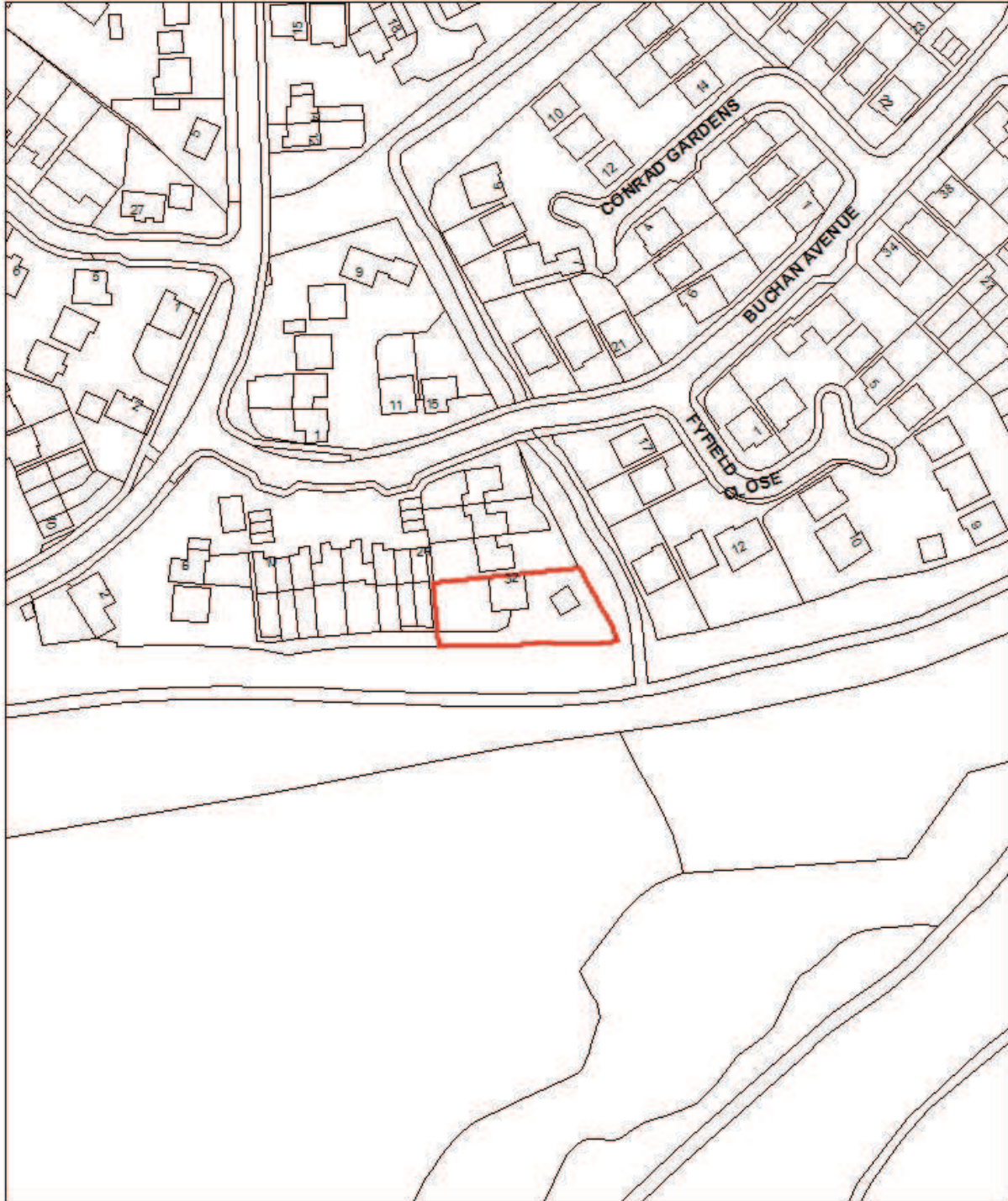
Officers consider the development to be acceptable and to comply with the Adopted Fareham Borough Core Strategy.

***Recommendation***

PERMISSION - Materials to match, annexe restriction, Foundation details, Tree protection method statement, Tree protection areas and services location in relation to trees.

# FAREHAM

## BOROUGH COUNCIL



32 Buchan Avenue  
Scale 1:1250

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# Agenda Item 6(4)

**P/13/0567/FP**

**TITCHFIELD COMMON**

MR & MRS M GODWIN

AGENT: MR MARTIN REYNOLDS

CONVERSION OF DRIVE THROUGH GARAGE TO HABITABLE ROOM

4 CAMINO COURT FAREHAM HANTS PO14 4FX

## ***Report By***

Simon Thompson - Ext. 4815

## ***Amendments***

This application has been amplified by email dated 22nd July 2013 confirming the number of bedrooms at 4 Camino Court.

## ***Site Description***

This application relates to 4 Camino Court, a 3 bedroom house with integral car port/through garage and front drive located on the northwest side of Camino Court.

The property is within the urban area and part of a recently developed housing site to the east of Hunts Pond Road.

## ***Description of Proposal***

This application seeks permission to convert the existing car port into a dining room.

## ***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,

## ***Relevant Planning History***

The following planning history is relevant:

P/09/0702/FP - Erect 73 dwellings (3x 1 bed flats, 13x 2 bed flats, 56x 3 bed houses & 1x 4 bed house) with new access & open space - Permission 4th May 2010

## ***Representations***

Two emails have been received from 7 and 8 Camino Court, commenting that:

8 Camino Court:

- If planning permission is considered on a case by case basis, then I support these proposals, particularly as the wall for the conversion has been in position since last year. We have become used to their displaced car parking patterns;
- The slight concern is that this is one of 11 such houses with car ports, and this proposal may set a precedent for the ten others to do the same, causing more cars on already over crowded roads; and
- I have accepted that it is just the downside of new build development that parking spills out onto the roads despite most houses being given two spaces, but after this house please do

not allow planning permission to too many other houses to reduce to one private space.

7 Camino Court:

- I agree with the previous comments;
- If all these 'Avington' style houses converted their garages, this would create a substantial parking issue for a very small, over-crowded road (and estate);
- All properties are in ownership of 2+ cars and therefore reducing the available spaces from 3 per house to 1 will have consequences for the rest of the neighborhood;
- There is already a noticeable parking problem for the road when visitors are present;
- The 'Avington' houses have a large driveway, it is unnecessary to create a scenario where all properties park in front of their houses. It becomes crowded and unsightly as well as difficult to drive, turn or move in; and
- Whilst a conversion for number 4 in isolation wouldn't be too much of a problem, if all other houses did the same, it would become one.

### ***Consultations***

Director of Planning and Environment (Highways)- This is a partial retrospective application as much of the work has been completed to convert this car port to a habitable room.

The property was built as approved, with a car port and a parking space in front.

The loss of the car port would be detrimental to the parking stock in the area and would be likely to increase the incidence of on-street and obstructive parking in this small cul de sac where likely parking demands have been carefully identified.

Accordingly, a highway objection is raised to the application on the following ground -

The proposed development, because of the resultant loss of parking space, would be likely to encourage the parking of vehicles on the public highway and in other areas which would be inconvenient and obstructive to general movement in this cul de sac.

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

Planning permission for the dwelling at 4 Camino Court was granted on 4th May 2010 under planning application reference P/09/0702/FP. Condition 9 of that planning permission reads as follows:

"None of the dwellings hereby permitted shall be first occupied until the car parking (including garages) and bicycle storage area relating to them as shown on the approved plan have been laid out/constructed and made available. These areas shall thereafter be retained and kept available for their respective purposes at all times.

REASON: In the interests of highway safety; in accordance with Policies DG5 and T5 of the Fareham Borough Local Plan Review."

The main issue with this application is whether or not the conversion of the car port is acceptable in terms of vehicle parking and highway safety.

The existing house is a three bedroomed family home. If the car port were converted just one parking space would remain to serve the property. The applicant has not indicated that they have control over other land which could be made available for parking.

Other properties nearby are also served by a car port with a single space in front of the car port. If the current proposal to convert the car port was repeated nearby this would

further add to cars parked on the highway in Camino Court or nearby.

Officers believe leaving a family home in this location with just one dedicated parking space is likely to lead to parking pressures on the highway. The additional impact which would arise if this was repeated elsewhere locally, draw Officers to the conclusion that planning permission should not be granted for the loss of this on site parking provision.

### ***Recommendation***

REFUSE: The proposed conversion of this car port into a habitable room is contrary to Policies CS5 and CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that: the loss of this car port as a parking space would leave this family sized dwelling being served by just one parking space. This is likely to lead to vehicles parking on the public highway to the detriment of the safety and convenience of users of the highway. Furthermore if similar conversions were carried out at nearby properties this would further increase the harm and inconvenience to users of the highway.

### ***Background Papers***

P/13/0567/FP and that referred to in the relevant planning history section above.

# FAREHAM

## BOROUGH COUNCIL



4 Camino Court  
Scale 1:1250

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# Agenda Item 6(5)

**P/13/0571/FP**

MR & MRS DICKINSON

**PARK GATE**

AGENT: ROSENTHAL DESIGN  
SERVICES LTD

ERECTION OF TWO STOREY REAR EXTENSION

18 POPPY CLOSE LOCKS HEATH SO31 6XS

## ***Report By***

Simon Thompson - Ext. 4815

## ***Site Description***

This application relates to a detached property within the urban area. To its southwest is an area of existing open space; a small group of trees separates the application site from the wider area of open space. A public footpath runs alongside the southern boundary of the site.

## ***Description of Proposal***

Erection of a two storey rear extension.

## ***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)

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

DG4 - Site Characteristics

## ***Representations***

An email has been received from 9 Elder Close to the south west of No.18 objecting on the following grounds:

- Adjacent trees have been damaged;
- Should permission be granted for the said extension, there is no guarantee that they would adhere to the rules/regulations required by the authorities;
- More trees etc., would be destroyed if the proposed extension is not providing enough light, especially the room in the loft and once again they will take it unto themselves to have trees and foliage lopped;
- Concerns about the builders (is the adjacent area to their property likely to become a dumping ground for their unwanted materials and possibly the start of bonfires);
- From a social aspect, we have strong concerns that there could be frictions between the Dickinsons and the local residents particularly in view of their disrespectful attitude which they have adopted to date; and
- When we moved into our property in September 2010 one of the selling points was, as a retired couple, the attraction of the trees and foliage at the back of the garden which was tranquil and peaceful and a wonderful backdrop for nature. This of course has now been

destroyed.

### **Consultations**

Director of Planning and Environment (Arborist) - This proposal would lead to a poor relationship between the trees and the dwelling, which may increase the potential pressure to prune the existing trees on the grounds of dominance and shading.

Director of Planning and Environment (Ecologist) - This application is near a bat record. Have no major concerns related to bats within the building to be extended but there seems trees/scrub adjacent to the works. If there is impact on trees, this may impact on bats. If vegetation clearance is required, an information item is suggested.

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

This proposed rear extension is of a size and in a position such that Officers do not believe it would have unacceptable effects on the amenities of neighbouring residential properties.

The property also has enough parking space to meet the Council's standards for the number of bedrooms proposed.

The proposed extension is considered acceptable in terms of its visual scale and design; it would be subservient to the main house.

Following receipt of the representation detailed above the applicant provided the following amplifying information:

- A very large bush was removed from 18 Poppy Close (No.18) which had grown beyond No.18. Overhanging bushes of the same kind belonging to the council were also trimmed in line with the boundary fence; nothing was cut belonging to the council;
- In respect of any further trimming this will only take place if there is any overhang or if the tree/bush belongs to the applicant;
- With regard to trees, the Sycamore does overhang the applicants garden and they understand that there is a 3 year maintenance order in place and that outside that timeframe they can employ a tree surgeon to maintain it further if they so choose.

In terms of the Arborist's comments above, this proposed extension has a footprint marginally larger than an existing conservatory, which is located beside the trees on the adjoining land within the control of this Council. In addition the extension is designed only to have one secondary window looking towards the trees. The nearest large tree to the proposed development (a sycamore) could be trimmed to the boundary under householder rights but only has a modest degree of overhang that would be affected. The vast majority of the adjacent trees are outside the applicant's direct control and away from the proposed development, including the most notable specimens.

In terms of the Council's ecologist's views:

- the mentioned informative could be applied more for general knowledge rather than for a specific risk of vegetation clearance; and
- the concern about bats is regarded of minor importance as the majority of tree cover (potential habitat) is on/over Council owned land to the west of 18 Poppy Close and thereby outside the applicant's control.

Whilst Officers acknowledge the concern raised in respect of trees, there is already a close

relationship between the trees and the existing property and its garden. Officers are not convinced that the extension if permitted would necessarily lead to requests to carry out substantial works to the trees above and beyond what might be requested at present.

Notwithstanding the representation received, Officers consider the proposal to be acceptable.

***Recommendation***

PERMISSION: Matching materials.

***Notes for Information***

Wildlife information item

***Background Papers***

File: P/13/0571/FP

# FAREHAM

## BOROUGH COUNCIL



18 Poppy Close  
Scale 1:1250

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# Agenda Item 6(6)

**P/13/0589/FP**

MS AMANDA CAPON

**SARISBURY**

AGENT: WILDCRY TECHNICAL SERVICES

ERECTION OF SINGLE STOREY FRONT EXTENSION, INCREASE ROOF HEIGHT, PROVISION OF FRONT & REAR BARN HIPS AND FRONT DOOR CANOPY

59 HOLLY HILL LANE SARISBURY GREEN SO31 7AE

## ***Report By***

Brendan Flynn Ext 4665

## ***Site Description***

This application relates to a detached bungalow within a frontage of properties on the eastern side of Holly Hill Lane. The locality is characterised by individual detached dwellings within generous curtilages.

The site is designated as countryside within the adopted Local Plan.

## ***Description of Proposal***

The proposal involves 'infilling' a corner of the bungalow at ground floor level then providing a new roof of increased height across the whole structure. The roof would be designed with barn hips to the front and rear.

## ***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/07/1220/FP**

**ERECTION OF SINGLE AND TWO STOREY FRONT EXTENSION,  
SIDE PORCH AND RAISE ROOFLINE**

REFUSE

02/11/2007

## ***Representations***

Two Letters of objection have been received.

57 Holly Hill Lane.

1)Our South facing bedroom has only one window. This window directly overlooks the existing roof of 59 Holly Hill Lane. The planned raised roof and two-storey extension will cause a considerable loss of light to our bedroom and the outlook will be totally obscured by the size and scale of the extended roof. The roof will now be only 2.5 metres away from our window-the FBC Extension Design Guide recommends 6 metres as the minimum acceptable distance in this situation.

2)The planned rear gabled wall extension will cause a considerable loss of light to our south facing patio and conservatory.

3)The proposed two double west and east facing first floor windows will cause a loss of privacy to both our front and rear gardens.

4)A previous planning application ref: P/07/1220/FP for 59 Holly Hill Lane was submitted in September 2007. It was rejected by FBC Planning Department on the basis of bulk, height, depth and proximity to the neighbouring properties. We believe that this proposed extension is still detrimental to our property for the same reasons.

5)A tree and some hedgerow is to be removed from the front garden that is not referred to on the application.

61 Holly Hill Lane

1)The roof of the proposed extension would completely obscure the outlook from the main window of our master bedroom. We would see nothing but a roof. At present we have an open outlook over the top of the existing roof and right up the road into the distance.

2)The extension would make the house too bulky for the plot size. Because the plot of no.59 is so narrow, it is very close to both its neighbours (57 and 61) and this large extension would overwhelm both the adjoining houses.

3)The previous planning application (P/07/1220/FP) was rejected on the grounds of being overbearing, unneighbourly and depriving the neighbours of their outlook. We think the same arguments still apply to this new proposal.

4)Although the planning proposal states that the roof is to be raised by 900mm, a large portion of the roof is in fact being raised by 2700mm.

5)The four dormer bungalows nos 57,59,61 and 63 were designed to be compatible with each other and any development up to now has been respectful to each other.

### ***Consultations***

Director of Planning & Environment:-(Arboriculture)No Objection,the amalanchier and associated hedge are not significant enough to warrant protection and I would therefore have no objection to them being removed to facilitate the proposed development.

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

A previous application P/07/1220/FP for the ERECTION OF SINGLE AND TWO STOREY FRONT EXTENSION, SIDE PORCH AND RAISE ROOFLINE was refused on the following grounds:-

The proposed development is contrary to Policy DG5(B) of the adopted Fareham Borough Local Plan Review and is unacceptable in that by virtue of its height, bulk, depth and proximity to the north and south boundaries the proposal would result in an overbearing and unneighbourly form of development unacceptably reducing the level of outlook available from and light available to the neighbouring properties to the north and south to the detriment of the amenities of the occupiers to those properties.

The application now before members for consideration is for the erection of a single storey

front extension, an increase in the overall roof height in the region of 900mm and the provision of front and rear barn hips and a front door canopy.

The occupiers of both neighbouring properties have objected to the loss of outlook from first floor bedroom windows overlooking the roof of 59 Holly Hill Lane. The current view from these windows is onto the existing roof. Officers have viewed the proposals from inside both neighbouring properties and do not believe the change to outlook would be so great as to warrant refusal of the application.

In terms of loss of privacy to the rear gardens, the existing property already has windows at first floor level and the proposed alterations to the fenestration would not significantly increase the views available from the rear of the property at first floor level. Furthermore the proposed windows at first floor level to the front of the property would provide for an oblique view over the neighbouring front gardens. Both neighbouring properties have existing front dormer windows so such relationships are not uncommon in the locality.

The previous refused application would have resulted in a two storey house with an eaves height of 5 metres and the width of dwelling of over 11.5 metres. The current application is for a much reduced scheme for a chalet bungalow with eaves of just under 3.3 metres and no change to the width of the dwelling at 9.5 metres.

The character of the surrounding area has evolved over time and is characterised by a wide range of house types of varying ages and sizes. The design is considered to be of good quality and appropriate to the context of the area and would not represent a cramped or overdeveloped form of development. The proposal would not have a detrimental impact on the character of the area.

Notwithstanding the objections received, Officers consider the proposals as submitted to be acceptable.

### ***PERMISSION***

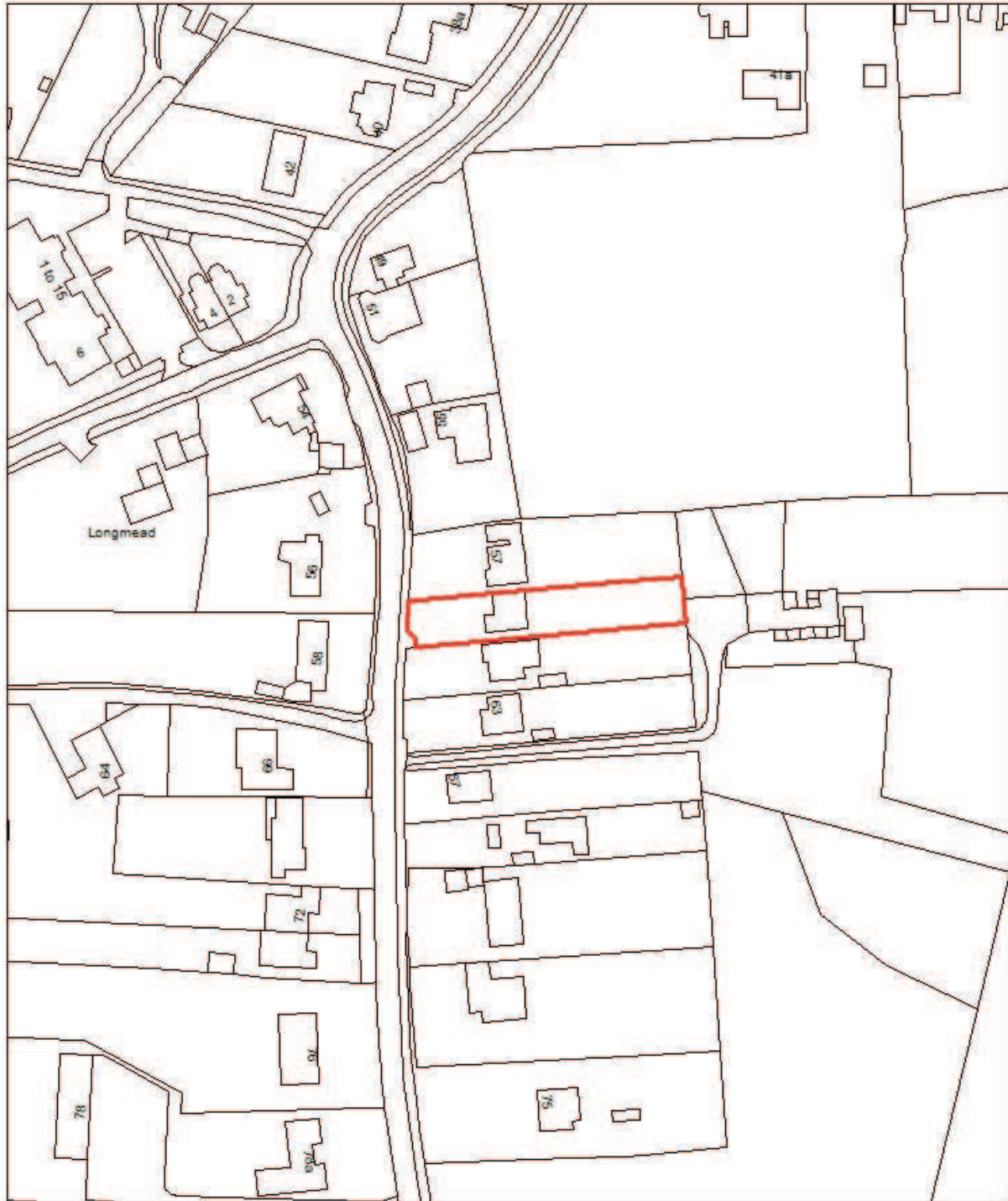
Matching materials; windows installed in north or south facing roof planes to have a sill height of not less than 1.7 metres above internal finished floor level

### ***Background Papers***

P/07/1220/FP

# FAREHAM

## BOROUGH COUNCIL



59 Holly Hill Lane  
Scale 1:1250

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# Agenda Item 6(7)

P/13/0591/FP

HARTLY LTD

TITCHFIELD COMMON

AGENT: DAVID NEWELL  
CONSULTANCY LTD

ERECTION OF DETACHED THREE BEDROOM BUNGALOW ON LAND TO THE REAR OF THE EXISTING

114 LOCKS HEATH PARK ROAD LOCKS HEATH SO31 6LZ

## ***Report By***

Richard Wright x2356

## ***Site Description***

The application site comprises the residential curtilage of 114 Locks Heath Park Road, a detached bungalow located on the eastern side of the road.

The site lies within the urban area and covers approximately 0.14 of a hectare. The frontage of the property is bounded by a 1.0 - 1.5 metre high hedgerow with openings within it for pedestrian and vehicular access. The dwelling is set off the southern site boundary leaving space for a driveway to the rear of the property where a single detached garage is situated.

The rear garden of the house is approximately 45 - 50 metres long and features mature grassland and substantial border planting around much of its perimeter. Mature trees are present on or close to the northern and eastern boundaries, several of which are covered by a tree preservation order served on 24th May this year (FTPO 682). The order also covers a pine tree close to the garage on the property's southern boundary and a close by sycamore tree within the garden of 3 Ashwood. A mature boundary hedgerow consistently above 2 metres in height is in place along large parts of the southern site boundary with those properties in Ashwood.

## ***Description of Proposal***

Permission is sought for the erection of a detached three bedroom bungalow within the rear garden of the property. A rear garden area approximately 12 x 12 metres in area would be retained to the rear of the existing house and enclosed by a 1.8 metre high close boarded fence.

The proposed new bungalow would be accessed via the existing driveway which would be extended into the centre of the site leading to a turning space and parking provision for two cars. A single car port is proposed whilst the existing single garage is shown to remain in situ.

The new dwelling would be single storey in scale with a total gross internal floor space of 140m<sup>2</sup>. It would feature a dual pitched roof over the main section of the house which would stand 6 metres at its highest point. The bungalow would be positioned centrally within the rear half of the site approximately 3.5 metres from the northern site boundary with 116 Locks Heath Park Road and 2.0 - 2.2 metres off the southern boundary with 5 & 7 Ashwood. The rear garden would be triangular in shape with a depth of 10 - 18 metres to the rear eastern boundary.

No accommodation is proposed within the roofspace.

## ***Policies***

The following policies apply to this application:

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

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

### **Approved SPG/SPD**

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

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

DG4 - Site Characteristics

C18 - Protected Species

## ***Representations***

Fifteen letters have been received from a total of ten properties in objection to the application on the following grounds:

- Detrimental effect of infill development on garden land ("garden grabbing")
- Need for housing addressed by other developments such as those at Peters Road and Welborne
- Strain on services and infrastructure
- Scale and bulk of proposal is overwhelming and overbearing
- Dwelling would be too close to boundary with properties in Ashwood
- Proposal not in keeping with character of area
- Cramped form of development
- Loss of privacy
- Concern over future potential for first floor accommodation in dwelling
- Clearance of trees and plants from site already taken place
- Harm to trees on site and nearby
- Disturbance to wildlife
- Concern over removal of or damage to hedgerow along southern boundary of site
- Smoke from chimney on bungalow
- Noise and light pollution from new dwelling
- Noise and fumes from extra vehicles
- Congestion and highway safety implications from extra vehicles
- Parking problems
- Increased flood risk
- Noise and dust from construction

A petition was received by the Council on 12th August with 189 signatures. The statement at the head of the petition did not specifically refer to the application site or the proposed development but read as follows:

"We the undersigned urge the planners at Fareham Borough Council to put an immediate

end to infill developments particularly in the Locks Heath area now that the Council has decided to build new estates such as Welborne to address housing shortages in the area. Infill just creates further congestion on the roads and infrastructure and puts even more cars on the already congested roads".

The petition is being considered under the Council's adopted scheme for handling petitions.

### ***Consultations***

Director of Planning & Environment (Highways) -

No highway objection subject to conditions [vehicular access construction, car parking/turning areas to be retained, erection of cycle store]

Director of Planning & Environment (Arborist) -

No objection subject to arboricultural supervision and monitoring conditions

Director of Planning & Environment (Ecology) -

The report provides an adequate survey and assessment of the site and the proposals. The potential for reptiles to be present and impacted has been identified and as such further reptile survey works has been carried out. A low population of slow worms has been identified on the proposal site, and the existing reptile habitat will be lost to the proposals.

The report sets out detailed reptile mitigation measures, which include avoiding impacts to animals during the works, and provision of compensatory habitat within the retained garden of the existing property in the developed site (all within the red line). My advice is that in any consent, the following should be made a condition in order to secure both these measures and the proposed biodiversity enhancements. Recommended condition - works in accordance with ecological mitigation and enhancement measures

Director of Regulatory & Democratic Services (Environmental Health) -

Further to the above consultation for pollution and suitability of use matters, I have considered the application again, following the comments from a number of local residents in relation to the potential for smoke nuisance from the chimney shown on the developer's plans.

Many properties in the Borough (bungalows included) have chimneys so that the occupiers can use open fireplaces or fuel burners and we very rarely receive complaints about smoke emanating from these chimneys. I note that the existing bungalow has a chimney and I can confirm that this department has never received a complaint about smoke nuisance from this chimney.

I am of the opinion that the chimney on the proposed development is very unlikely to result in complaints to this department, however Environmental Health do have statutory powers to deal with smoke nuisance if this chimney is affecting the occupiers of nearby properties in the future.

Environment Agency - No objection

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

This application has been submitted following pre-application advice provided by Officers in April this year. The development proposes the erection of a three bedroom bungalow on garden land to the rear of an existing bungalow in the urban area. The material planning

considerations to be taken into account when determining this application are set out below.

#### a) Principle of development

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place a priority on reusing previously developed land within the defined urban settlement boundaries to achieve the Borough's housing target of 3,729 dwellings by the year 2026. The National Planning Policy Framework (NPPF) excludes private residential gardens from being defined as previously developed land but sets out that there should be a presumption in favour of sustainable development.

This application therefore falls to be considered on its individual merits taking into account the relevant policies of the development plan and any other material considerations. Policy CS17 (High Quality Design) of the Core Strategy is particularly relevant in that it expects development 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".

Locks Heath Park Road is a residential road with a mixture of mainly detached house types and styles. Backland housing development has occurred over time resulting in tandem housing arrangements similar to that proposed at no. 114. These developments range from single dwellings as at no. 98a, to pairs of houses such as the development to the rear of nos. 70 & 72, to small enclaves of three or more houses such as Capstan Gardens on the opposite side of the road to the development site. More comprehensive development has taken place on land to the south of the application site when the residential cul-de-sac of Ashwood was built in the 1980s. The proposed sub-division of the application site would result in two plots which Officers consider would compare favourably to these other developments nearby. Taking into account both the type and scale of development, this proposal is considered to be in keeping with the pattern of infill development and the way other residential gardens have been used to accommodate new housing development in the immediate surrounding area.

#### b) Design and appearance

The single storey scale of the proposed bungalow is in keeping given that the existing dwelling is also single storey. There are numerous other single storey scale dwellings in the vicinity, some with additional first floor accommodation. To the south of the application site lies the residential cul-de-sac of Ashwood which contains two storey houses albeit generally on a lesser built footprint.

The design of the bungalow is traditional in style and proposes the use of conventional materials similar to those used on other dwellings close by.

The proposal is considered to accord with the design related criteria set out in Policy CS17.

#### c) Effect on living conditions of neighbours

The letters of objection received have raised, amongst other matters, various concerns over the effect of the development on neighbours' living conditions. One such concern was regarding smoke from the proposed chimney on the dwelling which is shown to be close to the southern site boundary. The Council's Environmental Health Officer has responded that it is very unlikely that smoke from the chimney would result in complaints to the authority.



A further concern related to noise from vehicles coming and going from the new dwelling has been forwarded by residents. Whilst there would be an increase in cars using the driveway to the south of the existing bungalow to gain access to the rear of the site, they are unlikely to be significant in number and sufficiently far away from properties in Ashwood so as not to cause a nuisance. The applicant has proposed the use of a combination of tarmac and gravel as materials for the hard surfacing of the driveway. Some residents living nearby have raised concerns regarding the noise of vehicles manoeuvring on a gravel surface. It is suggested that the type of material to be used could be controlled by a planning condition to allow an alternative to gravel.

Residents living to the south of the application site have objected to what they consider to be the excessive scale and bulk of the development and the effect on the enjoyment of their properties. The south facing side elevation of the bungalow would extend partially across the end of the rear gardens of both 5 & 7 Ashwood. The flank elevation would be approximately 13.5 metres from the rear of no. 7 and marginally closer to no. 5. It would be set in from the party boundary by 2.0 - 2.2 metres and behind the boundary hedgerow identified on the submitted drawings as to be reduced but retained.

Appendix 6 of the Fareham Borough Plan Review is a material consideration and provides guidance on acceptable separation distances in relation to new residential development. It recommends that two storey flank walls must be no closer than 12.5 metres from the rear windows of a dwelling. In this instance the development proposed is single storey and therefore of a lesser bulk and massing than a typical two storey elevation. Furthermore the separation distance involved exceeds the recommended minimum set out in the appendix. Given that the proposal meets this guidance, and that the roof of the proposed bungalow would slope away from the party boundary with its bulk being mainly visible from the front and rear elevations, Officers do not consider there would be a materially harmful effect on light to or outlook from neighbouring properties or the enjoyment of adjacent gardens.

There are no windows proposed above ground floor level within the bungalow, however in light of the potential for roof alterations to be carried out in the future without the need for planning permission it would be necessary to control the creation of any first floor living space by planning condition. Such a condition would require planning permission to be sought for any enlargement of the roof of the dwelling or the insertion of windows, roof lights or other openings into the north and south side facing roof planes.

Any views from windows in the proposed bungalow at ground floor level would be screened by the retention of boundary treatment either already in place or additional treatment required by condition.

A mature hedgerow runs along the southern boundary of the site and is shown on the submitted drawings as falling partly within the application site and partly within the rear gardens of houses in Ashwood. The submitted Tree Retention & Removals Plan indicates the applicant's intention to prune the northern side of this hedgerow in order to facilitate the development. The hedge is substantial in terms of its thickness and Officers consider that such pruning should not have any adverse effect on its long term health and condition nor its potential to screen the development. The submitted Tree Protection Plan shows a line of protective fencing to be erected along the southern boundary of the site in order to protect the hedge from damage by contractors once pruned as well as the protected pine tree close to that boundary. The protection of this hedge and its retention throughout the remainder of the construction period once pruning works have been carried and thereafter should be made the subject of a planning condition. The hedge is considered to perform a valuable

function in screening the impact of the development from those properties to the immediate south.

In summary, the issues raised by neighbours concerning the effect of the development on their living conditions have been thoroughly examined by Officers. Planning conditions including those with regards to boundary treatment, hedgerow protection, restriction of Permitted Development rights and hardsurfacing materials are recommended for inclusion on any permission. Subject to these conditions it is not considered that the development would harm the amenities of residents living nearby.

#### d) Effect on trees on the site and nearby

It is understood that site clearance works were carried out on the property in late 2012/early 2013 and that numerous trees and plants within the interior of the site were removed at that time. The trees removed were not protected by a tree preservation order and no consent was required to carry out the clearance works.

Officers from the Council were contacted by the applicant's agent on 12th April this year when a request for pre-application advice was submitted in relation to a proposed new dwelling. The Council's Arborist assessed the trees on site and served a tree preservation order to protect trees of public amenity value. The tree preservation order (FTPO 682) was served on 24th May and includes numerous other trees in the immediate surrounding area. Prior to this tree preservation order, trees on the application site were not protected and the only other preservation order in the vicinity related to trees to the rear of 118 Locks Heath Park Road (FTPO 9). That old tree preservation order was reviewed and any trees considered worthy of being protected were included in the making of the new tree preservation order.

The applicant's submission is supported by a detailed arboricultural impact assessment and proposed tree and hedgerow protection measures. The Council's Arborist is satisfied that, subject to further details on the methodology to be followed during construction, the measures proposed would protect trees on the site and nearby from harm.

#### e) Effect on highway safety

The additional vehicle movements generated by the development would not be significant in number and would not have a material impact on the safety or convenience of other highway users. The submission demonstrates that there is sufficient room to provide both the proposed dwelling and the existing dwelling with two parking spaces, the level required by the Council's adopted Residential Car & Cycle Parking Standards SPD. It is not expected that there would any increased demand on the availability of street parking nearby. The submitted drawings also show turning space to enable cars to leave the site in a forward gear and it is proposed to reduce the boundary hedgerow along the frontage of the site to provide adequate visibility splays for drivers exiting the site onto Locks Heath Park Road. The driveway is to be improved by being widened and resurfaced along its initial 7 metres.

Officers consider the proposal would not have any adverse impact on highway safety and accords with Policy CS5 of the adopted Fareham Borough Core Strategy in that regard and Policy CS17 of the same local plan document in regards to parking provision.

Conclusion

This application has generated a lot of local interest and many issues have been raised. Officers have carefully assessed all relevant matters and consider the proposal accords with the Council's adopted planning policies.

Notwithstanding the representations received, Officers consider the proposal acceptable subject to the imposition of conditions.

***Recommendation***

PERMISSION: material samples; hardsurfacing materials; Code for Sustainable Homes Level 4; boundary treatment; remove Permitted Development rights re roof alterations including enlargement and insertion of windows, roof lights or other openings in north and south side roof planes; landscaping scheme; landscaping implementation; hedgerow along southern boundary retained during construction and thereafter; in accordance with tree protection measures; tree protection method statement including details of special construction methods; in accordance with approved ecological mitigation and enhancement measures; parking and turning areas; cycle storage; vehicular access widened; visibility splays; driveway widened and resurfaced over initial 7 metres; car port retained for parking purposes; hours of construction; mud on road; no burning on site; provision for construction vehicles and materials.

***Background Papers***

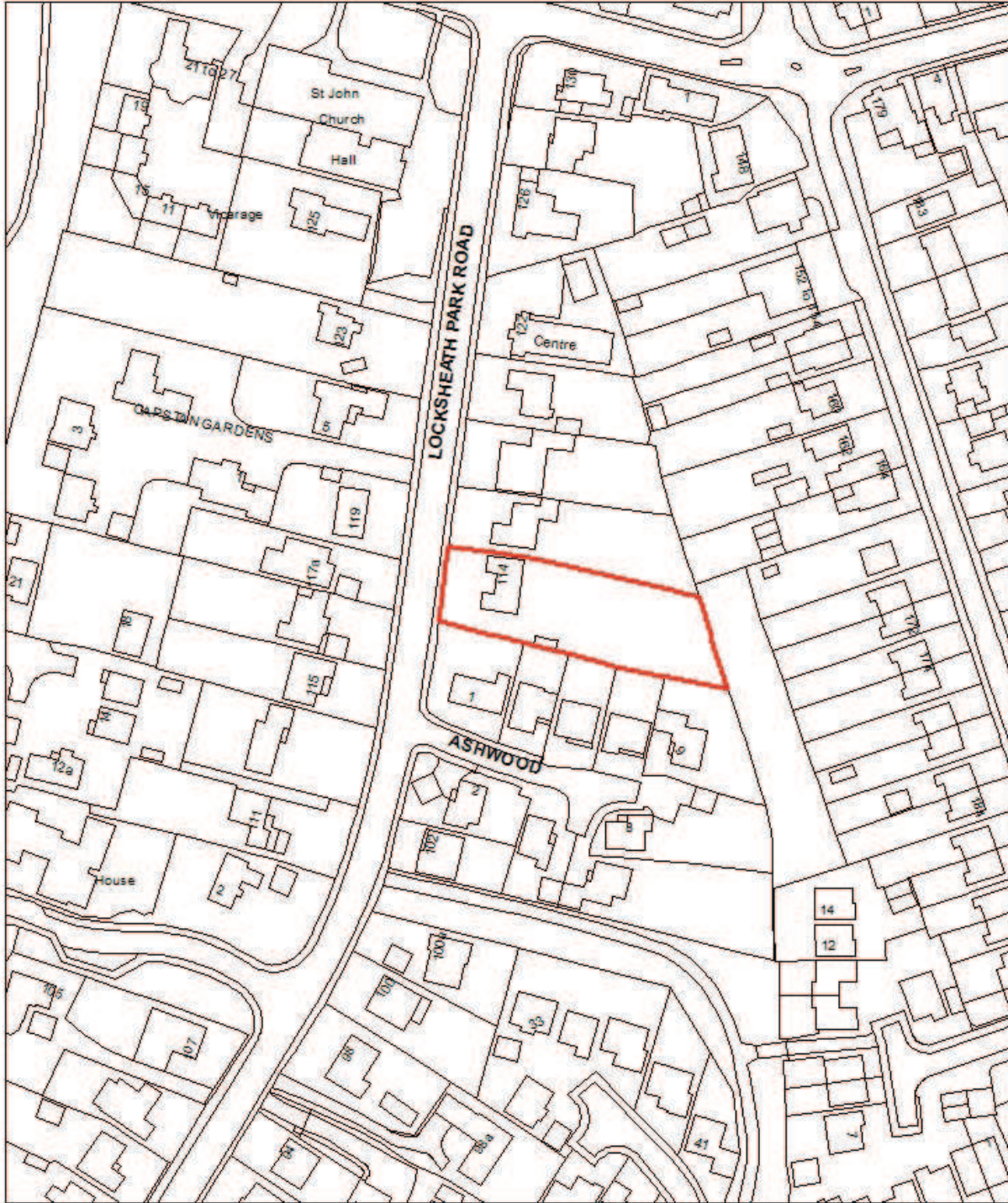
P/13/0591/FP

***Updates***

Comments have been received from the Director of Regulatory & Democratic Services (Contaminated Land Officer) raising no objection to the application and recommending that permission could be granted without any conditions relating to land contamination.

# FAREHAM

## BOROUGH COUNCIL



114 Locks Heath Park Road  
Scale 1:1250

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# Agenda Item 6(8)

**P/13/0624/FP**

**WARSASH**

MR & MRS NICK ELLIS

AGENT: MR PHILIP LAURENSEN

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2 NO TWO STOREY DETACHED DWELLINGS WITH INTEGRAL GARAGES AND ASSOCIATED ACCESS AND PARKING

70 FLEET END ROAD WARSASH SOUTHAMPTON SO31 9JG

## ***Report By***

Alex Sebbinger (Ext 2526)

## ***Site Description***

The application site comprises a detached single storey bungalow on the north-western side of Fleet End Road. The surrounding area is predominantly residential, and is characterised by properties of different styles and types. Most dwellings in the surrounding area are detached bungalows or two storey dwellings. The site is set within a large plot, which has residential properties adjoining it to the north west and north east. A wooded area, with the Hamble Park mobile home site beyond, is located to the south west. Land levels in the area are predominantly level.

## ***Description of Proposal***

This application is for the demolition of the existing detached bungalow and the development of the site with two detached properties of two storeys in height. The site is to be laid out with the two properties side-by side, roughly following the existing building line along Fleet End Road. Parking and turning area would be provided to the front of each dwelling, with separate access to each property provided off Fleet End Road.

## ***Policies***

The following policies apply to this application:

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

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

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

DG4 - Site Characteristics

## ***Representations***

One letter of representation citing concern over proximity of the new building to their property, the consistency of the building line and potential for overlooking.

## ***Consultations***

Director of Planning & Environment (Highways)  
conditions.

No highway objection subject to

Director of Planning & Environment (Ecology)      No on-site ecological concerns arise.  
Recommend an informative be added.

Director of Regulatory & Democratic Services (Environmental Health)      No adverse comments to make.

Director of Regulatory & Democratic Services (Contaminated Land)      Site is adjacent a former potentially infilled gravel pit. Recommend conditions requiring desk-top investigation for contamination and necessary remediation measures should any evidence be found.

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

The main issues with this application are:

- 1) Principle of development
- 2) Design, appearance and built form
- 3) Impact on neighbours
- 4) Highway and traffic issues
- 5) Other matters

These will be amplified below.

#### 1) Principle of development

The site is located within a built up area, and is currently occupied by a single storey detached domestic residential dwelling. Subject to according with all normal relevant development control criteria, and according with the requirements of Policy CS17 of the Core Strategy and all other appropriate planning policies, there are no "in principle" matters which preclude development such as this in an urban area.

#### Design, appearance and built form

The buildings are traditionally designed and are to feature pitched tile hung roofs with brick elevation with single gables on each proposed dwelling. Both properties are to have integral garages.

The design of the new buildings appears acceptable, and given the use of materials that match those used on surrounding properties the properties would not appear out of keeping. The two dwellings are broadly in line with No. 68 and lie in a similar position to that of the existing dwelling to be demolished. No issues are considered to arise.

The surrounding area is characterised by properties that are of a mixture of styles, types and sizes with a bungalows and two storey dwellings in the locality with traditional pitched roofs. Roof-lines appear to relate well to surrounding buildings and the development will appear as an acceptable feature within the street-scene.

In terms of layout, both properties will be accessed off Fleet End Road and both new dwellings will respect the established building line. The existing site (as well as surrounding properties) is laid out in a manner that has gardens at the rear, and it is of a typical format for a suburban residential setting such as this. The proposed layout does not change this arrangement. Overall, no fundamental concerns with the layout arise.

The applicant has advised that both dwellings will comply with Code for Sustainable Homes Level 4, and a condition can ensure that this is the case.

#### Impact on neighbours

The proposed new buildings are to be sited roughly in line with existing properties. It is not considered that the proposal would give rise to any situations detrimental to neighbouring amenity, and that no unacceptable loss of light or privacy will occur.

The adjacent property at No. 68 has two ground floor and two first floor windows facing towards the site. These serve non habitable rooms so any loss of light to these windows is unlikely to give rise to any significant amenity issues.

Although the new dwelling will be brought closer to No. 68, a gap of approximately 2.3 metres is maintained between the buildings, which is roughly in line with the relationship between other neighbouring properties. The proposal therefore will not result in any undue impacts on neighbouring amenity.

#### Highway and Traffic

No highway objections are raised to this proposal providing suitable parking and turning conditions were put into place. Visibility splays from the proposed and existing accesses should be secured, and the accesses must have 2m by 2m pedestrian splays.

Parking provision on-site is adequate with three vehicle parking spaces indicated for both dwellings.

#### Other Matters

Fareham Borough Council adopted its Community Infrastructure Levy (CIL) on 1st May 2013. This development will be liable for the Community Infrastructure Levy.

#### Conclusion:

The proposal gives rise to an appropriate redevelopment of this site with dwellings of an acceptable and appropriate design. Neighbouring amenity would not be materially harmed. The application is therefore recommended for approval.

#### ***Recommendation***

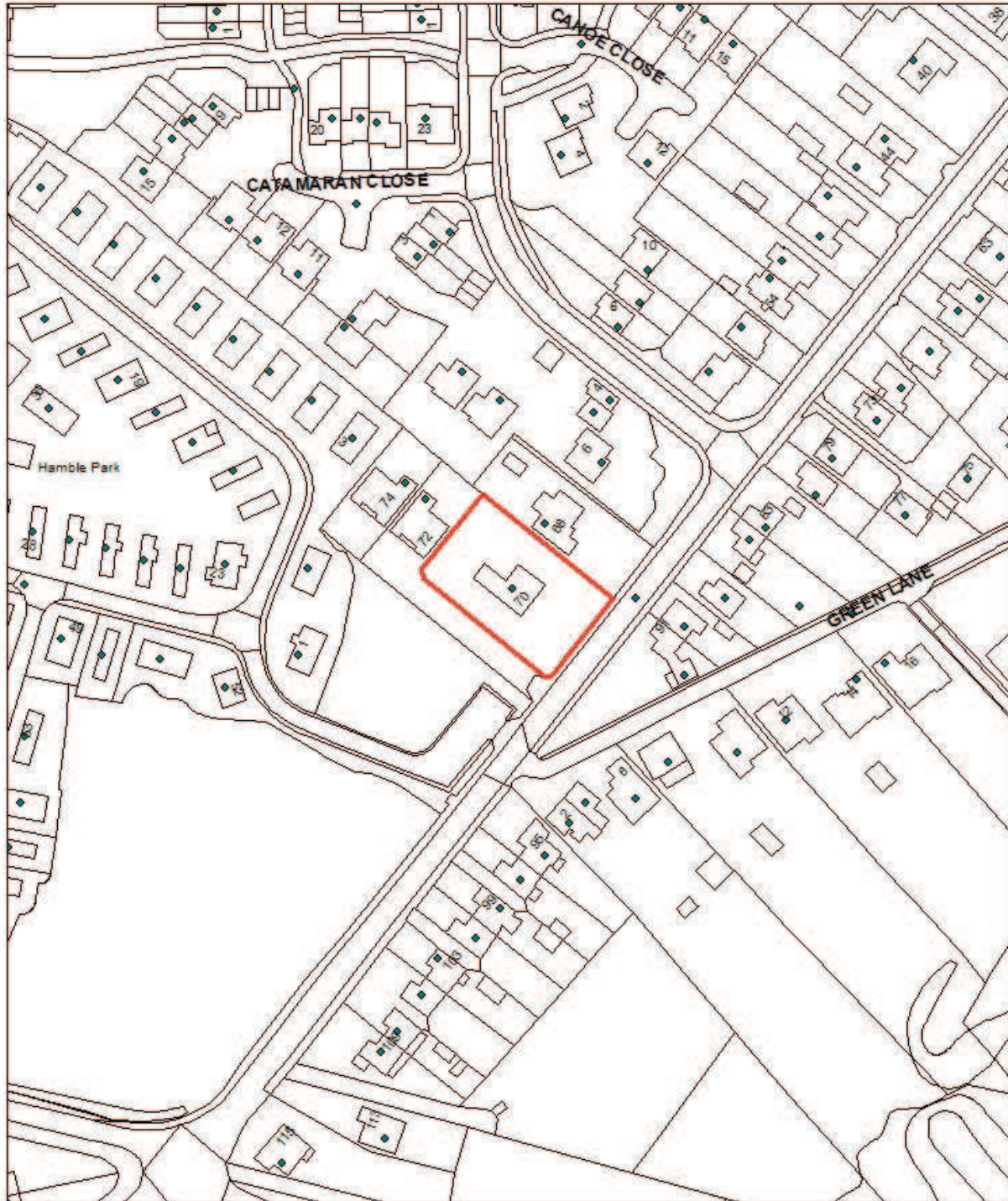
PERMISSION: time limit; materials; obscure glazing to first floor side windows; car parking areas to be retained; visibility splays; bin/cycle storage; Site and slab levels; no burning on site; no mud on highway; construction hours; contaminated land conditions and informative; highway and ecology informative

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

P/13/0624/FP

# FAREHAM

## BOROUGH COUNCIL



70 Fleet End Road  
SCALE 1:1250

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# Agenda Item 6(9)

**P/13/0643/FP**

**PARK GATE**

MRS LAURA ROBERTS

AGENT: MRS LAURA ROBERTS

CONVERSION OF GARAGE AND UTILITY ROOM TO HABITABLE ACCOMMODATION INCLUDING ALTERATIONS TO ROOF AND ERECTION OF SINGLE STOREY REAR EXTENSION

8 CUMBER ROAD LOCKS HEATH SOUTHAMPTON HAMPSHIRE SO31 6EE

## ***Report By***

Richard Wright x2356

## ***Site Description***

The application site comprises a semi-detached bungalow located within the urban area.

The dwelling has a dual-pitched roof with a central ridge running from front to back on the property. Attached to the southern side of the dwelling is a garage and utility room with a separate roof structure from that over the main part of the dwelling.

## ***Description of Proposal***

The main element of the planning application is a single storey rear extension measuring approximately 3 metres in depth and spanning the whole width of the bungalow. The extension work would also involve the conversion of the garage and utility room to form habitable accommodation.

A new roof would be provided over the converted garage and utility room and the rear extension, tying in with the main roof of the house. The result would be a symmetrical dual-pitched roof covering over the entire dwelling.

## ***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***

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

- Loss of light
- Loss of outlook

One further letter has been received

- No problem with the proposed extension provided agreement reached on connecting roof with adjoining property

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

This application proposes a rear extension and alterations to the existing roof of this single storey semi-detached dwelling. The development would effectively enlarge the footprint of the bungalow and provide a continuous symmetrical dual-pitched roof over the entire dwelling. The appearance of the dwelling would be improved and, subject to the use of matching materials, the proposal is considered to accord with Policy CS17 of the adopted Fareham Borough Core Strategy.

A letter of objection has been received from the neighbour living adjacent at 6 Cumber Road. The bungalow at no. 6 has an L-shaped living/dining room at its south-western corner with two windows in the rear (west) elevation looking out into its rear garden and a further two windows in the side (south) elevation facing the application site. One of these windows currently looks out onto the flank wall of the bungalow at no. 8 whilst the other has views over a 1.2 metre high boundary fence into the rear garden at no. 8. The side flank wall of the proposed extension would be positioned in front of the latter window at a distance of approximately 2 metres. The neighbour is concerned that such a relationship would block out light to and outlook from this south-facing window.

Officers recognise that there would be a noticeable change to the outlook available from this particular window. Consideration should however also be given to the fact that the room affected has the benefit of light and outlook from other windows, most notably two large windows in the rear elevation of the house which would be unaffected by the development.

Officers are also aware that a fence up to 2 metres in height (approximately 0.8 metres higher than existing) could be erected alongside this window without the need for planning permission.

Lastly, were it not for the overall height of the rear extension resulting from the roof design, an extension up to 3 metres in depth similar to that proposed could be erected to the rear of the 8 Cumber Road without the need for planning permission. Such an extension would be likely to have a similar bulk and massing, positioned in front of the window in question at no. 6. In the view of Officers it is primarily the impact of the wall rather than the roof which would have the greatest effect on this window.

By virtue therefore of the works the applicants could undertake without planning permission under permitted development rights, and the other sources of light and outlook serving the living/dining room at no. 6, Officers consider that, on balance, the effect on the living conditions of the neighbour would not be such as to justify the refusal of planning permission.

One representation received comments on the need to agree how the new roof would physically connect to the adjoining property at 10 Cumber Road. This is a private civil matter between the respective owners and is not a matter which can be taken into account in deciding this planning application.

In summary, the proposal is found to accord with the design related criteria of Policy CS17 of the adopted Fareham Borough Core Strategy and would not be unacceptable in respect of the likely effect on the amenities of neighbours living adjacent to the site.

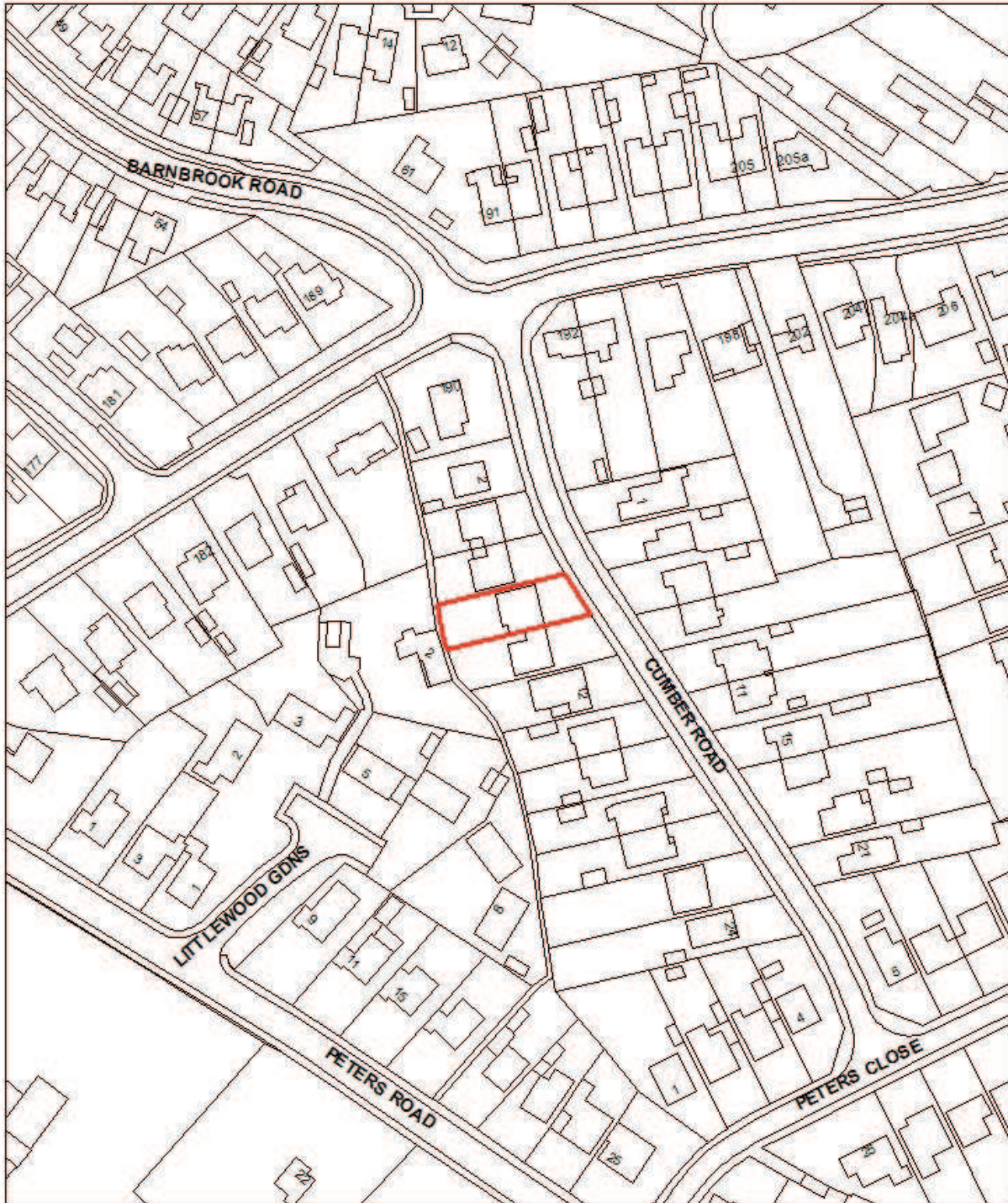
### ***Recommendation***

PERMISSION: materials to match



# FAREHAM

## BOROUGH COUNCIL



8 Cumber Road  
Scale 1:1250

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# Agenda Item 6(10)

**P/13/0652/FP**

MR & MRS B MOSS

**WARSASH**

AGENT: JENKINS  
ARCHITECTURE LTD

ERECTION OF PART FIRST FLOOR AND PART TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

11 KAYAK CLOSE WARSASH SO31 9AW

## ***Report By***

Simon Thompson - Ext. 4815

## ***Site Description***

This planning application relates to a two storey house within the urban area. The properties on this part of Kayak Close are linked to their neighbours by garages.

## ***Description of Proposal***

Erection of part first floor and part two storey side extension and single storey rear extension.

## ***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:

**Q/0252/13**

**PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION**

NO FOLLOW UP 27/06/2013

## ***Representations***

The owner of the neighbouring property to the west, 10 Kayak Close has objected on the following two grounds:

- The rear window of the bedroom one's intruding view into No.10's rear garden.
- The extension coming forward of the building line of the garages at the front causing further access problems to their property.

## ***Consultations***

Director of Planning and Environment (Highways) - No highway objection is raised to this application subject to the following condition:-

Prior to the extension being brought into use, the parking spaces shown on the approved

plan shall be provided and permanently retained for that purpose.

***Planning Considerations - Key Issues***

The submitted planning application reflects pre-application advice previously provided by officers.

Within the Council's Extension Design Guide applicants are advised that normally two storey side extensions should be set a minimum of one metre off the boundary to avoid a cramped or terraced appearance. This particular property is served by a private driveway running off the adopted highway. The location of the property means that the space between the application property and the neighbouring house makes a limited contribution to the streetscene.

The proposed extension is of an appropriate design for the street scene and this dwelling, with a subservient and staggered back design and including matching external materials.

The window of bedroom one referred to above would look directly down the rear garden of the application property and only have oblique views of the neighbour's garden.

The Director of Planning and Environment (Highways) is satisfied with the proposed vehicular access and parking arrangements with a relevant planning condition recommended further to his comments.

Notwithstanding the objection received, Officers consider the proposal to be in accordance with the policies of the approved Fareham Borough Core Strategy.

***Recommendation***

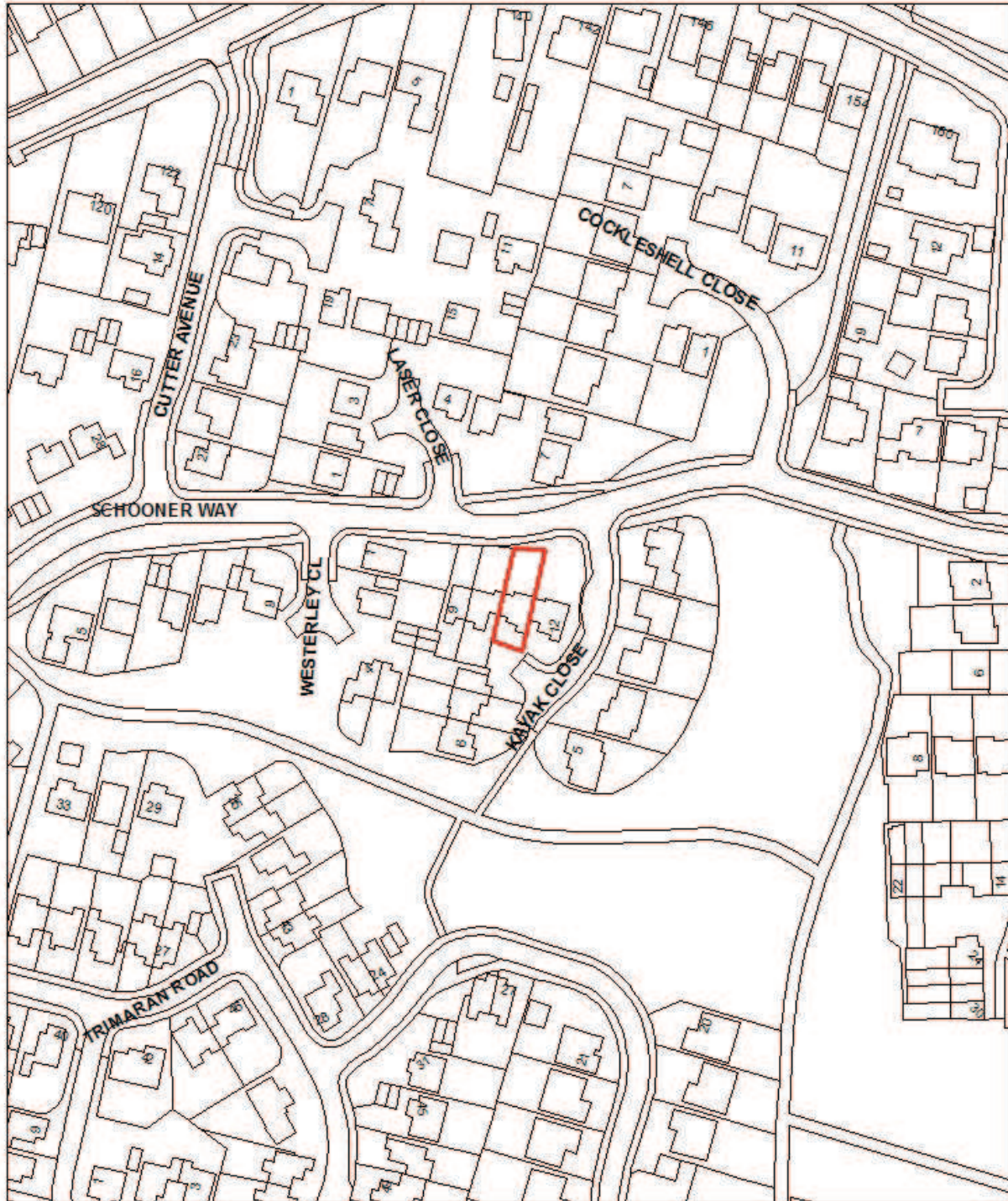
PERMISSION: Parking provision.

***Background Papers***

File P/13/0652/FP.

# FAREHAM

## BOROUGH COUNCIL



11 Kayak Close  
Scale 1:1250

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# Agenda Item 6(11)

**P/13/0683/FP**

**SARISBURY**

MR B BARTON

AGENT: MR I BARTON

DEMOLITION OF EXISTING DOUBLE GARAGE AND ERECTION OF TWO STOREY EXTENSION TO FORM LINKED ANNEXE AND ERECTION OF SINGLE DETACHED GARAGE WITHIN REAR GARDEN AND EXTEND PAVED DRIVE

34 LIPIZZANER FIELDS WHITELEY FAREHAM HANTS PO15 7BH

## ***Report By***

Susannah Emery Ext 2412

## ***Site Description***

This application relates to a detached two storey dwelling within the urban area to the north of Lipizzaner Fields. The dwelling is 'L' shaped presenting a frontage to Lipizzaner Fields but also has its main aspect facing to the east and west so that the bulk of the dwelling is actually at a 45 degree angle to the road. The rear garden lies to the east of the dwelling and the southern boundary abuts the pavement edge. There is a 2 metre high wall along this boundary. There is a private drive to the western side of the dwelling which serves five dwellings to the rear.

## ***Description of Proposal***

Planning permission is sought for the erection of a two storey extension in place of the single storey double garage which faces towards Lipizzaner Fields. The extension would measure 6 metres in width, 6.1 metres in depth with a ridge height of 7 metres and would be used as an annexe.

A detached single garage is also proposed within the south-east corner of the rear garden to be accessed directly from Lipizzaner Fields. Officers have raised concerns about the design of the garage in light of its siting so close to the road, as it would be a pre-fabricated construction. The applicant has confirmed that the proposed garage will be withdrawn from the application to allow further discussions to take place. There were no highway safety concerns.

## ***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 applicant was given pre-application advice in June 2013 and it was stated that the proposal would be likely to receive officers support.

## ***Representations***

Six letters have been received objecting on the following grounds;

- The property is on the corner of a private drive which leads to five properties at a lower level.
- The extension will be overpowering, dominating the line of sight from neighbouring properties and would cast a shadow equivalent to that of a three storey house on the properties to the rear accentuated by the positioning to the south.
- The open aspect of the access drive will be changed to being closed in giving a corridor effect.
- The size of the extended property will not be in the style or scale of those in close proximity.
- The dwelling appears too big for the plot and represents overdevelopment.
- The proposal would degrade the character and quality of the area.
- \* This area is low density and residents have paid a premium to live here.
- The proposal is contrary to national planning policy guidance and the Fareham Borough Core Strategy.
- The layout suggests the dwelling will be divided into two properties.
- Setting a precedent for similar extensions.
- Detrimental impact on quality of life.
- The north elevation contains a first floor window which would overlook neighbouring properties.
- The garage would be opposite a 'T' junction creating a safety hazard and obstructing cars turning the corner.
- The erection of the garage and associated dropped kerb would reduce on-street parking and force vehicles to park further along the road to the east.
- Vehicles parked on the road opposite an existing driveway will make it hazardous to reverse.
- Outlook will be altered to that of a garage.
- Loss of property value.

### ***Consultations***

Director of Planning & Environment (Highways) - No objection subject to conditions to limit the use of the extension to an annexe and to prevent the use of the extension as an entirely separate unit of accommodation and the provision of the parking area as shown on the plan.

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

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

- Impact upon the visual appearance of the streetscene and character of the area.
- Impact upon the amenities of neighbouring residential properties.
- Highways.

Impact upon the visual appearance of the streetscene and character of the area

There is an access drive to the western side of the dwelling which serves five dwellings in a courtyard arrangement to the rear. The driveway slopes down so that the neighbouring properties are at a lower level than the application property. The proposed first floor extension would not narrow the gap at ground floor level between the application property and the adjacent property which stands on the other side of the access drive (No.46). This gap would remain at approximately 8 metres which is not considered to represent a narrow corridor. It is not considered that the proposed extension would result in a detrimental loss of space about the dwelling to the detriment of the appearance or character of the area nor is it considered that the proposal represents overdevelopment of the plot.

The estate features a relatively small number of standard house types constructed in varying materials. In the view of Officers this does not prevent dwellings being extended or altered as long as the resultant building responds to the local character and is of a high quality of design. The style of the dwelling would remain as existing and therefore it is not accepted that the extension would result in a dwelling out of keeping with neighbouring properties simply because it would become larger.

The proposed extension would provide a lounge and kitchen at ground floor level and a bedroom at first floor level. There would also be a separate internal staircase. The accommodation is intended as an annexe but it would not be entirely self-contained given that there would be no bathroom facilities and that internal doors at both levels would be retained. A condition would be imposed to ensure that the accommodation could not be sold or let as a separate unit of accommodation without planning permission which in officer's opinion would be unlikely to be forthcoming.

#### Impact upon the amenities of neighbouring residential properties

Concerns have been raised that the proposed extension would result in overshadowing and would be intrusive within views up the driveway from neighbouring properties. It is suggested this impact would be accentuated by the height difference between the properties as the application site stands at the top of a slope to the south of the neighbouring properties.

In officers opinion the extension would be fairly modest and would actually be located a significant distance from most of the properties on the private drive. Of the five properties served by the driveway four do not abut the application site and these dwellings are located a minimum of 22 metres from the closest part of the proposed extension. It is not considered that these four dwellings have a close relationship with the application property. Whilst the outlook from these properties, and in most cases only oblique views, may be altered it is not considered that this would actually be harmful to residential amenity or that any significant overshadowing would occur as a result of the varying ground levels.

The immediate neighbouring property to the north (No.36) has a utility door and secondary kitchen window within the south elevation which currently already face the two storey element of the application property. The utility room would not be considered to be a habitable room and therefore it is not considered that the proposal would have any detrimental impact on the use of this room.

The distance between the existing secondary kitchen window and the application property is in excess of 5 metres. Whilst the proposed extension would not actually be directly in front of the windows it should be noted that Appendix 6 of the Fareham Borough Local Plan Review would allow for the construction of a two storey flank wall within 4 metres of a secondary window in the side of a dwelling. The main outlook from the kitchen is to the rear which would not be affected. The proposed extension would protrude forwards of the front elevation of the neighbouring property to the north by approximately 3 metres. The closest part of the neighbouring property at ground floor level is the garage with the first floor set in further from the boundary. Due to the separation distance between the proposed extension and the nearest habitable room windows, it is not considered that the proposal would result in any detrimental loss of light or outlook to front facing windows.

The first floor window shown in the north elevation of the extension would be on a stairway and can be conditioned to be obscure glazed and fixed shut to a minimum of 1.7 metres

above internal floor level to prevent any overlooking.

The occupants of the property facing the proposed garage (No.37) have raised concerns about their outlook. The proposed garage would be a minimum of 17 metres from their front facing windows and it is not considered that this would be detrimental to residential amenity.

Loss of property value or private views are not material planning considerations that the Planning Committee are able to take into account in deciding the application.

### Highways

The proposal includes for the widening of the existing driveway to accommodate three vehicles. This was advised as necessary by officers in order to meet the Council's Residential Car and Cycle Parking Standard in terms of provision for a 5-bed dwelling. The existing garage is to be replaced and in any event garages are not normally counted towards parking provision.

The loss of car parking on the road due to the widening of the driveway to the dwelling is not reason to resist planning permission. Whilst it may be convenient to park in this location this on-street parking cannot be relied upon by the occupants of neighbouring properties who each have their own on-site car parking provision. It would not appear that this is an area where significant on-street car parking occurs.

The proposal complies with the relevant policy of the Fareham Borough Core Strategy and the Fareham Borough Council Extension Design Guide and is considered acceptable.

### ***Recommendation***

Subject to written confirmation that the single garage within the rear garden no longer forms part of the application-

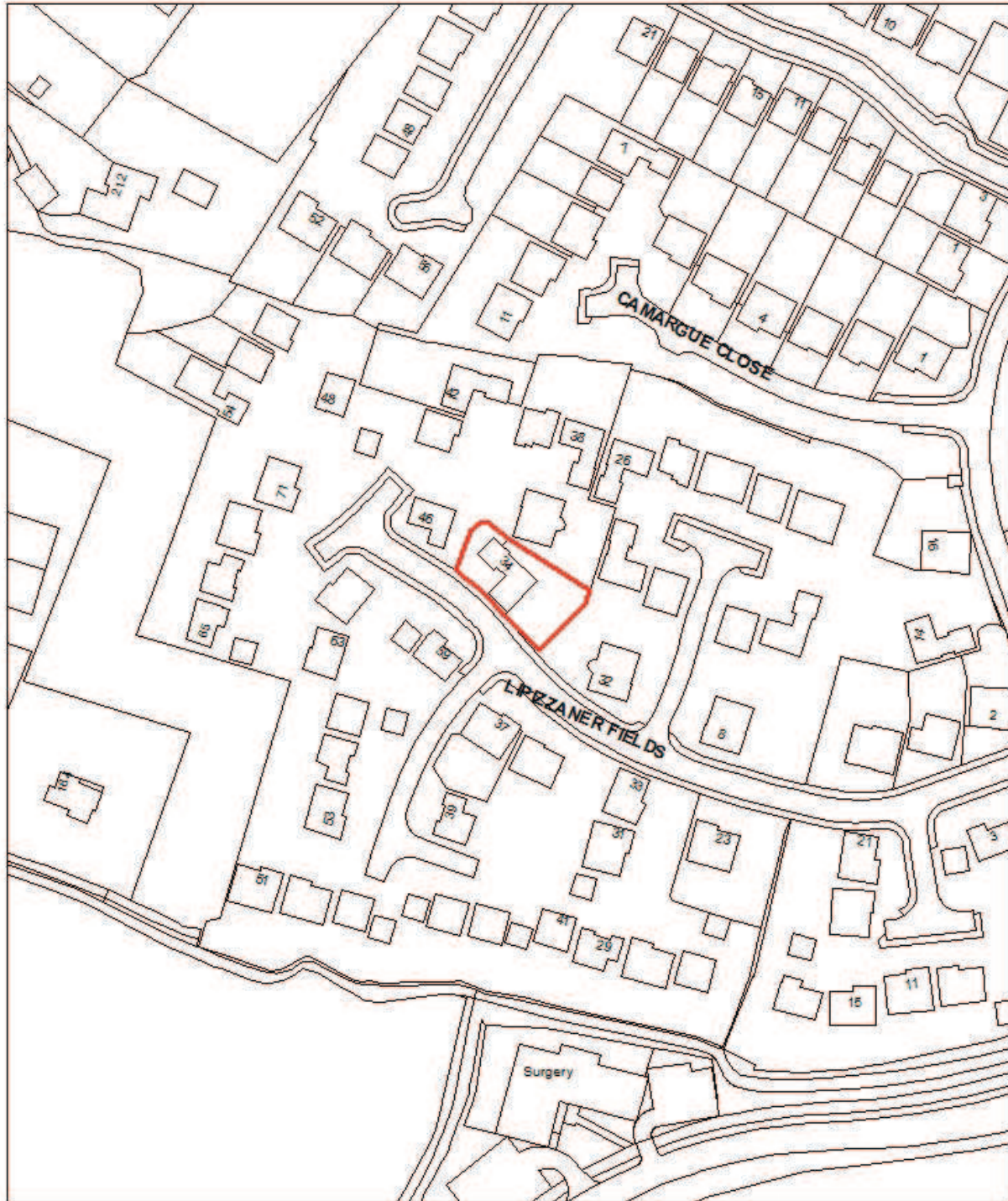
PERMISSION; Materials to match, Obscure glaze & fix shut first floor window (north elevation) to 1.7 metres, Parking, Use of extension limited to annexe

### ***Background Papers***

P/13/0683/FP

# FAREHAM

## BOROUGH COUNCIL



34 Lipizzaner Fields  
Scale 1:1250

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# Agenda Item 6(12)

**P/13/0686/FP**

**WARSASH**

MRS JANICE WARD

AGENT: OPAL INSPIRATIONS

ERECTION OF TWO / SINGLE STOREY REAR EXTENSIONS

239 WARSASH ROAD LOCKS HEATH SOUTHAMPTON SO31 9NY

## ***Report By***

Emma Marks Extn.2677

## ***Site Description***

This application relates to a detached dwelling on the northern side of Warsash Road just to the east of Raley Road.

## ***Description of Proposal***

Planning permission is sought for the erection of several different elements which include a two storey rear extension, two storey side extension, single storey side extensions and a single storey rear extension.

## ***Policies***

The following policies apply to this application:

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

CS17 - High Quality Design

## ***Representations***

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

- The site plan gives a full indication of the effect these building works would have on the neighbouring property
- The first floor bedroom on the western side of 239 Warsash Road will effectively overlook several of our living rooms
- The two storey rear extension will block out a considerable amount of light to both our house and garden
- The building works will result in the property coming closer to the boundary fence and therefore affecting our privacy and again affecting light in to our house and garden
- We consider that the large extension will reduce light, affect privacy and quality of life

## ***Consultations***

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

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

The neighbouring property to the west is orientated so that the rear elevation of that property looks onto the side of the application site. Concern has been raised by this neighbour that the extensions will be directly in line with the rear aspect of their property and a detrimental impact would be created on their light and outlook.

Officers have carefully assessed the proposals including viewing them from the objector's property.

One of the first observations Officers would make is that clearly some thought has gone into

the design approach of the extensions. They respect the design of the existing house (which probably dates from the early part of the 20th century) and are designed as a number of distinct elements rather than as one large extension. This approach to design not only respects the existing building but also breaks up the scale of the extensions when viewed from the neighbouring property.

In the view of Officers the single storey elements are well designed and would have little impact upon the neighbouring property.

The two storey side extension measures 3.49 metres in length by 1.93 metres in width. It would have the effect of extending the length of the two storey flank wall nearest to the objector's property and effectively bringing the two storey wall 1.93 metres closer to the objector. This extension would be set 2.5 metres off the party boundary.

The two storey rear extension measures 3 metres in length and 5.7 metres in width. It is set around 4.6 metres off the party boundary.

Officers accept that the extensions will bring about some change to the outlook available from the objector's property. In the case of the side extension it will bring two storey building closer to the boundary, but the impact upon light and outlook for the neighbouring property will be limited.

The two storey rear extension will arguably be more noticeable extending two storey building to the north of the existing house. The extension is however fairly modest at 3 metres in depth and will be set off the party boundary by around 4.6 metres. An open aspect will still remain to the rear of the property as extended. With the extensions being due east of the objector, it is accepted that there may be some impact on direct sunlight early in the morning when the sun is low. Officers are not persuaded however that the loss of light would be so great as to justify refusal of the planning application.

Concern has also been raised that the development would result in overlooking and loss of privacy. Officers acknowledged that as submitted a first floor side window serving a bedroom was proposed facing towards the neighbouring property. This window was indicated to be obscure glazed, however officers did not consider it appropriate for a bedroom to be served solely by an obscure glazed window. The application has subsequently been amended to show a window within the rear elevation of the property looking down the garden, and the side window deleted. This alteration has addressed the privacy concerns.

Notwithstanding the representation received, the application is considered acceptable and complies with the Adopted Fareham Borough Core Strategy.

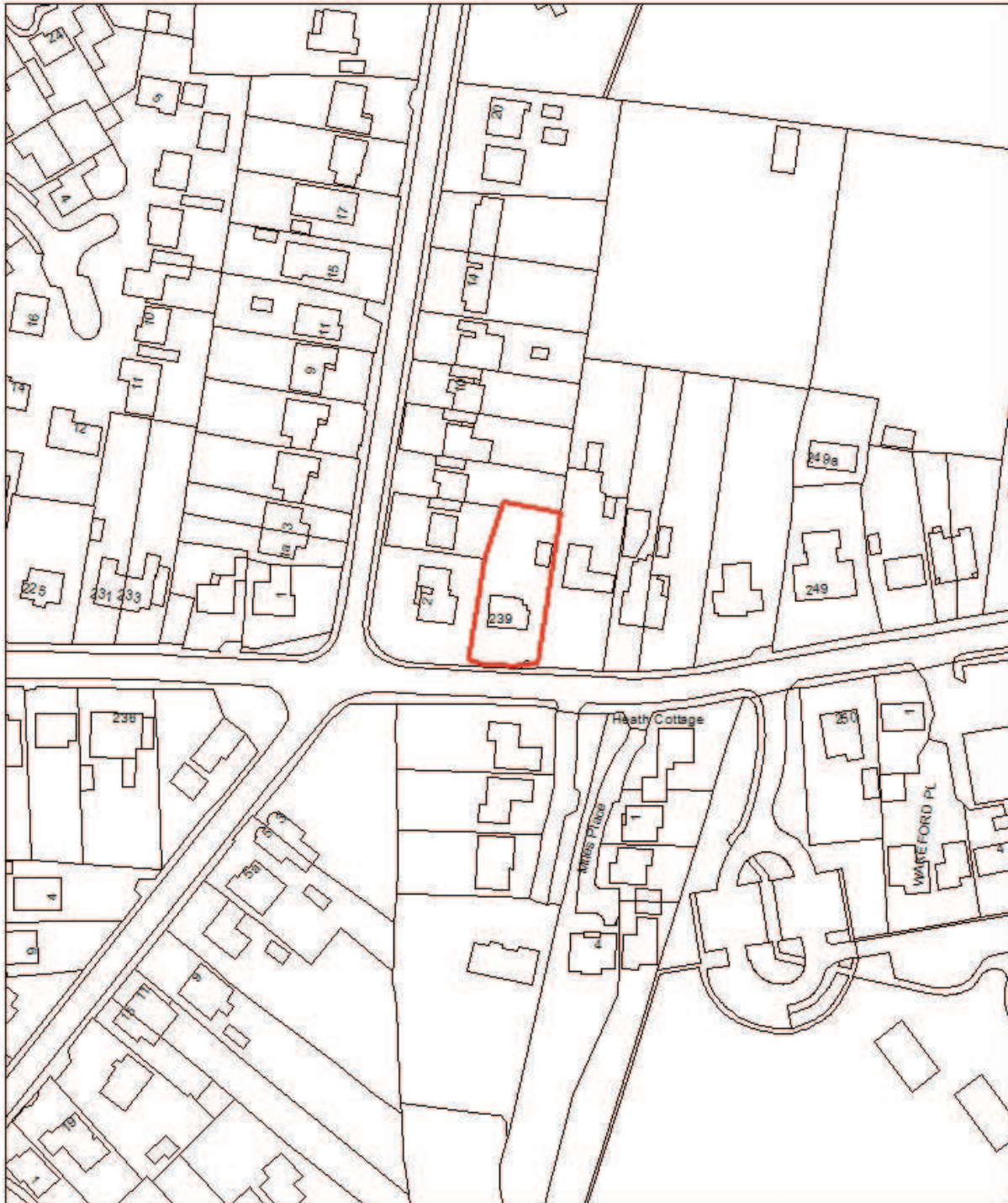
### ***Recommendation***

PERMISSION - Materials to match



# FAREHAM

## BOROUGH COUNCIL



239 Warsash Road  
Scale 1:1250

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# Agenda Item 6(13)

**P/13/0687/TO**

**SARISBURY**

MRS FOX

AGENT: MR MATT GODWIN

CROWN REDUCE ONE OAK TREE BY 3-4 METRES PROTECTED BY TPO 183 AND TPO 184

21 ANDALUSIAN GARDENS WHITELEY PO15 7DU

## ***Report By***

Paul Johnston - extn.4451

## ***Site Description***

This application relates to a tree within the curtilage of a detached property on the south side of Andalusian Gardens and west of Sweethills Crescent.

## ***Description of Proposal***

Consent is sought to carry out the following works to one oak tree protected by Tree Preservation Order 183 and 184:

1) Crown reduce by 3-4m as part of a crown retrenchment operation - maximum diameter of live pruning wounds < 100mm.

## ***Policies***

The following policies apply to this application:

## **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

## ***Representations***

One representation was received objecting to the works unless the tree was affecting property.

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

The proposed tree works will not be detrimental to the health and vitality of the oak and will have no significant adverse impact on its appearance and contribution to local public amenity. The Council's Arborist is of the view that the works are acceptable.

## ***Recommendation***

Consent:

## ***Notes for Information***

Notice of work commencement; Right to carry out work over property other than applicant's own; Terms as BS3998 and work in accordance with recent arboricultural research; Care to wildlife and bat protection.

# FAREHAM

## BOROUGH COUNCIL



21 Andalusian Gardens  
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# Agenda Item 6(14)

P/13/0717/RM

MR A. HEAD

TITCHFIELD COMMON

AGENT: ROBERT TUTTON  
TOWN PLANNING CO

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (RESERVED MATTERS TO OUTLINE APPLICATION P/13/0060/OA)

18 LOCKS HEATH PARK ROAD LOCKS HEATH SOUTHAMPTON SO31 6NB

## ***Report By***

Susannah Emery Ext 2412

## ***Site Description***

This application relates to a site within the urban area to the east side of Locks Heath Park Road just to the south of the junction with Summerfields.

The rear of the site, which previously formed part of the residential curtilage to No.18 Locks Heath Park Road, has recently been redeveloped by the erection of two detached chalet bungalows positioned in tandem behind the bungalow on the frontage. These dwellings are accessed via a private driveway which runs adjacent to the southern boundary of the site. The site slopes quite significantly to the rear (east). The existing bungalow occupies a relatively wide plot with a detached garage positioned to the north. There is a mixture of house types within the surrounding area of a variety of styles and ages.

## ***Description of Proposal***

Outline planning permission was granted on 14 March 2013 for the demolition of the existing bungalow and the erection of two 3-bed detached dwellings. The matters considered were access and layout with the appearance, scale of the dwellings and landscaping of the site being treated as reserved matters. This application seeks approval of the reserved matters.

A layout plan was previously approved which showed the siting of the dwellings adjacent to one another on the site frontage. Plot 1 is the northern plot and this dwelling was shown to utilise the existing vehicular access currently used by the bungalow. Plot 2 is the southern plot. This dwelling would utilise the private access shared by the two chalet bungalows to the rear. Two car parking spaces would be provided on the frontage for each 3-bed dwelling.

The current application shows the footprint of Plot 2 as being slightly adjusted to improve the relationship between the two dwellings and the relocation of the single storey rear element to the north of the dwelling adjacent to the boundary with Plot 1.

## ***Policies***

The following policies apply to this application:

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

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

DG4 - Site Characteristics  
CS16 - Natural Resources and Renewable Energy  
CS17 - High Quality Design  
CS20 - Infrastructure and Development Contributions

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

DG4 - Site Characteristics

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

The following planning history is relevant:

<b><u>P/13/0060/OA</u></b>	<b>DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (OUTLINE APPLICATION).</b>
	APPROVE                      14/03/2013
<b><u>P/09/0876/FP</u></b>	<b>ERECTION OF TWO DETACHED CHALET DWELLINGS, NEW VEHICULAR ACCESS AND PARKING AREA</b>
	PERMISSION                09/12/2009

### ***Representations***

The neighbour notification period expires on 9 September 2013. At the time of writing this report one letter had been received objecting on the following grounds;

- Locks Heath Park Road is full of individual properties and it would spoil the area to erect two new builds
- The older individual properties should remain
- Planning permission has historically been refused to permit four dwellings on the site; this application would now result in four
- The applicant has gone against assurances given to local residents
- There are plenty of new builds planned in Locks Heath
- There is no gain in the proposal except financial gain for the applicant
- Disruption and noise from previous development was a huge disturbance and the traffic from deliveries caused many issues

Any letters subsequently received will be reported at the Planning Committee meeting.

### ***Consultations***

Director of Planning and Environment (Highways) - No objection

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

Director of Planning and Environment (Arborist) - No objection

Southern Water - Comments awaited

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

Outline planning permission was granted for this development earlier this year so the principle of demolishing the existing bungalow and erecting two detached two storey dwellings has already been established. It is only the reserved matters which are now being considered; scale and appearance of the dwellings and landscaping of the site.

An illustrative streetscene was submitted with the outline application to give an impression of the likely appearance of the dwellings in terms of scale and appearance. Officers consider that the final design for the dwellings now proposed would be within the scope of the outline permission. The roof design has been amended from that shown on the illustrative drawing which in officer's opinion would reduce the bulk when viewed from the front and would give the impression of increased space surrounding the two dwellings. The ridge heights would be consistent with those previously shown and these were seen as appropriate in relation to neighbouring properties.

The two dwellings proposed would be almost identical in appearance. The dwellings would be of traditional design, two storey in height with the ridge of the barn hipped roof running front to back and a front projecting gable feature at a reduced height with a bay window at ground floor level. The dwellings would be constructed using a red multi brick and interlocking plain tiles with contrasting brick sills and arches to add interest to the windows. There are a mixture of different house types along Locks Heath Park Road and many of the older properties are individually designed. However the application site also lies adjacent to the Summerfields estate development where dwellings are very similar in appearance to one another and it is not considered it would be necessary or reasonable to insist that the two dwellings should be individually designed. It is not considered that in terms of scale and appearance the proposed dwellings would be out of keeping with the area or detrimental to the visual amenity of the streetscene.

In terms of landscaping it is proposed to retain the existing hedge along the front boundary as existing access points will be used. A new native hedgerow would be planted on the frontage to separate the two plots and there would also be a Cherry Spire tree planted adjacent to the access to serve Plot 2. Officers consider that the planting proposed is appropriate to the space available and would serve its purpose to soften the appearance of the frontages of the dwellings.

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

### ***Recommendation***

Subject to;

- i) Consideration of any further representations received by 9 September 2013
- ii) Comments of Southern Water and any conditions they may recommend

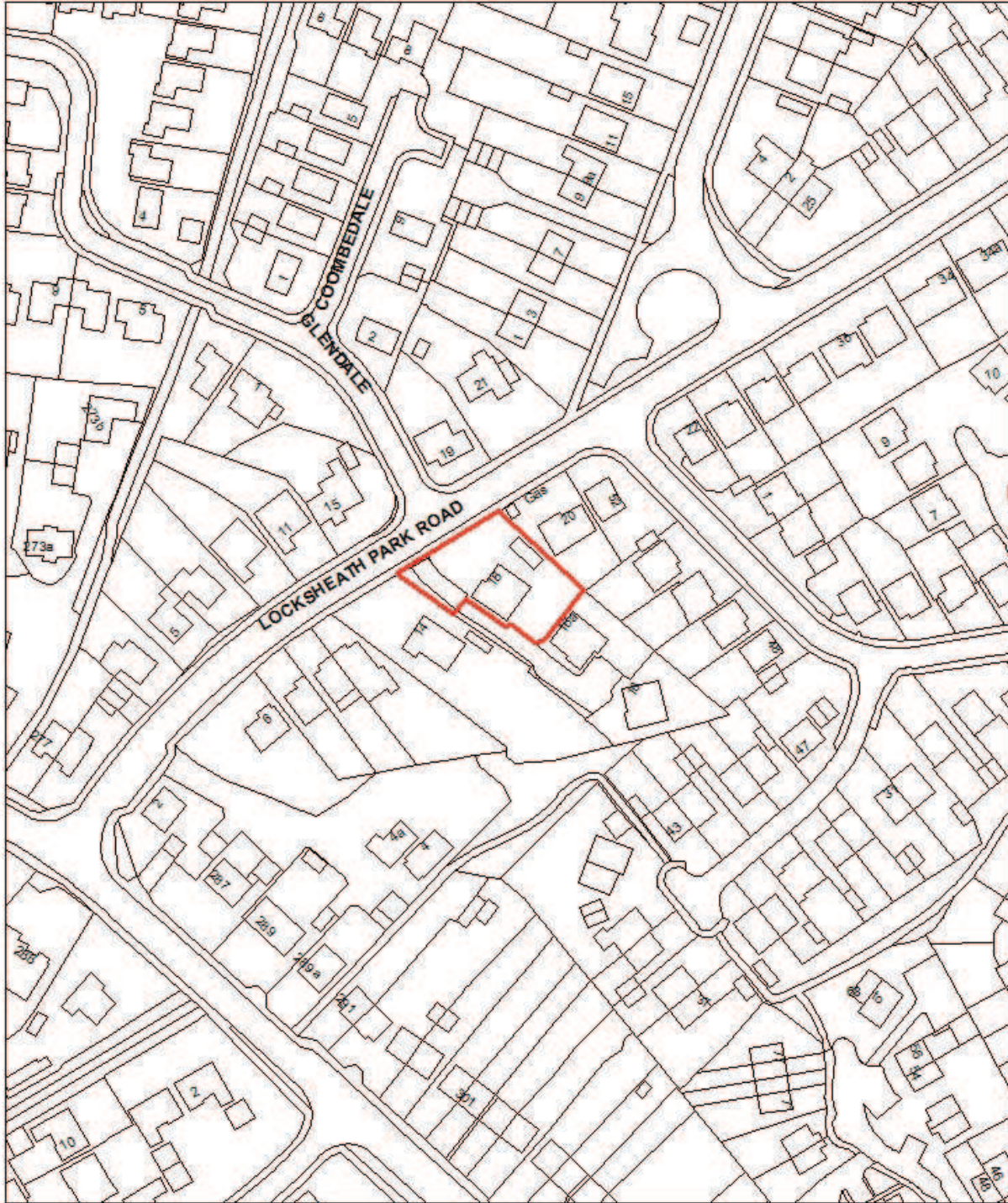
APPROVE; Levels

### ***Background Papers***

P/13/0717/RM; P/13/0060/OA

# FAREHAM

## BOROUGH COUNCIL



18 Locks Heath Park Road  
Scale 1:1250

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# Agenda Item 6(15)

**Q/0246/13**

**WARSASH**

MS DIANE RIDLEY

AGENT: MS DIANE RIDLEY

PROPOSED APPLICATION FOR DEED OF RELEASE

30 SOLENT BREEZES HOOK LANE WARSASH HANTS SO31 9HF

## ***Report By***

Richard Wright x2356

## ***Introduction***

Solent Breezes is a holiday home park comprising holiday chalets and mobile homes and associated facilities. The mobile homes are predominantly owned and managed by a holiday company. The chalets are in private freehold ownership.

The early planning history of Solent Breezes predates Fareham Borough Council succeeding Hampshire County Council as the local planning authority on 1 April 1974. On 3 October 1966 Hampshire County Council entered into a planning agreement under Section 37 of the Town and Country Planning Act 1962 with the then owner of Solent Breezes. That agreement contained a covenant which restricted the chalets then existing (excepting a few specified chalets) or any chalets constructed subsequently to "occasional residential occupation for holiday and recreational purposes".

"Occasional residential occupation for holiday and recreational purposes" was defined in the legal agreement as "occupation between 1st March and the 31st October inclusive and at other times only at weekends between the hours of 5.0 pm on a Friday and 9.0am on Monday and between the hours of 5.0pm on any day preceding a public holiday and 9.0am on the day immediately following the same public holiday". Many of the chalets were also subject to a planning condition restricting their use to occasional residential occupation for holiday and recreational purposes.

In 2011 planning appeals were allowed against the enforcement notices issued in relation to breaches of the relevant occupancy planning conditions by the owners/occupiers of Chalets 19, 57 & 58. These successful planning appeals resulted in the granting of an unrestricted planning permission for the residential use of the chalets involved. At the meeting on 1 February 2012, the Committee authorised the Solicitor to the Council to enter into Deeds of Release on behalf of the Council releasing the owners of the Chalets 19, 60, 61 and 85 Solent Breezes from the occupancy covenant contained in the planning agreement of 3 October 1966. The Committee passed the same resolution with regards Chalets 57 & 58 at the meeting on 28th March 2012.

In the relatively recent past, some chalet owners have sought and obtained Certificates of lawfulness for the all year round residential use of their chalets in breach of the planning conditions restricting residential use to certain months of the year. The Council was legally bound to grant the certificates where the applicants provided evidence to demonstrate that the relevant planning condition had been breached for a period of ten years or more.

Following the granting of the Certificates, the all year round occupation of the chalets became lawful and the Council became unable to taking planning enforcement action against the breach of the conditions.

In May of this year the Council granted a Certificate of Lawfulness for use of Chalet 30 as a permanent residence as no applicant demonstrated that the relevant occupancy condition had been breached for more than 10 years. The owner of Chalet 30, Ms Diane Ridley, has now requested the release of the 1966 occupancy restrictive covenant.

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

#### The Legal Test

It is appropriate for the committee to apply the same test as the Lands Tribunal would apply if an application were to be made to them for discharge of the covenant previously referred to in the 1966 agreement. The power to discharge a covenant is set out in section 84 of the Law of Property Act 1925. This section provides that to discharge the covenant the Upper Tribunal (Lands Tribunal)

must be satisfied that either:

(a) by reason of changes in the character of the property, or the neighbourhood, or other circumstances of the case which the Upper Tribunal may deem material, the restriction ought to be deemed obsolete, or

(aa) that the continued existence thereof would impede some reasonable user of the land for public or private purposes.

In considering whether the covenant would impede some reasonable user of the land the tests are whether:-

(a) the covenant does not secure to persons entitled to the benefit of it any practical benefits of substantial value or advantage to them; or

(b) is contrary to the public interest;

The Upper Tribunal also, in considering the impediment test, has to take into account the development plan and any declared or ascertainable pattern for the grant or refusal of planning permissions in the relevant areas, as well as the period at which, and context in which, the restriction was created or imposed and any other material circumstances. Thus in applying the impediment test the range of factors may be wider than was considered by earlier Committees when looking at obseletion.

#### Matter for consideration

The matter for the committee to consider and make decision on at this meeting:-

Whether or not the Council should agree to the request for the grant of a deed of release from the covenant contained in the 1966 planning agreement in respect of Chalet 30 which was earlier this year granted a certificate of lawfulness to allow use as a permanent residence, on the ground that the continued existence thereof would impede some reasonable user of the land for private purposes.

Given that the owner of the chalet enjoys the benefit of relief from the restrictive occupancy planning condition, if the Council were to enforce the covenant against the owners of this chalet, then it would impede their reasonable use of the chalet. Being that a certificate of lawfulness has been issued, the covenant does not secure any practical benefit to the local planning authority and should in these circumstances be released.

### ***Recommendation***

That provided the applicants agree to pay the Councils legal costs for the Deed of Release, that the Committee authorises the Solicitor to the Council to enter into a Deed of Release

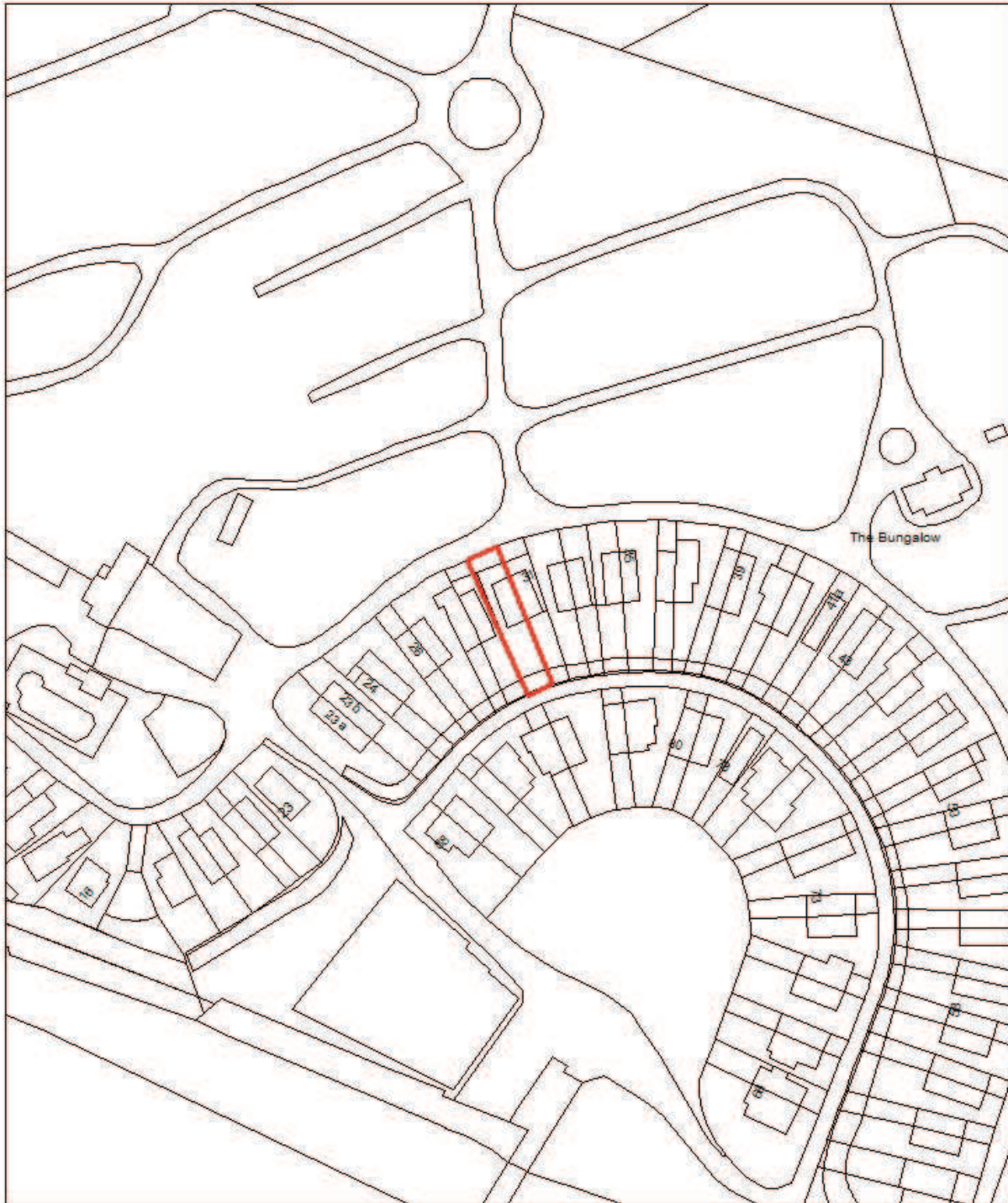
on behalf of the Council releasing the owner of Chalet 30 from the occupancy covenant contained in the planning agreement of 3 October 1966.

***Background Papers***

Miscellaneous items reported to Planning Committee on 1 February 2012 (Q/0409/11) and 28th March 2012 (Q/0091/12).

# FAREHAM

## BOROUGH COUNCIL



30 Solent Breezes  
Scale 1:1250

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**ZONE 2 - FAREHAM**

Fareham North-West  
 Fareham West  
 Fareham North  
 Fareham East  
 Fareham South

Reference		Item No
<b>P/13/0524/FP</b> FAREHAM EAST	57 HIGH STREET FAREHAM HAMPSHIRE PO16 7BG CONVERSION OF EXISTING COMMERCIAL PREMISES INTO ONE SELF CONTAINED DWELLING & ERECTION OF DETACHED GARAGE	16 <b>PERMISSION</b>
<b>P/13/0525/LB</b> FAREHAM EAST	57 HIGH STREET FAREHAM HAMPSHIRE PO16 7BG CONVERSION OF EXISTING COMMERCIAL PREMISES INTO ONE SELF CONTAINED DWELLING	17 <b>LISTED                      BUILDING                      CONSENT</b>
<b>P/13/0532/FP</b> FAREHAM EAST	PALMERSTON AVENUE - LAND TO SOUTH OF FAREHAM HANTS ERECTION OF BUILDING TO COMPRISE 16 SELF-CONTAINED RESIDENTIAL UNITS, INCLUDING ASSOCIATED CAR PARKING, LANDSCAPING AND AMENITY SPACE.	18 <b>PERMISSION</b>
<b>P/13/0688/FP</b> FAREHAM WEST	28 LANGSTONE WALK FAREHAM PO14 3AB PROPOSED SINGLE STOREY EXTENSION TO CREATE A 1 BEDROOM BUNGALOW AND ASSOCIATED PARKING	19 <b>PERMISSION</b>
<b>P/13/0692/FP</b> [O] FAREHAM NORTH	77 GUDGE HEATH LANE FAREHAM HANTS PO15 5AX ERECTION OF SINGLE STOREY EXTENSION TO FORM SELF- CONTAINED RESIDENTIAL ANNEXE	20 <b>PERMISSION</b>
<b>P/13/0696/VC</b> FAREHAM EAST	10 DELME DRIVE WALLINGTON FAREHAM HAMPSHIRE PO16 8SQ VARIATION OF CONDITION 2 (IN RESPECT OF APPROVED PLANS AND DRAWINGS OF PLANNING PERMISSION P/11/0519/FP (DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DETACHED HOUSES) TO PROVIDE REVISED LAYOUTS AND EXTENDED GROUND FLOOR PLANS TO PLOTS 2+3 WITH GROUND FLOOR REAR EXTENSION AND CHANGE FROM GARAGE TO FAMILY ROOM TO PLOT 2	21 <b>PERMISSION</b>



# Agenda Item 6(16)

**P/13/0524/FP**

**FAREHAM EAST**

MR KEITH & MALCOM ATKINS

AGENT: PLC ARCHITECTS

CONVERSION OF EXISTING COMMERCIAL PREMISES INTO ONE SELF CONTAINED DWELLING & ERECTION OF DETACHED GARAGE

57 HIGH STREET FAREHAM HAMPSHIRE PO16 7BG

## ***Report By***

Susannah Emery Ext 2412

## ***Site Description***

This application relates to a two storey mid terrace building within the urban area to the east side of the High Street. The building is Grade II\* Listed and lies within the High Street Conservation Area. The building is currently occupied by a number of small office units. There is a large car park to the rear of the building which is accessed via a private drive through a gap in the frontage to the south of the application site.

## ***Description of Proposal***

Planning permission is sought for the conversion of the building to a single residential dwelling. A detached single garage is proposed to the rear of the dwelling.

A separate application for listed building consent is reported elsewhere on this agenda (P/13/0525/LB refers).

## ***Policies***

The following policies apply to this application:

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

CS5 - Transport Strategy and Infrastructure

CS7 - Development in Fareham

CS17 - High Quality Design

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

HE5 - Change of Use in Fareham High Street Conservation

## ***Relevant Planning History***

The applicant was given pre-application advice in March 2013 when they were advised that the principle of the proposal would be supported subject to detailing of any internal/external alterations.

### **P/07/0445/LB**

**DEMOLITION OF SINGLE STOREY REAR EXTENSIONS AND REPLACE WITH CONSERVATORY, CONVERT REAR OFFICE WING TO 3 BED HOUSE AND ALTERATIONS**

CONSENT                      16/08/2007

### **P/07/0444/FP**

**CONVERT REAR OFFICE WING TO 3 BED HOUSE, DEMOLISH SINGLE STOREY REAR EXTENSIONS, ERECT CONSERVATORY, PARKING, CYCLE/BIN STORAGE, NEW WALLS, RAILINGS AND ALTERATIONS TO EXISTING OFFICES**

***Representations***

One letter has been received with the following comments;

- Although the application is supported there are a number of issues with the plan
- The plans show the removal of our garden gate and therefore removal of access
- It is not clear how the boundaries will be treated? Fencing or high trees along the southern boundary would negatively affect outlook and light available to the adjacent residential property
- The proposed location of the garage will make vehicular movement to and from yard space difficult
- Where will the vehicles to the dwelling park? If they are not parked in the garage they will block access to the adjacent property.
- The conversion of the building to residential and loss of the car park is supported subject to the above issues raised by the close relationship with the neighbouring property being addressed

***Consultations***

Director of Planning & Environment (Conservation) - This C18 building is grade II\* listed and lies within the boundary of the High Street Conservation Area. It is prominently located on the street frontage. The adjacent buildings are also listed. The building is currently in commercial use and the principle of re-use as a residential property, which would be a return to its original use, has been discussed and agreed at a pre-application stage. The alterations proposed to the internal layout of the building are not extensive and include removal of existing modern elements, including glazed partitions and suspended ceilings, that currently detract from the building's special interest, these changes would enhance its significance. The proposals will entail significant removal of later modern finishes, repairs to historic fabric and reinstatement works. A schedule of proposed repair work has been submitted which sets out appropriate conservation principles for the repair for certain elements. However the building has not been surveyed in detail and the schedule is not specific concerning the extent and condition of existing fabric, the extent of the repairs required or a detailed specification of works. It identifies the elements that will require further detailed examination and requests that appropriate conditions are attached to the consent to allow opening up, investigation and specification of works in stages as work proceeds. I have no objection to this proposal subject to appropriate conditions.

English Heritage - This is an 18th century building, originally a house of some status, which has altered little externally but in the 20th century was adapted internally to accommodate a number of small commercial units. The proposal would revert the building to a single dwelling and reverse many of the inappropriate alterations of the past. The special interest of the Grade II\* Listed Building would not be adversely affected, indeed there is much benefit for the building and the scheme is welcomed. It is important that the extent, methods and materials of repair are controlled through attaching conditions to any consent granted. The proposal would have no adverse impact on the special interest of the listed building and appearance of the conservation area.

Director of Planning & Environment (Highways) - There is no highway objection to this application.

Director of Regulatory & Democratic Services (Environmental Health) - No objection subject to contamination condition



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

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

- Principle of development
- Impact on character of listed building
- Impact on amenities of neighbouring properties
- Highways

### Principle of development

The site is located within the High Street Conservation Area. Policy HE5 of the Fareham Borough Local Plan Review relates to changes of use in this location and places particular importance on the retention of the mixed use character of the High Street and the retention of residential uses. The building does not currently present an active frontage to the High Street and the proposal would result in the reversion of the building back to its former residential use. The principle of the proposal is therefore considered acceptable.

### Impact on character of listed building

The Director of Planning and Environment (Conservation) and English Heritage are supportive of the proposal as it would return the building to its original use and would result in the removal of certain modern additions which currently detract from the building's special interest. Only minimal alterations are proposed to the internal layout of the building and therefore the historic fabric would be preserved. The change of use of the car park to the rear of the building to an amenity space would also improve the setting of the building.

### Impact on amenities of neighbouring properties

The occupants of the neighbouring residential property (No.61a) have raised a number of issues but are generally supportive of the proposal. The rear wing of part of the original building in which they reside was converted to residential use in recent years. This dwelling has its primary outlook to the north directly overlooking the car park of the application property. There is a narrow pedestrian access way down the side of their property and railings on the boundary.

Following receipt of the neighbours comments an amended plan has been submitted which has included the retention of the access gate within the railings referred to. It has been confirmed that a low hedge would be planted on the southern boundary within the application site measuring a maximum of 1.5 metres in height. The tree shown on the site plan directly in front of the neighbour's kitchen window has also been removed. Two car parking spaces have been shown on the site in addition to the garage so that the occupants of the proposed dwelling would not need to park in the turning area which gives access to the neighbour's yard. The neighbour's legal right of way to access their property would be kept free of any obstruction. It is considered that the concerns raised by the occupants of the neighbouring property have been addressed and that the proposal would not have a detrimental impact on their residential amenity.

### Highways

The dwelling is located within a sustainable town centre location where residential development would be permitted with no allocated on-site car parking. However the proposed dwelling would benefit from the provision of ample space to park two vehicles in addition to the proposed garage.

In conclusion the proposal complies with the relevant policies of the Fareham Borough Local Plan Review and Fareham Borough Council Core Strategy. It is considered the proposal would be beneficial to the special interest of the Grade II\* listed building and it is considered acceptable subject to conditions.

***Recommendation***

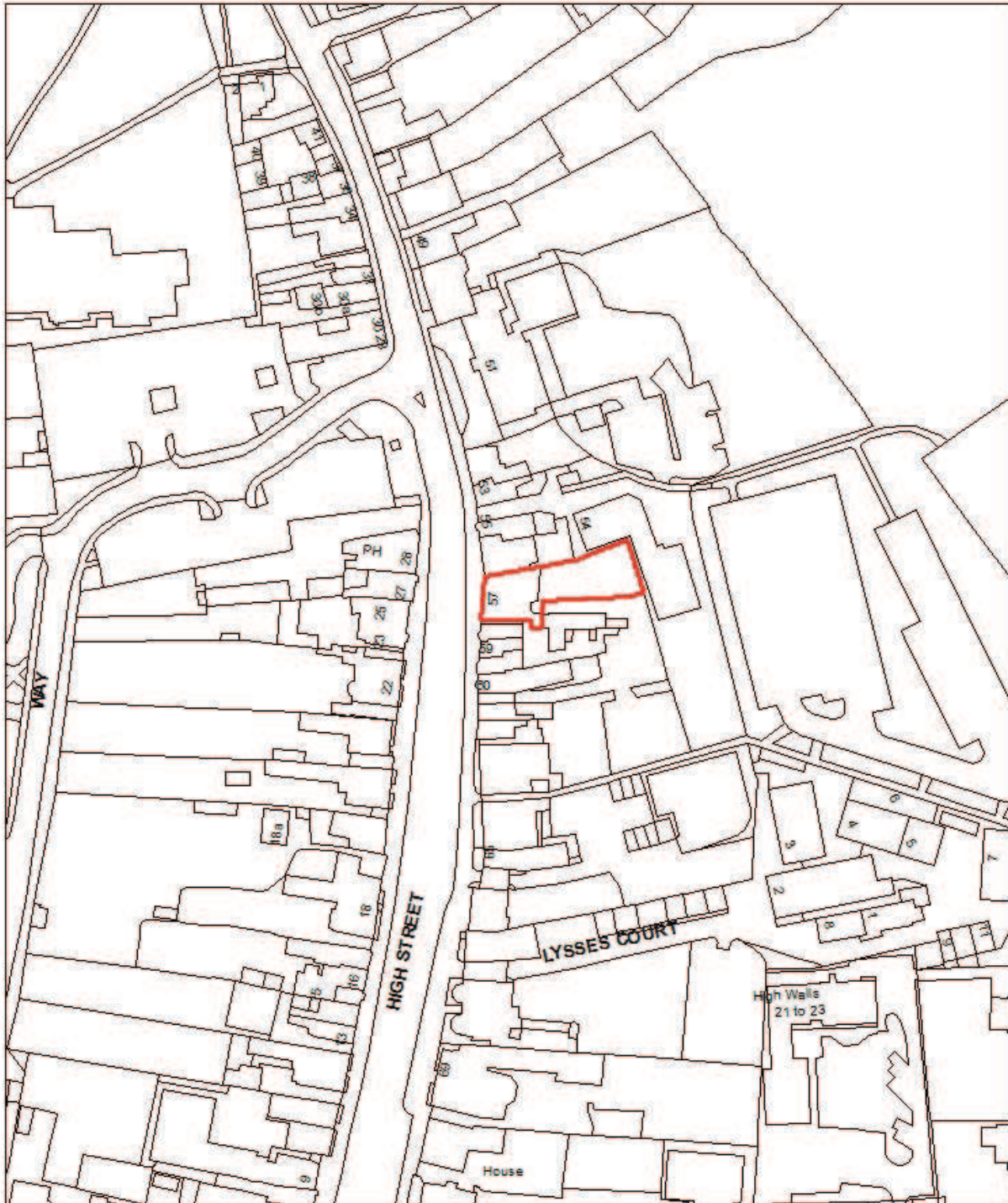
PERMISSION; Materials, Details of repair/reinstatement works, Sections of doors/windows, Details of chimney pots, Sections through eaves of proposed garage

***Background Papers***

P/13/0524/FP

# FAREHAM

## BOROUGH COUNCIL



57 High Street  
Scale 1:1250

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# Agenda Item 6(17)

**P/13/0525/LB**

**FAREHAM EAST**

MR KEITH & MALCOM ATKINS

AGENT: PLC ARCHITECTS

CONVERSION OF EXISTING COMMERCIAL PREMISES INTO ONE SELF CONTAINED DWELLING

57 HIGH STREET FAREHAM HAMPSHIRE PO16 7BG

## ***Report By***

Susannah Emery Ext 2412

## ***Site Description***

This application relates to a two storey mid terrace building within the urban area to the east side of the High Street. The building is Grade II\* Listed and lies within the High Street Conservation Area. The building is currently occupied by a number of small office units. There is a large car park to the rear of the building which is accessed via a private drive through a gap in the frontage to the south of the application site.

## ***Description of Proposal***

Listed building consent is sought for the conversion of the building to a single residential unit.

A separate planning application for works to this property is reported elsewhere on this agenda (P/13/0524/FP refers).

## ***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/13/0524/FP**      **CONVERSION OF EXISTING COMMERCIAL PREMISES INTO ONE SELF CONTAINED DWELLING & ERECTION OF DETACHED GARAGE**

**P/07/0444/FP**      **CONVERT REAR OFFICE WING TO 3 BED HOUSE, DEMOLISH SINGLE STOREY REAR EXTENSIONS, ERECT CONSERVATORY, PARKING, CYCLE/BIN STORAGE, NEW WALLS, RAILINGS AND ALTERATIONS TO EXISTING OFFICES**  
PERMISSION      16/08/2007

**P/07/0445/LB**      **DEMOLITION OF SINGLE STOREY REAR EXTENSIONS AND REPLACE WITH CONSERVATORY, CONVERT REAR OFFICE WING TO 3 BED HOUSE AND ALTERATIONS**  
CONSENT      16/08/2007

## ***Consultations***

Director of Planning & Environment (Conservation) - This C18 building is grade II\* listed and lies within the boundary of the High Street Conservation Area. It is prominently located on the street frontage. The adjacent buildings are also listed. The building is currently in commercial use and the principal of re-use as a residential property, which would be a return to its original use, has been discussed and agreed at a pre-application stage. The alterations proposed to the internal layout of the building are not extensive and include removal of existing modern elements, including glazed partitions and suspended ceilings, that currently detract from the building's special interest, these changes would enhance its significance. The proposals will entail significant removal of later modern finishes, repairs to historic fabric and reinstatement works. A schedule of proposed repair work has been submitted which sets out appropriate conservation principles for the repair for certain elements. However the building has not been surveyed in detail and the schedule is not specific concerning the extent and condition of existing fabric, the extent of the repairs required or a detailed specification of works. It identifies the elements that will require further detailed examination and requests that appropriate conditions are attached to the consent to allow opening up, investigation and specification of works in stages as work proceeds. I have no objection to this proposal subject to appropriate conditions.

English Heritage - This is an 18th century building, originally a house of some status, which has altered little externally but in the 20th century was adapted internally to accommodate a number of small commercial units. The proposal would revert the building to a single dwelling and reverse many of the inappropriate alterations of the past. The special interest of the Grade II\* Listed Building would not be adversely affected, indeed there is much benefit for the building and the scheme is welcomed. It is important that the extent, methods and materials of repair are controlled through attaching conditions to any consent granted. The proposal would have no adverse impact on the special interest of the listed building and appearance of the conservation area.

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

Please also see officer's report for P/12/0524/FP also on this agenda.

The Director of Planning and Environment (Conservation) and English Heritage are supportive of the proposal as it would return the building to its original use and would result in the removal of certain modern additions which currently detract from the buildings special interest. Only minimal alterations are proposed to the internal layout of the building and therefore the historic fabric would be preserved.

The proposal complies with the relevant policy of the Fareham Borough Council Core Strategy. It is considered the proposal would be beneficial to the special interest of this Grade II\* Listed Building and the works would preserve the character and setting of the building and its architectural and historic interest.

### ***Recommendation***

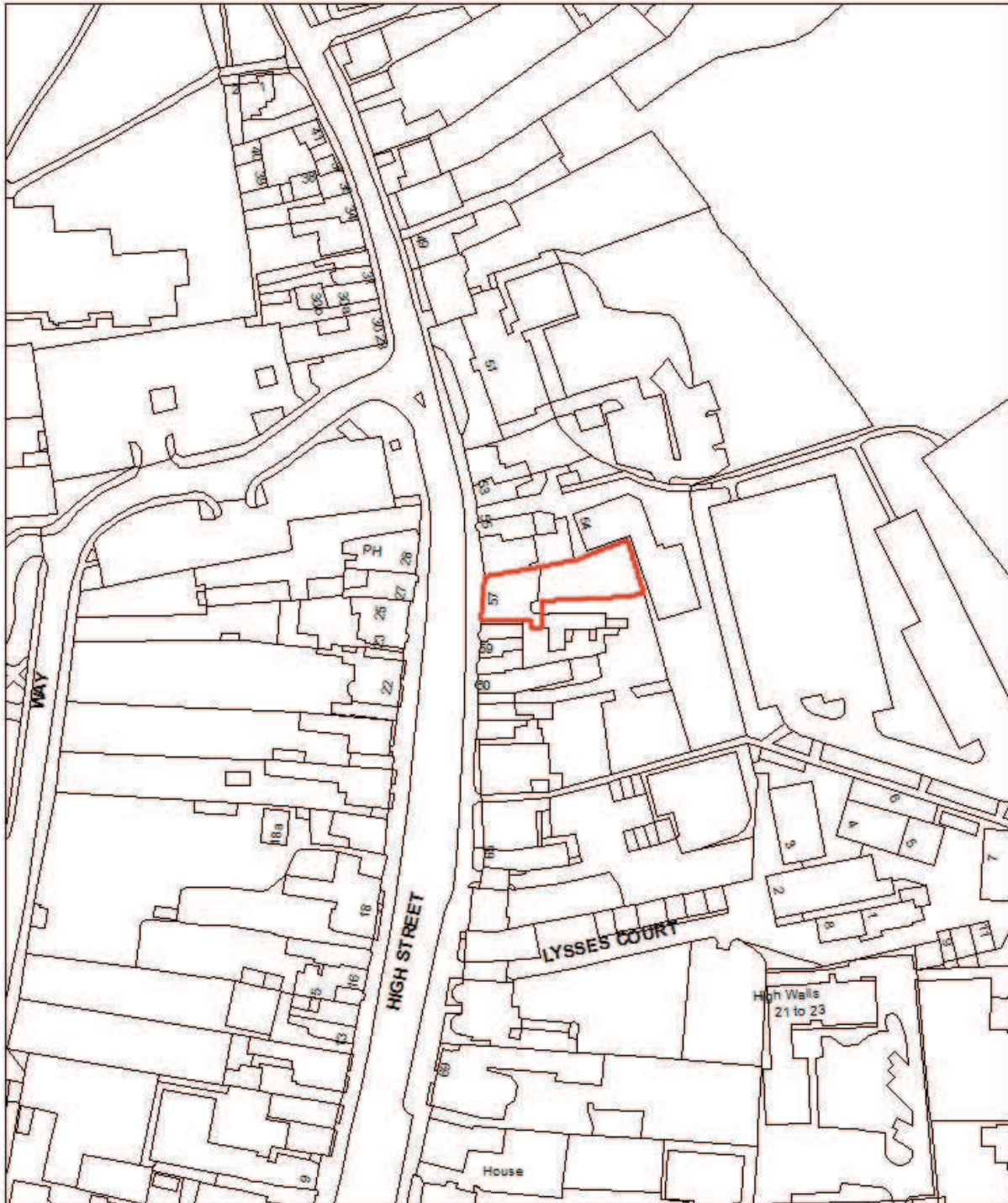
CONSENT; Materials, Details of repair/reinstatement works, Sections of doors/windows, Details of chimney pots

### ***Background Papers***

P/13/0525/LB, P/13/0524/FP

# FAREHAM

## BOROUGH COUNCIL



57 High Street  
Scale 1:1250

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# Agenda Item 6(18)

**P/13/0532/FP**

FAREHAM BOROUGH COUNCIL

**FAREHAM EAST**

AGENT: MR MARTYN  
WILTSHIRE

ERECTION OF BUILDING TO COMPRISE 16 SELF-CONTAINED RESIDENTIAL UNITS,  
INCLUDING ASSOCIATED CAR PARKING, LANDSCAPING AND AMENITY SPACE.

PALMERSTON AVENUE - LAND TO SOUTH OF FAREHAM HANTS

## ***Report By***

Alex Sebbinger (Ext 2526)

## ***Site Description***

The application site comprises land currently used as a private car park, which lies at the southern end of Palmerston Avenue. The site lies within the Town Centre Boundary and is in a location comprising primarily commercial properties; the telephone exchange and Fareham Shopping Centre lie close to the site. Residential properties (two storey semi-detached units) in Palmerston Avenue lie to the north, and other residential flats lie to the west.

## ***Description of Proposal***

This application is for the erection of a building to comprise 16 residential apartments, including car parking, landscaping and amenity space. The building is to be four storeys in height and of a modern design, featuring brickwork, clad and rendered elevations. Balconies and terraces are proposed, and the building is to be set within landscaped grounds. Two disabled car parking spaces are to be provided, and secure covered cycle parking is also proposed.

## ***Policies***

The following policies apply to this application:

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

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

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**

DG4 - Site Characteristics

## ***Relevant Planning History***

The following planning history is relevant:

***Representations***

Two letters of representation citing concerns about inadequate parking provision leading to on-street parking pressures, retention of trees, the height of the building, concerns about overlooking/loss of privacy.

***Consultations***

Director of Planning & Environment (Highways) Concern that only two disabled parking spaces are proposed, as future residents would be forced to either pay to park long-term or keep the vehicle elsewhere, in a private or on-street location. It is suggested that to overcome the likely unsatisfactory outcome of vehicles being parked on-street; a clause should be included in each tenancy agreement that nobody residing in the accommodation should own or keep a vehicle within one mile of the site unless it is a vehicle registered for the disabled. Given the restricted nature of the access from Palmerston Avenue, it will be necessary for the applicant to demonstrate that a removal vehicle will be able to negotiate entry. Similarly, the applicant will need to demonstrate that construction vehicles will be able to gain access to the site, either from Palmerston Avenue or from Westbury Road, with suitable measures to ensure the safety of all other highway users. Within the site, sufficient space must be available for a medium sized delivery vehicle to stand and turn, assuming the disabled parking spaces are occupied. Consideration should also be given to improving the pedestrian crossing area at the entrance off Palmerston Avenue. In layout terms, the visitor's cycle stands would be best sited nearer to the entrance to the main building whilst bollards should be installed on Westbury Road at either side of the pedestrian entrance to provide protection if vehicles have cause to use the road. Subject to the above provisions and conditions, no highway objection is raised.

Director of Community (Housing) This is a Fareham Borough Council led development on land owned by the Council. It is intended that all units are let and managed by the Council with tenants occupying on an affordable rent basis. The Council has a high demand for this size of accommodation both to help meet general housing needs but also to be able to offer existing tenants affected by Welfare Reform to downsize to a more suitable and affordable, good quality accommodation. The units comply with our requirements for internal space standards and will be built to meet the Housing Quality Indicators set out by the Homes and Communities Agency. The development will also comply with Code for Sustainable Homes Level 4.

Southern Water request conditions regarding foul and surface water drainage disposal, and determining where sewers are located within the site.

Director of Planning & Environment (Policy) The site has an extant permission, for sixteen flats which although of a different design was similar in terms of scale and bulk. The site is within the urban area and the boundary of the Town Centre where above average densities are encouraged to take advantage of the close proximity to services and the variety of transport options. The proposal re-uses previously developed land and would also help meet the housing requirement to be provided within the Town Centre. The site is suitable for residential development and no policy objections are raised.

Director of Planning & Environment (Urban Design) No objections in principle.

Hampshire Constabulary Internal barriers should be installed to prevent casual access to the site. Visitor cycle hoops are not readily visible. Recommend installation of security doors to communal access doors and individual apartment front doors, and installation of an access control system. Concerns over provision of car parking.

Director of Regulatory & Democratic Services (Environmental Health) Concern regarding noise from existing surrounding air conditioning units and impact on future occupants.

Director of Regulatory & Democratic Services (Contaminated Land) Conditions and information required.

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

The main issues with this application are as follows:

- 1) Principle of Development
- 2) Design and Appearance
- 3) Impact on neighbouring amenity
- 4) Highway Issues
- 5) Other matters

#### 1) Principle of Development

This site is within a town centre location and has previously been subject to a planning permission for 16 flats (P/03/1865/FP). The permission remains extant as works for that development were commenced. The principle of residential development on this site has therefore been established.

The Director of Planning & Environment (Policy) has commented stating that the location of the development lends itself to take into advantage of all town centre uses; it is a sustainable location and would see reuse of previously developed land in an urban area. Moreover, Policies CS7 and CS8 of the Core Strategy set out housing requirements and in particular the levels of development expected in Fareham and the Town Centre respectively and it is the case that this development will contribute towards achieving this.

It is therefore considered that the site is suitable for residential development, and subject to compliance with all other necessary and relevant development control criteria, there are no in principle objections in terms of planning policy.

#### 2) Design and Appearance

The proposed building is of a modern appearance, will be four storeys in height (the building is designed so that the top floor is of a small size, with the larger overall bulk of the structure being two and three storeys in height), and will have balconies, terraces and feature a flat top roof.

The previous scheme for flats on this site proposed a building of a similar scale and footprint, however the fundamental differences relate to the fact that car-parking was provided underneath the building, and the elevations were treated in a more traditional approach with mansarded rooflines. The overall scale and bulk of the proposed building is very similar to that of the 2003 application and it is therefore considered that it would be unreasonable to object to this development in terms of scale and massing.

The design of the building is vastly different to that of the 2003 application. The architecture is more contemporary with elevations finished in brick and render, with zinc cladding. The application has been made following extensive pre-application advice, and the proposals are considered to represent an appropriate balance between achieving high quality design and an acceptable transition between existing residential development and the commercial buildings of the Town Centre which have comparable heights.

The use of acceptable materials and carefully provided hard and soft landscaping will ensure that this development is not unduly intrusive. Such matters can be controlled by way of appropriate planning conditions. The provision of balconies and terraces ensures that the elevations of the building have visual interest, and will also provide appropriate means of natural surveillance.

The number of units remains unchanged from the previous approval, and the development will be constructed to Code for Sustainable Homes Level 4 standards. Each unit will be approximately 53 square metres in size and is to enable the space requirements of Life Time Homes Standards to be met.

Overall, it is not considered that this development gives rise to any undue issues relating to design or appearance.

### 3) Impact on neighbouring amenity

The nearest residential properties that could be affected by this development are in Palmerston Avenue to the north of the site. It is not considered that the proposals would adversely affect the amenities of these properties to an unacceptable degree in terms of the light or outlook.

Concern has been raised regarding the provision of balconies and terraces, however these have been positioned on the building in a manner that will not face towards the properties in Palmerston Avenue; none are proposed in the northern elevation and those on the western and eastern elevation are in such a location as to ensure they will not be able to afford direct views into surrounding neighbouring properties.

Some increased levels of overlooking may occur from the windows on the northern elevation (facing towards No. 19 Palmerston Avenue). The bulk of the building is in excess of 10 metres from the side boundary of that property and it is therefore not considered that any levels of overlooking would be harmful or excessive. Two windows proposed at first floor level that face towards that property are a secondary window to a living room/ kitchen and a sole window to a bedroom. It would appear that a second window could be provided to serve the bedroom in a location not directly facing the existing neighbouring property. Subject to the receipt of amended plans showing the provision of this additional window, it would be appropriate to obscure glaze and fix shut to 1.7 metres above internal finished floor level, those first floor windows facing towards 19 Palmerston Avenue.

Environmental Health Officers have commented raising the concern for potential noise issues from existing surrounding air conditioning units onto the future occupiers of this site. Given the town centre location, any surrounding ambient noise levels are generally considered to be higher than elsewhere in an entirely residential location. The proximity of this development with surrounding commercial uses is not dissimilar to that of existing properties in Palmerston Avenue, and in light of the extant permission on this site is therefore not considered that it would be reasonable to object to the application on this

basis.

Overall, it is not considered that any undue issues arise with regard to amenity.

#### 4) Highway Issues

Concern has been raised regarding the lack of provision of car parking on this development. The proposal provides two car parking spaces (for disabled drivers only), and 24 bicycle parking spaces. The Director of Planning & Environment (Highways) has not raised any highway objection to this development, however raises the point that to mitigate on-street car-parking there be a clause in the tenancy agreement that residents do not park on-street within a one mile radius.

In planning terms Officers are not satisfied that such an agreement would be enforceable or reasonable and the scheme should be determined on its merits. The site is located within a highly sustainable town centre location with access to local facilities as well as public transport (bus and rail services) all within close proximity. Palmerston Avenue is subject to double yellow lines as are many of the roads in the immediate vicinity. It is therefore considered that due to this town centre location the provision of two disabled parking spaces only is acceptable. It would not be reasonable for a planning requirement or obligation to be put into place nor would it be enforceable.

No highway safety issues arise from the proposal, and conditions are recommended to ensure that the site layout ensures that vehicle turning can take place within the development, and that during the construction phase vehicles associated with the building of this development are adequately catered for and no debris is left on the highway.

#### 5) Other matters

The development is for affordable housing, this being an application submitted by Fareham Borough Council. The development would be subject to Community Infrastructure Levy. No other planning obligations or charges are required by this development.

This being an application by the Council on Council owned land, it is not considered that it is necessary for any condition to require details of affordable housing tenure/mix.

#### Conclusion

The application seeks to provide sixteen affordable dwellings on a previously developed and underused site in a highly sustainable town centre location. The development is of an acceptable design and will not unduly impact on neighbouring amenity. Although the provision of car parking is low, the highly sustainable position and close access to Fareham Town Centre with its facilities and public transport links means that in this case, this is acceptable.

The application is recommended for approval subject to conditions.

#### ***Recommendation***

Subject to the receipt of a satisfactory amended plan addressing the first floor bedroom window facing 19 Palmerston Avenue

PLANNING PERMISSION PURSUANT TO REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992: time limit; details of materials; details of landscaping; provision and maintenance of landscaping; site and slab levels; provision and laying out of car and cycle parking; measures to prevent mud on road; no burning on site; provision for construction vehicles and materials; hours of construction; contaminated land; details of foul and surface drainage; specified windows within north elevation at first floor level to be obscure glazed and fixed shut to 1.7 metres above internal finished floor levels.

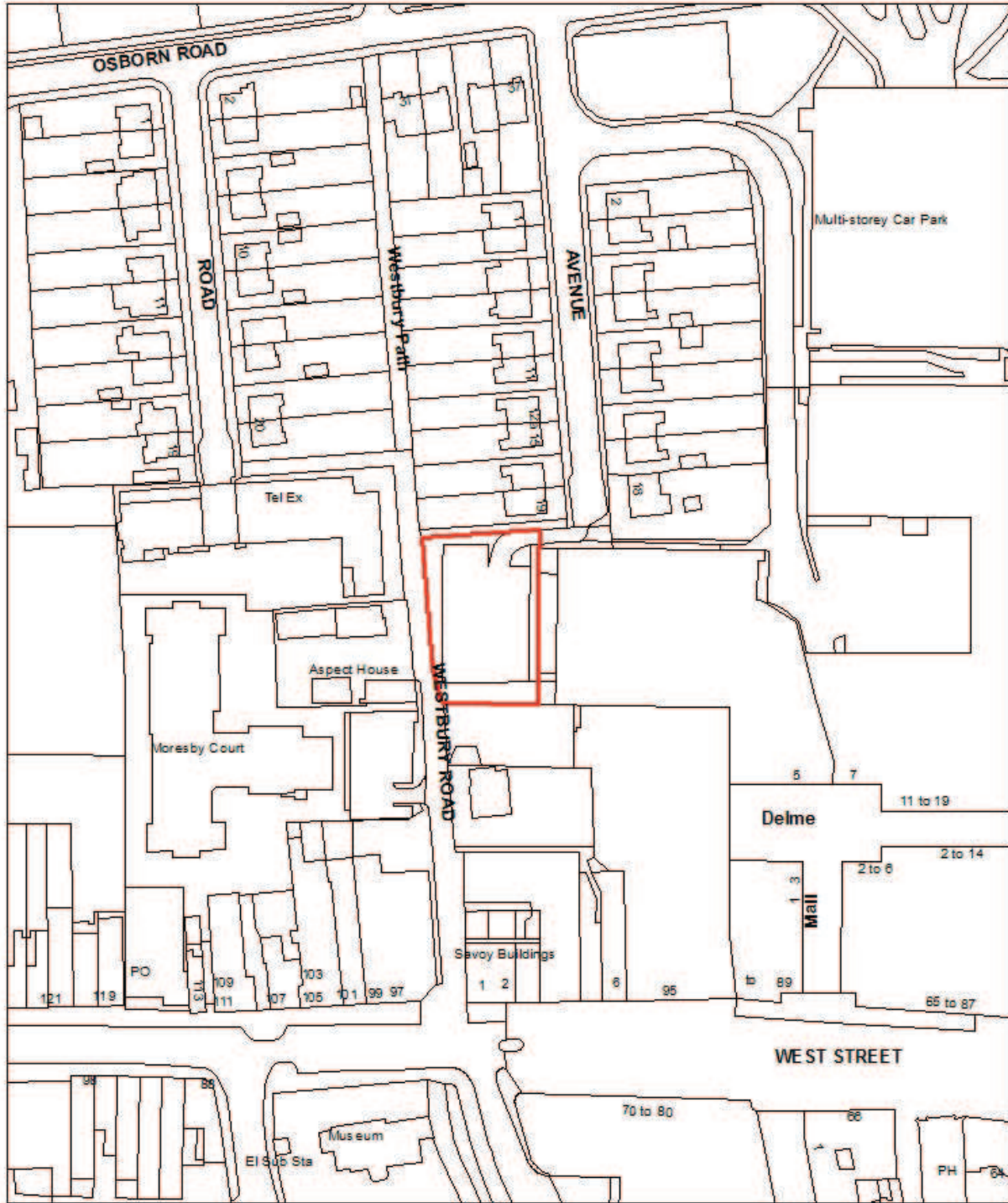
***Background Papers***

P/13/0532/FP

P/03/1865/FP

# FAREHAM

## BOROUGH COUNCIL



Land to South of Palmerston Avenue  
Scale 1:1250

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# Agenda Item 6(19)

**P/13/0688/FP**

**FAREHAM WEST**

MR STEVE NIELD

AGENT: ADP ARCHITECTS LTD

PROPOSED SINGLE STOREY EXTENSION TO CREATE A 1 BEDROOM BUNGALOW AND ASSOCIATED PARKING

28 LANGSTONE WALK FAREHAM PO14 3AB

## ***Report By***

Emma Marks Extn.2677

## ***Site Description***

This application relates to a dwelling on the corner of Langstone Walk which is to the south of Greyshott Avenue. The site currently forms part of the curtilage of No.28 Langstone Walk which is a semi-detached four bed dwelling.

The site is within the urban area.

## ***Description of Proposal***

Planning permission is sought for the erection of a single storey side extension to create a one bed dwelling. The garden would be divided so the existing four bedroom house would have a smaller private garden and the proposed new dwelling would have a rear garden measuring approximately 7.4 metres in depth.

The proposed dwelling would measure 9.2 metres in depth, 6.4 metres in width with an eaves height of 2.3 metres and a ridge height of 4.1 metres. A single car parking space is located at the front of the site to serve the new dwelling and two spaces will remain for the existing dwelling.

## ***Policies***

The following policies apply to this application:

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

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

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

DG4 - Site Characteristics

## ***Relevant Planning History***

P/12/0197/FP - Proposed two storey extension to building to create 1 No. 2-bed flat and 1 No. 1-bed flat and associated parking - Refused 08-05-2012

P/12/0619/FP - Erect three bed dwelling attached to southern gable of No.28 Langstone Walk - Refused 21-09-2012 Dimissed on appeal 07-06-2013

## ***Representations***

One letter of representation has been received at the time of writing this report which is

objecting on the following grounds:-

- Out of keeping
- Loss of space about the building
- Crowded development

### **Consultations**

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

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

#### Introduction

There have been two previous applications submitted for this property for residential development. The first application was submitted for a two storey extension to form two separate flats; the second was to erect a three bed house. Both applications were refused and the second application was subject to a planning appeal.

The principal reason for refusal on the appeal scheme was:

The close proximity of the extensions to the site boundary and the highway in this prominent corner position and the resultant loss of space about the building would be harmful to the visual appearance of the area. Furthermore the amount of useable rear garden area for the new dwelling would be restricted in light of the associated car parking space and cycle store.

The appeal against this application was dismissed. The inspector's reason for dismissal was limited to the effect of the proposed development on the character and appearance of this part of Langstone Walk. The size of the rear garden was not considered problematic.

#### Principle of Development

This site is within the urban area of Fareham where residential development will be permitted in accordance with the Core Strategy, provided it meets sustainable aims, is of a high quality design and does not adversely affect the character of the surrounding area or amenity of existing residents. The site is located within the defined urban area.

#### Impact on the Character of the Area

The development would occupy a large presently undeveloped space at the side of the building projecting towards the site boundary. The extension would be set off the side boundary by 1.2 metre at its nearest point with a pitched roof hipping way from the highway.

Officers are of the view that the reduction in height of the development from earlier refusals to single storey, addresses the previous reason for refusal and the harm identified by the inspector's decision. This more modest design retains space above the building and the sense of openness at this part of the estate.

It is not considered that the proposal would have a detrimental impact on the visual amenities of the streetscene or character of the area.

#### Highways

The proposed dwelling would be provided with one car parking space and two spaces plus a garage would remain for the existing property. This is in accordance with the Council's adopted Residential Car and Cycle Parking Supplementary Planning Document.

The Director of Planning and the Environment (Highways) has considered the proposal and is satisfied that the development would not have an adverse impact on highway safety.

#### Conclusion

Officers are of the opinion that the development as amended overcomes the previous reason for refusal and complies with the Fareham Borough Local Plan Review and the Adopted Fareham Borough Core Strategy.

#### ***Recommendation***

PERMISSION: Materials, vehicular access construction, car parking within curtilage of dwelling, section of garage to be retained for parking, erection of cycle store, visibility splay, construction hours, no burning on site, mud on road and code level 4.

# FAREHAM

## BOROUGH COUNCIL



28 Langstone Walk  
Scale 1:1250

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# Agenda Item 6(20)

P/13/0692/FP [O]

FAREHAM NORTH

MR DAVID ESAU

AGENT: MR DAVID ESAU

ERECTION OF SINGLE STOREY EXTENSION TO FORM SELF-CONTAINED RESIDENTIAL ANNEXE

77 GUDGE HEATH LANE FAREHAM HANTS PO15 5AX

## **Report By**

Emma Marks Extn.2677

## **Site Description**

This application relates to a detached bungalow set within a large plot on the east side of Gudge Heath Lane, opposite the junction with Blackbrook Road.

## **Description of Proposal**

Planning permission is sought for a single storey rear extension to form a self-contained residential annexe. The annexe measures 12.5 metres in depth, 5.8 metres in width with an eaves height of 2.3 metres and a maximum ridge height of 4.3 metres.

## **Policies**

The following policies apply to this application:

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

CS17 - High Quality Design

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

H9 - Annexes For Dependent Relatives

## **Representations**

No representations received.

## **Consultations**

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

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

## **Planning Considerations - Key Issues**

The application property occupies a wide plot with a deep rear garden measuring 16 metres in width by approximately 45 metres in depth.

The proposed extension is deep with an overall depth of 12.5 metres from the rear wall of the existing bungalow. The proposal is set off the party boundary with number 79 by 1.2 metres. It has a low pitched roof raking away from the neighbouring property with a maximum ridge height of 4.3 metres.

Officers have assessed the proposal on site from within the rear garden of number 79. Whilst deep, in light of the siting and modest height of extension, Officers are satisfied that the development would not be detrimental to the neighbouring property's light or outlook. No representations have been received from the occupier of the property nearest the proposal.

A number of essentially secondary windows are shown close to the party boundary, and Officers are recommending a condition that these windows are obscure glazed and fixed shut.

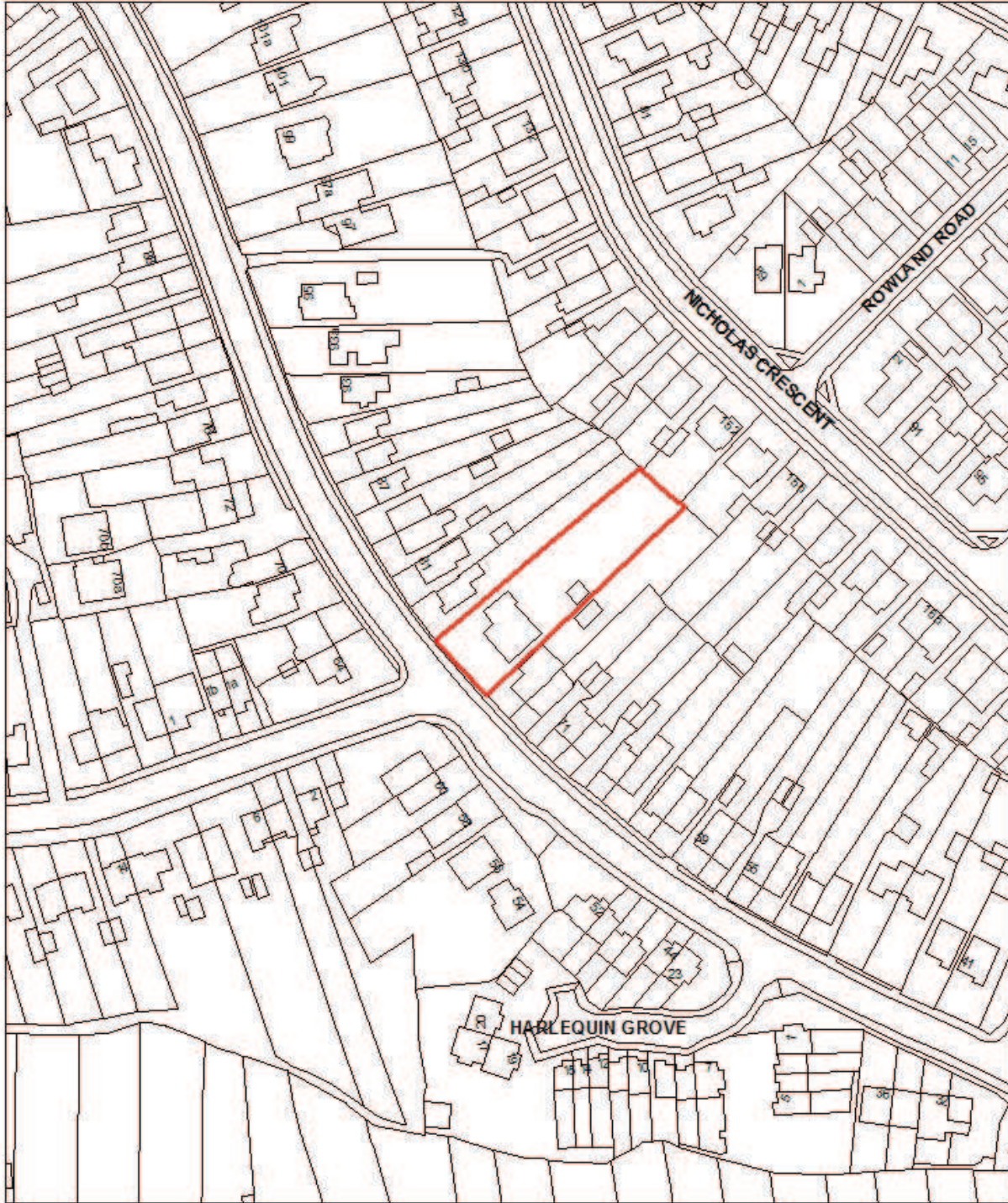
Officers are of the view that the application is acceptable and complies with the Adopted Fareham Borough Core Strategy.

***Recommendation***

Permission - Materials to match; restrict annex to main dwelling; obscure glaze and fix shut windows in north west elevation.

# FAREHAM

## BOROUGH COUNCIL



77 Gudge Heath Lane  
Scale 1:1250

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# Agenda Item 6(21)

**P/13/0696/VC**

**FAREHAM EAST**

M2 ARCHITECTURE

AGENT: KNIGHTSGATE (UK) LTD

VARIATION OF CONDITION 2 (IN RESPECT OF APPROVED PLANS AND DRAWINGS OF PLANNING PERMISSION P/11/0519/FP (DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DETACHED HOUSES) TO PROVIDE REVISED LAYOUTS AND EXTENDED GROUND FLOOR PLANS TO PLOTS 2+3 WITH GROUND FLOOR REAR EXTENSION AND CHANGE FROM GARAGE TO FAMILY ROOM TO PLOT 2

10 DELME DRIVE WALLINGTON FAREHAM HAMPSHIRE PO16 8SQ

## ***Report By***

Susannah Emery Ext 2412

## ***Site Description***

The application relates to a site at the northern extent of Delme Drive. The site bounds the curtilages of properties on Drift Road to the north and is well screened from Delme Drive. It is accessed via a private drive from Delme Drive.

The site was previously occupied by a detached dwelling within a generous garden curtilage. It is currently being redeveloped by the erection of four detached dwellings. The dwellings are arranged in linear form with Plot 1 adjacent to the southern boundary and Plot 4 adjacent to the northern boundary.

There are a large number of trees to the eastern side of the application site occupying an elevated position. The properties to the north on Drift Road are set at a significantly higher level.

## ***Description of Proposal***

A variation of planning condition 2 of P/11/0519/FP is sought for a minor material amendment to provide revised ground floor layouts and a single storey extension to Plots 2 & 3. This includes the change of the garage of Plot 2 to a family room.

## ***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:

<b><u>P/11/0519/FP</u></b>	<b>DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DETACHED HOUSES.</b>
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REFUSE	24/10/2011
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<b><u>P/10/0127/FP</u></b>	<b>DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DETACHED HOUSES</b>
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REFUSE	17/09/2010
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## ***Representations***

The neighbour notification period expires on 2 September 2013. At the time of writing this report one letter had been received objecting on the following grounds;

- The loss of the garage would result in parking problems

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

### ***Consultations***

Director of Planning & Environment (Highways)- No highway objection is raised to this application.

Director of Planning & Environment (Ecologist)- Comments awaited.

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

Director of Planning & Environment (Arborist)- No arboricultural concerns to the proposed minor amendment.

Southern Water - Comments awaited

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

The planning application for the demolition of the existing dwelling and the erection of four detached dwellings on the site was permitted on appeal in May 2012.

The proposed minor material amendments to the approved scheme would result in the change of use of the garage to Plot 2 to habitable accommodation. The dwellings would still be provided with full car parking provision in accordance with the Council's Residential Car Parking Standards. Each four/five bed dwelling would have three car parking spaces and the integral garages were in addition to this as garage spaces are not normally counted towards parking provision. The proposal continues to achieve this Council's normal car parking requirements.

The proposed single storey extensions to plots 2 and 3 would not result in the extension of the dwellings further to the rear than is currently permitted. It was previously permitted to have a flat roofed single storey element spanning approximately half the width of each dwelling. It is now proposed to widen this element to span the entire width of the dwellings and effectively in-fill the rear corners. The extensions would measure 4 metres in width, 3.8 metres in depth with a flat roof at a height of 2.7 metres. Plots 2 and 3 are the two central plots and do not have a close relationship with any of the adjoining neighbouring properties so it is not considered that there would be any detrimental impact on residential amenity.

The proposal complies with the relevant policies of the Fareham Borough Council Core Strategy and is considered acceptable.

### ***Recommendation***

Subject to;

- i) Consideration of any further representations received by 2 September 2013;
- ii) the comments of Director of Planning & Environment (Ecologist) and any additional conditions they may recommend;
- iii) the comments of Southern Water and any additional conditions they may recommend.

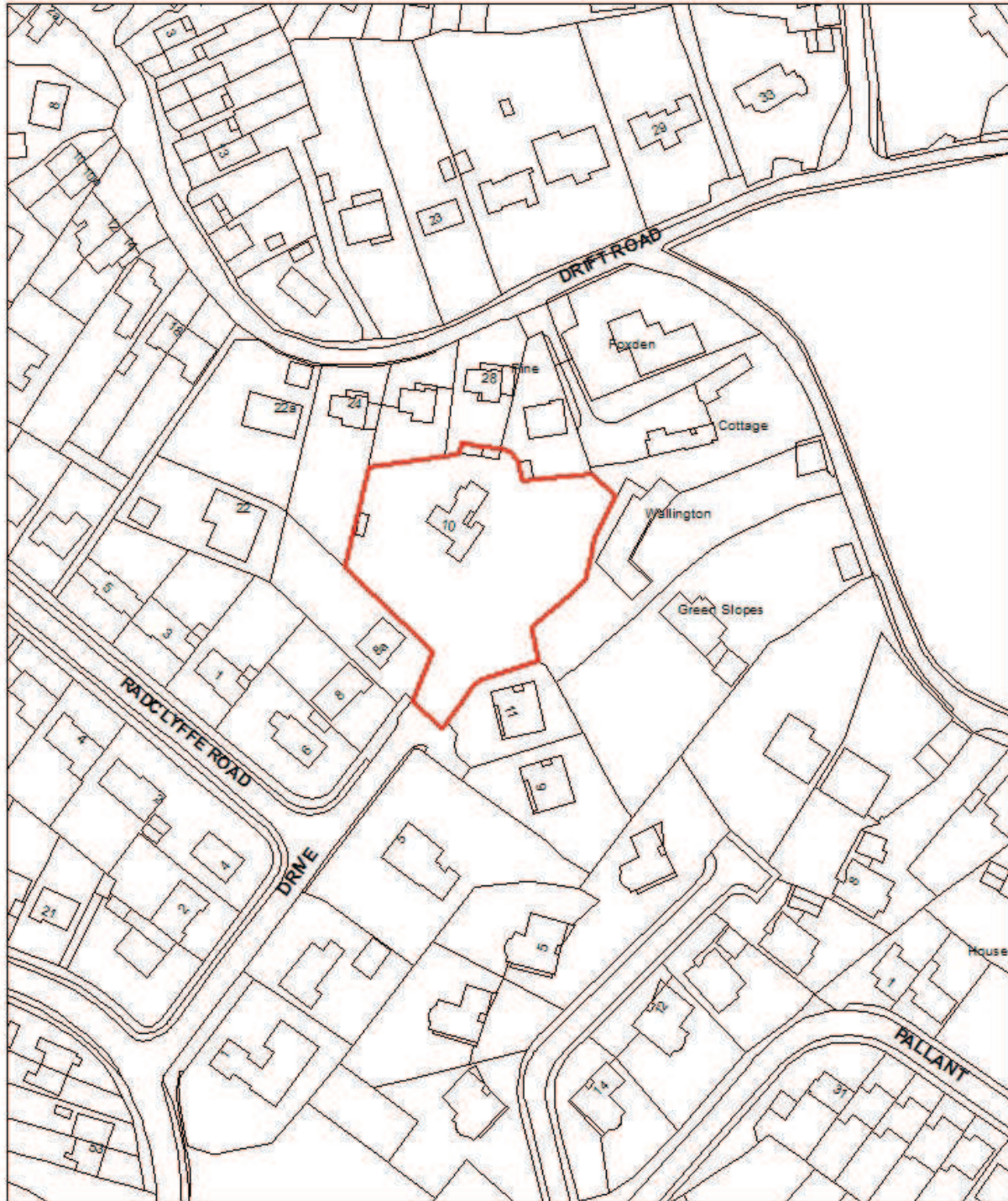
PERMISSION; Materials as agreed; Construction Method Statement as agreed; Landscaping as agreed; Landscaping Implementation; Tree Protection as agreed; Boundary Treatment as agreed; Widening of access; Parking; Details of Surface Water Drainage; Remove PD:windows first floor rear elevation; Construction Hours; No burning

***Background Papers***

P/13/0696/VC; P/11/0519/FP

# FAREHAM

## BOROUGH COUNCIL



10 Delme Drive  
Scale 1:1250

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**ZONE 3 - EASTERN WARDS**

Portchester West  
Hill Head  
Stubbington  
Portchester East

<b>Reference</b>		<b>Item No</b>
<b>P/13/0340/FP</b> PORTCHESTER EAST	100 CASTLE STREET PORTCHESTER FAREHAM PO16 9QG ERECTION OF FIRST FLOOR SIDE EXTENSION AND REPLACEMENT BOUNDARY RAILINGS	<b>22</b> <b>PERMISSION</b>
<b>P/13/0341/LB</b> PORTCHESTER EAST	100 CASTLE STREET PORTCHESTER FAREHAM PO16 9QG ERECTION OF FIRST FLOOR SIDE EXTENSION AND REPLACEMENT BOUNDARY RAILINGS.	<b>23</b> <b>LISTED</b> <b>BUILDING</b> <b>CONSENT</b>
<b>P/13/0487/FP</b> HILL HEAD	27 SEAFIELD PARK ROAD FAREHAM HAMPSHIRE PO14 3LZ ERECTION OF TWO STOREY FRONT EXTENSION	<b>24</b> <b>REFUSE</b>
<b>P/13/0566/FP</b> PORTCHESTER EAST	23 NEWTOWN PORTCHESTER FAREHAM PO16 8BE TWO STOREY SIDE EXTENSION	<b>25</b> <b>PERMISSION</b>
<b>P/13/0616/D3</b> [O] HILL HEAD	BEACH HUT 1A AND BEACH HUT 48 CLIFF ROAD HILL HEAD FAREHAM HANTS PO14 3JT ERECTION OF TWO BEACH HUTS	<b>26</b> <b>PERMISSION</b>
<b>P/13/0648/FP</b> PORTCHESTER EAST	35 LANSDOWNNE AVENUE FAREHAM PO16 9NN ERECTION OF REPLACEMENT GARAGE	<b>27</b> <b>PERMISSION</b>
<b>P/13/0655/AD</b> PORTCHESTER WEST	CAMS MILL PUBLIC HOUSE CAMS HILL FAREHAM PO16 8UP ERECTION OF VARIOUS ITEMS OF ILLUMINATED AND NON- ILLUMINATED SIGNAGE	<b>28</b> <b>CONSENT</b>
<b>P/13/0702/AD</b> PORTCHESTER WEST	CAMS MILL PUBLIC HOUSE CAMS HILL FAREHAM PO16 8UP DISPLAY OF THREE TEMPORARY BANNERS ON THE TEMPORARY HOARDING AROUND THE SITE	<b>29</b> <b>CONSENT</b>



# Agenda Item 6(22)

**P/13/0340/FP**

**PORTCHESTER EAST**

MR & MRS G. SHILCOCK

AGENT: MR MARTIN CRITCHLEY

ERECTION OF FIRST FLOOR SIDE EXTENSION AND REPLACEMENT BOUNDARY RAILINGS

100 CASTLE STREET PORTCHESTER FAREHAM PO16 9QG

## ***Report By***

Brendan Flynn - Ext 4665

## ***Site Description***

This application relates to a Grade II listed building in use as a private dwelling. The site is located on the eastern side of Castle Street and within the Portchester (Castle Street) Conservation area.

## ***Description of Proposal***

Planning permission is sought for the erection of a first floor side extension and frontage boundary railings.

## ***Policies***

The following policies apply to this application:

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

CS6 - The Development Strategy

CS17 - High Quality Design

## ***Relevant Planning History***

The following planning history is relevant:

**P/97/0296/LB**      **ERECTION OF CONSERVATORY**  
CONSENT                      18/06/1997

**P/97/0295/FP**      **ERECTION OF CONSERVATORY**  
PERMISSION                      18/06/1997

**P/02/1442/LB**      **Erection of a First Floor Side Extension, Bay Window, Alterations to Front and Provision of Railings**  
L BLDING REFUSE 09/12/2002

**P/02/1441/FP**      **Erection of a First Floor Side Extension, Bay Window, Alterations to Front and Provision of Railings**  
REFUSE                              09/12/2002

## ***Representations***

None

## ***Consultations***

Director of Planning & Environment(Highways)- no objection.

Director of Planning & Environment(Arbiculture) - no objection.

Director of Planning & Environment (Conservation) - Supports the application in principle. A previous application for a first floor addition was refused in 2002 due to its impact on the building's architectural and historic interest. This re-design addresses some of the concerns raised at that time. Have detailed comments to make:

- Return of the existing parapet on the main building is part of its architectural character and should be kept, the new front wall set back further accordingly. This will also better retain the dominance of the existing facade.

- The use of a separate roof for the first floor addition would be supported as this ensures separation from the main house, reduces bulk and retains the integrity of the existing historic roofs.

- The building is C18, I am not convinced that a curved regency lead canopy is appropriate, a simpler lead detail reflecting the bay window tops would be more appropriate.

- It should be confirmed if it is necessary to rebuild the existing single storey element. If this is intended then its age and significance should be determined.

- The Victorian railing design is a little ornate for an C18 Georgian building. If a photograph of the salvaged railings is available it would be helpful in considering the design.

- The material to be used for the construction of the new walls should be specified.

- The following matters should be provided as part of the application or secured with the use of an appropriate planting condition;

i) All external materials to be used including lead, clay tile, bricks, brick bond, mortar colour and finish;

ii) The detailed design of all new windows and doors, to include sections of joinery and the relationship of the window to the surrounding wall;

iii) A larger detailed section showing the design of the eaves;

iv) The detailed design of the new wall and railings including the method of affixing the railing to the wall and to the house.

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

This application raises the following issues:

- \* Principle of development;
- \* Design and impact upon the listed building and the Conservation Area;
- \* Impact on neighbouring properties;
- \* Other issues.

It should be noted that there is a concurrent application for Listed Building Consent. All matters pertaining to the impact of the development on the fabric of the Listed Building are also considered under that application.

1. Principle of development



The application site lies within the urban area of Portchester, in a predominantly residential area. Consequently, subject to compliance with all other relevant development control criteria and policies there are not any fundamental "in principle" objections that would warrant withholding planning permission.

## 2. Design and impact upon listed building and the conservation area

The proposals have been subject to consultation with the Director of Planning & Environment (Conservation) who has raised concerns with the design of detailed elements of the aesthetics of the extension and the front railings.

Amended plans have now been received and there are now no longer any conservation related concerns with the application in respect of the extension. Officers consider the extension is designed appropriately and will appear as a sub-ordinate addition to the dwelling. Subject to the use of appropriate materials and correct detailing, the extension is acceptable.

In terms of the railings, the Director of Planning & Environment (Conservation) comments that these railings are substantial and heavily detailed and states "I am not convinced that they are appropriate for a domestic property originating from the C18. Typically a Georgian domestic railing would have been lighter and plainer in detail with no bottom rail, the uprights being individually fixed into the wall coping with lead."

Notwithstanding this view, the frontage of the site as existing does not enhance the character of the Conservation Area. Whilst the proposed railings might be in the style of a slightly later period than when the house was built, they would still represent an attractive addition which would enhance the frontage of this property and would not appear incongruous within the Conservation Area.

## 3. Impact upon neighbouring properties

The property with the greatest potential for any impact is the immediate neighbour at No. 98b. This lies to the north of the application site and is sited some 5 metres back behind the front wall of the application dwelling.

Whilst set to the north of the application site, the nearest front windows serving habitable rooms within the neighbouring property are at first floor level in the region of 4 metres from the proposed extension. Officers do not believe any material loss of light would occur.

The application building is also set in from the boundary by at least one metre, so therefore would not appear unduly overbearing on No. 98b. No aspect of this development would give rise to any overlooking.

## 4. Other issues

No highway objections are raised to the proposal, and similarly, no issues arise regarding the impact on trees.

## Conclusion

Officers have carefully considered the matters raised by consultees, particularly the Director of Planning and the Environment (Conservation) regarding the style of railings proposed for

the frontage. Whilst those proposed are of a slightly later period than when the house was first constructed, Officers do not consider their design and appearance to be harmful to the special architectural or historic interest of the building nor the character and appearance of the Conservation Area.

Subject to the imposition of appropriate conditions, Officers believe planning permission should be granted for the proposed works.

***Recommendation***

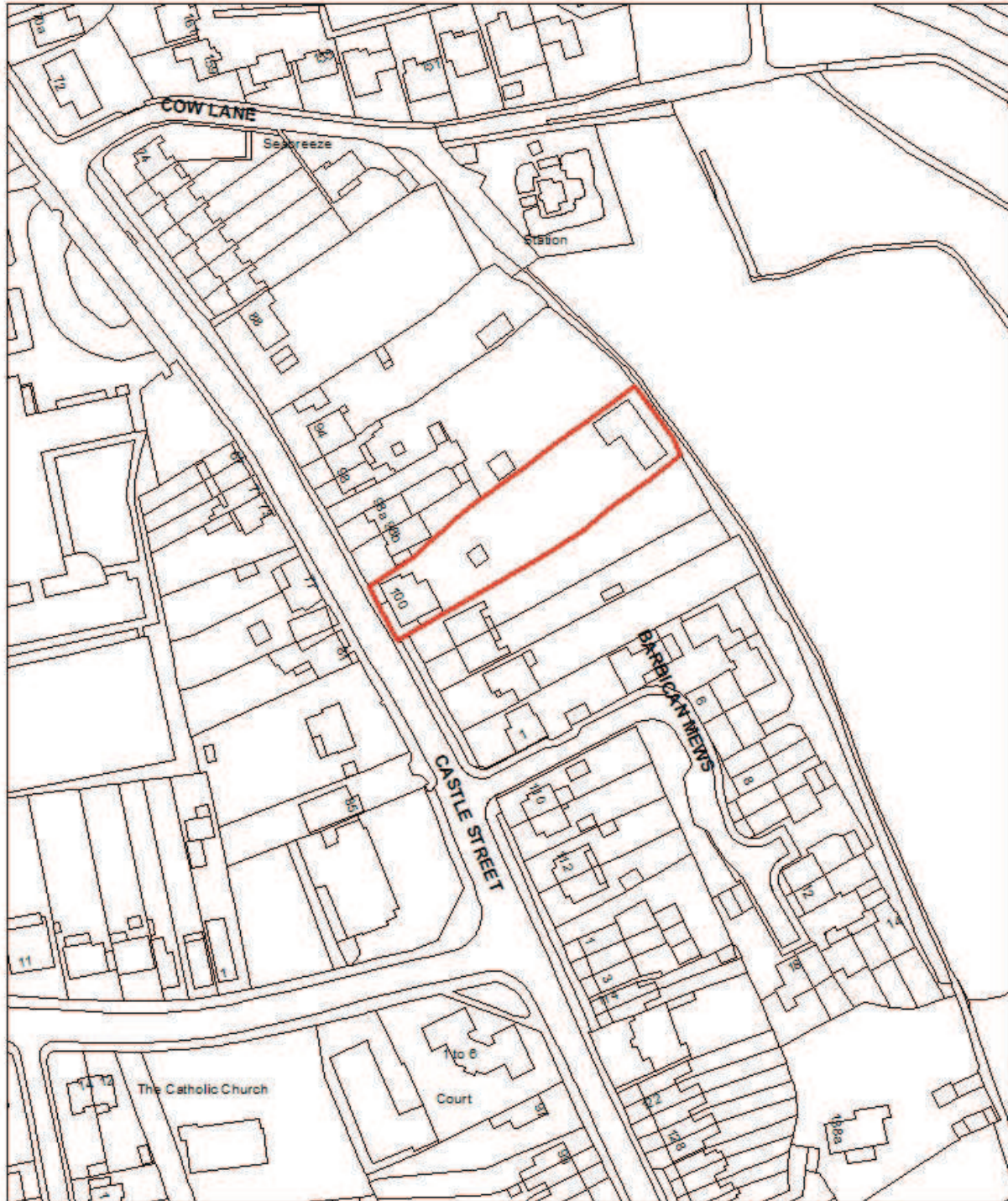
PERMISSION: All external materials to be agreed; detailed design of windows and doors to be agreed; details of eaves to extension to be agreed; detailed design of new wall and how railings will be affixed to the existing wall and house

***Background Papers***

P/13/0340/FP; P/13/0341/LB

# FAREHAM

## BOROUGH COUNCIL



100 Castle Street  
Scale 1:1250

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# Agenda Item 6(23)

**P/13/0341/LB**

**PORTCHESTER EAST**

MR & MRS G. SHILCOCK

AGENT: MR MARTIN CRITCHLEY

ERECTION OF FIRST FLOOR SIDE EXTENSION AND REPLACEMENT BOUNDARY RAILINGS.

100 CASTLE STREET PORTCHESTER FAREHAM PO16 9QG

## ***Report By***

Brendan Flynn - Ext 4665

## ***Site Description***

This application relates to a Grade II listed building in use as a private dwelling. The site is located on the eastern side of Castle Street and within the Portchester (Castle Street) Conservation area.

## ***Description of Proposal***

Listed building consent is sought for the erection of a first floor side extension and replacement boundary railings.

## ***Policies***

The following policies apply to this application:

## ***Relevant Planning History***

The following planning history is relevant:

**P/97/0296/LB**      **ERECTION OF CONSERVATORY**  
CONSENT                      18/06/1997

**P/97/0295/FP**      **ERECTION OF CONSERVATORY**  
PERMISSION                      18/06/1997

**P/02/1442/LB**      **Erection of a First Floor Side Extension, Bay Window, Alterations to Front and Provision of Railings**  
L BLDING REFUSE 09/12/2002

**P/02/1441/FP**      **Erection of a First Floor Side Extension, Bay Window, Alterations to Front and Provision of Railings**  
REFUSE                              09/12/2002

## ***Representations***

None

## ***Consultations***

Director of Planning & Environment (Conservation) - Supports the application in principle. A previous application for a first floor addition was refused in 2002 due to its impact on the building's architectural and historic interest. This re-design addresses some of the concerns raised at that time. Have detailed comments to make:

- Return of the existing parapet on the main building is part of its architectural character and should be kept, the new front wall set back further accordingly. This will also better retain the dominance of the existing facade.

- The use of a separate roof for the first floor addition would be supported as this ensures separation from the main house, reduces bulk and retains the integrity of the existing historic roofs.
- The building is C18, I am not convinced that a curved regency lead canopy is appropriate, a simpler lead detail reflecting the bay window tops would be more appropriate.
- It should be confirmed if it is necessary to rebuild the existing single storey element. If this is intended then its age and significance should be determined.
- The Victorian railing design is a little ornate for an C18 Georgian building. If a photograph of the salvaged railings is available it would be helpful in considering the design.
- The material to be used for the construction of the new walls should be specified.
- The following matters should be provided as part of the application or secured with the use of an appropriate planning condition;
  - i) All external materials to be used including lead, clay tile, bricks, brick bond, mortar colour and finish;
  - ii) The detailed design of all new windows and doors, to include sections of joinery and the relationship of the window to the surrounding wall;
  - iii) A larger detailed section showing the design of the eaves;
  - iv) The detailed design of the new wall and railings including the method of affixing the railing to the wall and to the house.

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

#### Design and impact upon the listed building

The proposals have been subject to consultation with the Director of Planning & Environment (Conservation) who has raised concerns with the design of detailed elements of the aesthetics of the extension and the front railings.

Amended plans have now been received and there are now no longer any conservation related concerns with the application in respect of the extension. Officers consider the extension is designed appropriately and will appear as a sub-ordinate addition to the dwelling. Subject to the use of appropriate materials and correct detailing, the extension is acceptable.

In terms of the railings, the Director of Planning & Environment (Conservation) comments that these railings are substantial and heavily detailed and states "I am not convinced that they are appropriate for a domestic property originating from the C18. Typically a Georgian domestic railing would have been lighter and plainer in detail with no bottom rail, the uprights being individually fixed into the wall coping with lead."

Notwithstanding this view, the frontage of the site as existing does not enhance the character of the Conservation Area. Whilst the proposed railings might be in the style of a slightly later period than when the house was built, they would still represent an attractive addition which would enhance the frontage of this property and would not appear

incongruous within the Conservation Area.

## Conclusion

Officers have carefully considered the matters raised by consultees, particularly the Director of Planning and the Environment (Conservation) regarding the style of railings proposed for the frontage. Officers do not consider their design and appearance to be harmful to the special architectural or historic interest of the building nor the character and appearance of the Conservation Area.

Subject to the imposition of appropriate conditions, Officers believe that Listed Building Consent should be GRANTED subject to conditions.

## ***Recommendation***

GRANTED LISTED BUILDING CONSENT: All external materials to be agreed; detailed design of windows and doors to be agreed; details of eaves to extension to be agreed; detailed design of new wall and how railings will be affixed to the existing wall and house

## ***Background Papers***

P/13/0341/LB

# FAREHAM

## BOROUGH COUNCIL



100 Castle Street  
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# Agenda Item 6(24)

**P/13/0487/FP**

MR & MRS SMITH

**HILL HEAD**

AGENT: ROSENTHAL DESIGN  
SERVICES LTD

ERECTION OF TWO STOREY FRONT EXTENSION

27 SEAFIELD PARK ROAD FAREHAM HAMPSHIRE PO14 3LZ

## ***Report By***

Richard Wright x2356

## ***Site Description***

The application site comprises the residential curtilage of this detached dwelling located in the urban area on the northern side of Seafield Park Road.

The dwelling has single storey eaves heights with the majority of the living space provided at ground floor level. First floor accommodation in the form of two bedrooms, a WC and storage space, is primarily included within the roof space with the exception of a small flat roof dormer window set in the front facing roof plane.

## ***Description of Proposal***

Permission is sought for the erection of a two storey front extension to the dwelling.

The extension would provide space for a porch and garage at ground floor level and a master bedroom with ensuite bathroom at first floor. It would feature a dual pitched roof running at right angles to the roof ridge over the main part of the existing house and would have eaves heights at 4.15 metres high. The extension would be built of matching brickwork up to first floor level above which it would be oak clad. The proposal would result in the removal of the existing dormer window from the front of the dwelling.

The submitted drawings show numerous other alterations to the exterior and interior of the dwelling which do not form part of the proposal before Members for consideration.

## ***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)

## ***Representations***

One letter has been received in support of the application with two provisos relating to the height of the extension not exceeding that of the existing dwelling and no additional windows being installed into the western elevation.

One further letter has been received simply acknowledging the planning application but making no comment.

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

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

Policy CS17 (High Quality Design) of the adopted Fareham Borough Core Strategy requires development 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".

Seafield Park Road and the nearby Pilgrims Way comprise a mixture of detached housing of varying types and styles many of which have been altered and extended over the years. The application site is one in a row of 1950s era bungalows most of which have since been extended with first floor accommodation. Nos 25, 27 & 29 are similar in appearance each featuring a main dual-pitched roof covered in small plain tiles and each with a dormer window in the front roof plane. They are set approximately 8 - 11 metres back from the edge of the highway and staggered within their respective plots due to their front elevations not being parallel with the road. Various other variations of 1950s era dwellings are to be found in the immediate surrounding vicinity including other bungalows, chalet style dwellings and two storey houses.

The application property sits in a short row of dwellings with single storey roof eaves heights. The proposed extension would feature eaves at a height of 4.15 metres, notably higher than the single storey height eaves of the existing dwelling which are shown to be 2.7 metres high. The larger scale of the proposed extension means that it would not sit comfortably on the front of this single storey scale dwelling. Such a design would be an unsympathetic and out of proportion addition to the dwelling which would fail to take into account the existing scale and architectural style of the building.

The adverse effect of the high eaves would be exacerbated by the excessive depth of the extension which would project 4 metres forward of the front of the house at it currently stands. Its depth, coupled with the high eaves, would create a large, bulky western facing flank wall. The bulk of the elevation and its awkward appearance next to the single storey scale of the existing dwelling would be further emphasised and made visually prominent by the use of oak cladding at first floor level. This western elevation would be clearly visible when travelling eastwards along the street, disrupting the rhythm of the gable ends of nos 25, 27 & 29 by obscuring the latter.

It is acknowledged that there are numerous two storey houses nearby in the street. Notwithstanding, it is not the principle of two storey scale development in the streetscene which is held to be harmful in this instance, rather the unsympathetic design and scale of the proposed extension in light of the single storey scale of the existing dwelling.

Officers consider that, by virtue of its design, height, depth, bulk and use of materials, the proposed front extension would detract from the appearance of the dwelling and the character of the streetscene contrary to Policy CS17.

#### ii) Effect on living conditions of neighbours

The proposed extension would not afford any overlooking of neighbouring properties. Planning permission would be required for any windows at first floor level in the side facing elevations if they were not obscure glazed and fixed shut to 1.7 metres above internal finished floor level.

The adjacent dwelling at no. 29 has a small window in the side western facing elevation

which was hidden behind boundary planting at the time of the case Officer's site visit. The room it serves benefits from a primary source of light and outlook to the front elevation and it is not considered that the extension would be harmful to the living conditions of the neighbours.

***Recommendation***

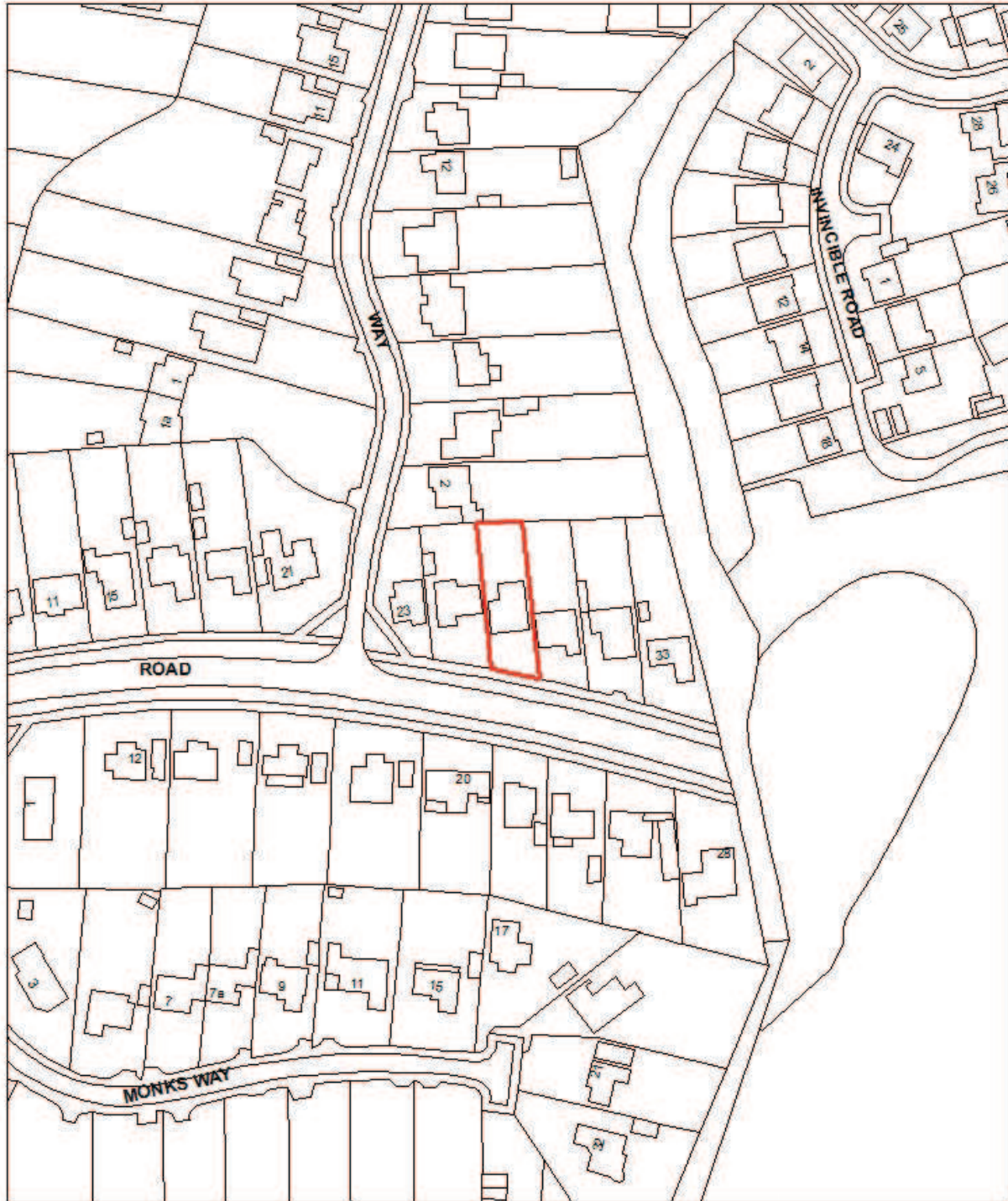
REFUSE: unsympathetic addition to dwelling harmful to appearance of dwelling and character of streetscene; contrary to Policy CS17 of adopted Fareham Borough Core Strategy.

***Background Papers***

P/13/0487/FP

# FAREHAM

## BOROUGH COUNCIL



27 Seafeld Park Road  
Scale 1:1250

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**P/13/0566/FP**

MR & MRS CRIPPS

**PORTCHESTER EAST**

AGENT: MR JAMES  
WARBURTON

TWO STOREY SIDE EXTENSION

23 NEWTOWN PORTCHESTER FAREHAM PO16 8BE

### ***Report By***

Simon Thompson - Ext. 4815

### ***Site Description***

This planning application relates to an end of terrace property within the urban area. The Portchester to Cosham railway line abuts to the north.

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

Erection of two storey side extension.

### ***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)

### ***Representations***

A representation has been received from the occupiers of the attached property to the southeast, 24 Newtown, that:

- This extension would be erected over a right of way;
- If however conditions are put in place then they would raise no further objections to moving the right of way and the building of the extension. These conditions are:

(1) an official right of way plan is drawn up to indicate the new pathway, the remaining section being unchanged; (2) a written agreement from the applicants and the occupiers of number 24 to the new plan; (3) an amendment to the land registry document (via a conveyancer) legally recorded; and (4) costs of the above being met by the applicants.

### ***Consultations***

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

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

The proposed extension would be set back 1.2 metres from the two storey forward projection of this house, matching the forward projection of the rest of the house and adjoining neighbours to the southeast. It would also have a matching roof pitch and height to the existing house, with matching tiles, render and brickwork. Given the proposed extension's stagger back, set off 1 metre from the side boundary and distance from the adjacent house to the northwest, Officers consider the proposal acceptable.

In terms of effects on neighbours' amenity these are considered satisfactory, given the existing side boundary tall fencing and the fact there is only a sole side window/glazed door of an utility room within number 23A facing the extension.

In terms of the representation from the neighbour, private rights of way recorded in property deeds/convenants are a civil matter which cannot be taken into account in deciding the planning application.

Officers regard this development as acceptable taking into account the policies and proposals of the Development Plan as set out above and consider that it would not have unacceptable impacts upon the street scene, character of the area, or upon the amenities of neighbouring properties.

***Recommendation***

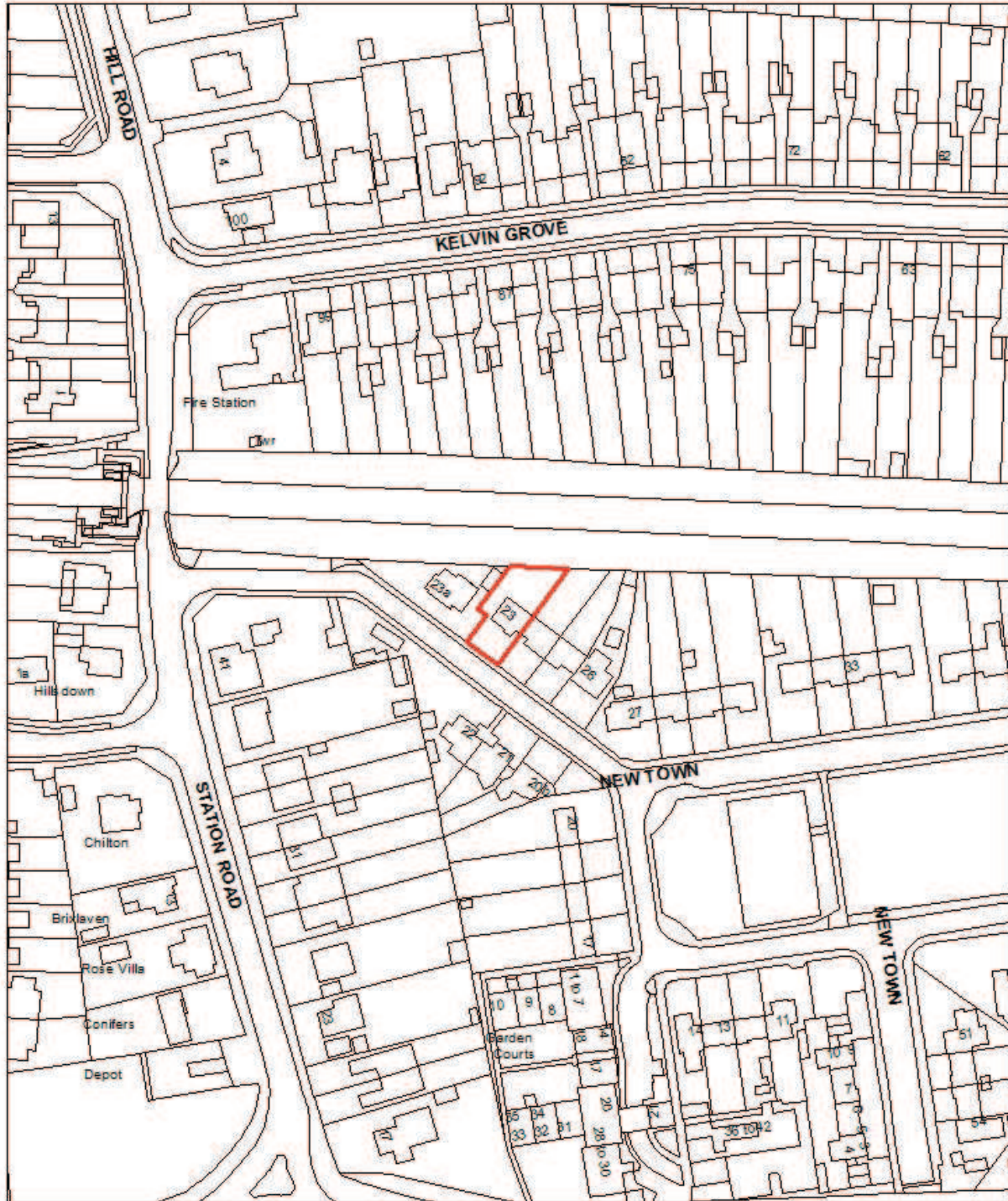
PERMISSION

***Background Papers***

File P/13/0566/FP

# FAREHAM

## BOROUGH COUNCIL



23 Newtown  
Scale 1:1250

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# Agenda Item 6(26)

P/13/0616/D3 [O]

HILL HEAD

FAREHAM BOROUGH COUNCIL  
ESTATE

AGENT: FAREHAM BOROUGH  
COUNCIL

ERECTION OF TWO BEACH HUTS

BEACH HUT 1A AND BEACH HUT 48 CLIFF ROAD HILL HEAD FAREHAM HANTS PO14  
3JT

## ***Report By***

Emma Marks Extn.2677

## ***Site Description***

This application relates to a two separate plots of land to the south of Cliff Road along the foreshore. The southern side of Cliff Road has some off road parking along the side of the road with several sets of stairs leading down to the foreshore where the two sites are located.

## ***Description of Proposal***

Planning permission is sought for the erection of two beach huts. One is located between two existing huts and the other on the end of a row. The first of these huts would measure 1.8 metres square in floor area with an eaves height of 2.06 metres and a ridge height of 2.6 metres. The second measures 1.8 metres in width, 2.4 metres in depth with an eaves height of 2.1 metres and a ridge of 2.6 metres.

## ***Policies***

The following policies apply to this application:

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

CS14 - Development Outside Settlements

CS17 - High Quality Design

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

DG4 - Site Characteristics

## ***Representations***

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

- The hut will affect our pleasure and enjoyment of our hut
- Putting another hut up will severely reduce the area for shelter to the general public
- The area is frequently used by Hill Head Sailing Club
- We were on the waiting list for 20 years and waited patiently for the end hut to come up for sale and now to have the pleasure of grassland alongside taken away by building a new hut
- We use our hut all year round and will find your laying of foundations will severely disrupt this use and enjoyment
- Devaluation of our hut

Representation has also been received from County Councillor Christopher Wood who makes the following comments:

I am opposed to this application as I represent this Division on Hampshire County Council and have a duty to represent the wishes of my residents, all of whom I have spoken to oppose it.

This area is already very crowded at weekends and in the summer, an additional beach hut would only makes this worse.

The area is well used by the Sailing Club, a vital part of the community. This beach hut would impact on the amount of space they have available and will therefore impact on pedestrians.

There is no great need to further expand the number of beach huts at this end of the line of existing beach huts so I don't believe we need to pursue this.

I would just like to clarify that I oppose the application for 1A but I support 48.

### ***Consultations***

Natural England - No objection

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

There is a high demand for beach huts within the borough with this Council having had to close the waiting list to new applicants. On average only eight beach huts exchange ownership each year.

The huts proposed are of a standard size and will mimic the existing huts in the area. The external materials of the huts will be green shiplap with a green felt roof to blend in with the existing huts.

The objections that have been received relate only to the proposed hut 1A which is the plot that is located on the end of an existing row of huts. The site is currently a grassed area and concerns have been raised that the loss of this area would be detrimental to the area.

The small area of land that would be lost is designated as coast and countryside within the Local Plan. The policy relating to development which is outside settlements states that the development should not have an adverse impact on the special character of the coast when view from land or water.

Officers are of the view the erection of a single beach hut immediately alongside an existing row of huts is a suitable location for this form of development. The small area of land that would be lost by the structure (approximately 4.3 square metres) would not be detrimental to the public or this coastal location.

Notwithstanding the representations received, the application is considered acceptable and complies with the Adopted Fareham Borough Core Strategy.

### ***Recommendation***

PERMISSION: Pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992

# FAREHAM

## BOROUGH COUNCIL



Beach Huts 1A & 48  
Cliff Road  
Scale 1:1250

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# Agenda Item 6(27)

**P/13/0648/FP**

MR MARTIN LORD

ERECTION OF REPLACEMENT GARAGE

35 LANSDOWNE AVENUE FAREHAM PO16 9NN

**PORTCHESTER EAST**

AGENT: MR MARTIN LORD

## ***Report By***

Richard Wright x2356

## ***Site Description***

The application site comprises the residential curtilage of this semi-detached dwelling in the urban area.

An existing detached single garage is situated at the western end of the rear garden. The garage is accessed from Alton Grove as opposed to Lansdowne Avenue. It has a dual pitched roof.

## ***Description of Proposal***

Permission is sought for the erection of a replacement garage. The new garage would be L-shaped with a dual pitched roof over the main part and a flat roof over the remainder. The garage would have a single size retractable up and over door to provide access out onto Alton Grove.

## ***Policies***

The following policies apply to this application:

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

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

## ***Representations***

One letter has been received stating no objection to the erection of a garage, but objecting to access being via Alton Grove. The letter had the following points:

- Access should be via Lansdowne Avenue
- Parking congestion in Alton Grove
- Increased use of the garage will create a hazard for vehicles accessing 2 Alton Grove

## ***Consultations***

Director of Planning & Environment (Highways) - No highway objection is raised to this application as the garage is virtually a replacement for what is already in place.

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

The proposed garage would be similar in terms of its visual appearance to the existing garage currently in situ. The new garage would have a similar dual-pitched roof and its overall design and appearance is considered acceptable.

The garage would not detract from the amenities of neighbours living nearby through loss of light, outlook or privacy.

The letter of objection received raises concerns over highway safety through increased usage of the new garage. The availability of street parking in the area is said to be poor. The letter contends that the garage has seldom been used for vehicular access in the last twenty years. Notwithstanding, it is clear that a form of vehicular access from Alton Grove to the garage currently exists and could be legitimately used at any point. The proposed replacement with another single garage would not increase the usage of the access above what would already be possible. The proposal is therefore not considered to be hazardous to highway safety in that there would be no material change in circumstances.

***Recommendation***

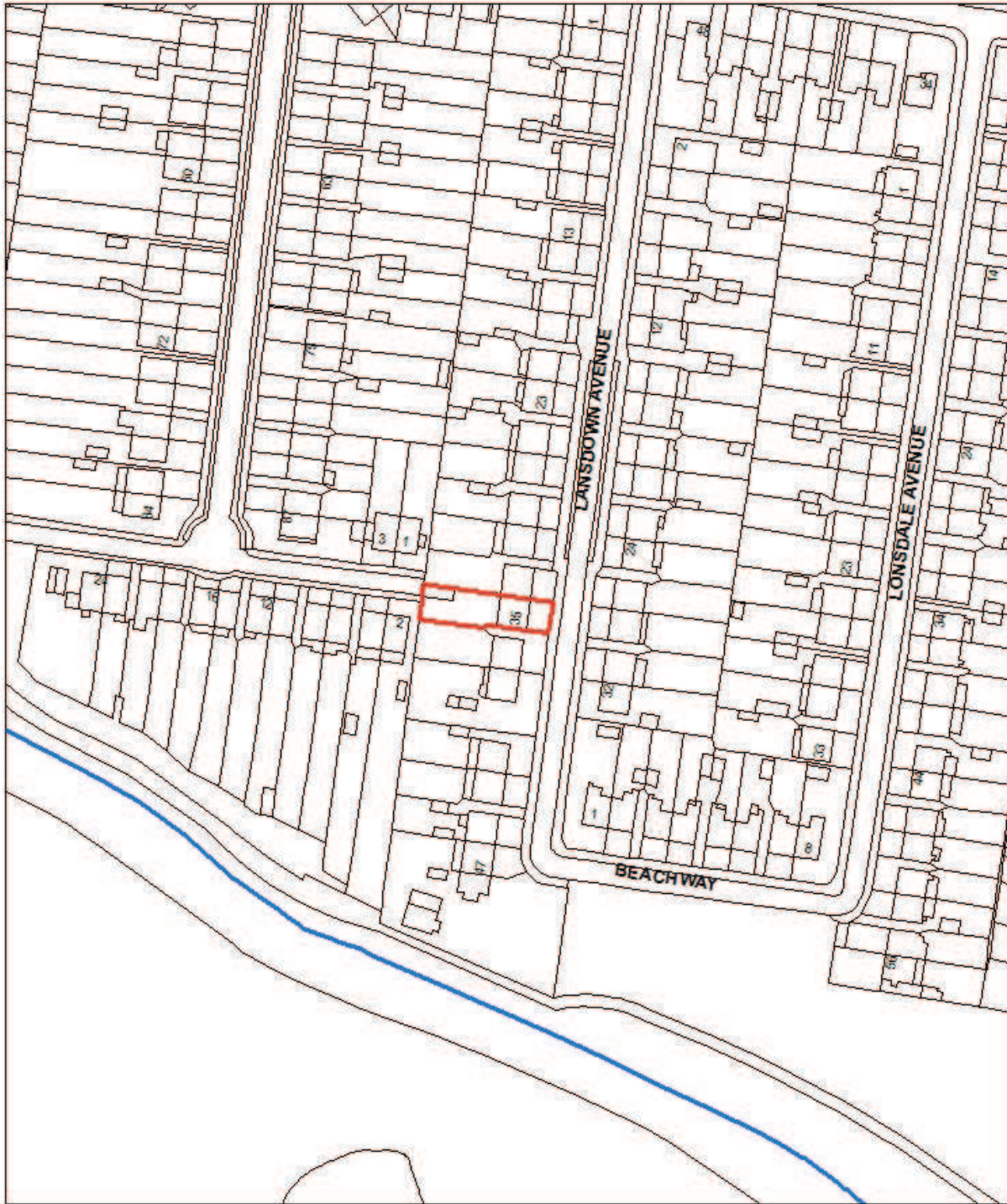
PERMISSION: use incidental

***Background Papers***

P/13/0648/FP

# FAREHAM

## BOROUGH COUNCIL



35 Lansdowne Avenue  
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# Agenda Item 6(28)

**P/13/0655/AD**

**PORTCHESTER WEST**

FULLER, SMITH & TURNER PLC

AGENT: OMEGA SIGNS LIMITED

ERECTION OF VARIOUS ITEMS OF ILLUMINATED AND NON-ILLUMINATED SIGNAGE  
CAMS MILL PUBLIC HOUSE CAMS HILL FAREHAM PO16 8UP

## ***Report By***

Emma Marks Extn.2677

## ***Site Description***

The Cams Hall Estate lies to the south side of Portchester Road, to the east of the upper section of Fareham Lake. Cams Hall is a Grade II\* listed building sited within its extensive grounds which are themselves included on the local list of Parks and Gardens of Special Historic Interest.

The application site is located immediately adjacent to the Portchester Road (A27) in the north- west corner of the estate, with Fareham Lake forming its western boundary.

## ***Description of Proposal***

In April 2010 a public house/restaurant building based upon the design of the former Cams Mill was granted planning permission (planning reference P/09/0892/FP refers). That building is now well under construction and completion is due later this year.

Advertisement consent is sought for the display of eight signs on and around the building in connection with the permitted public house/ restaurant use. This includes six signs on the building illuminated by floodlights attached to the building and two freestanding signs lit by trough lights.

## ***Policies***

The following policies apply to this application:

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

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS17 - High Quality Design

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

DG7 - Signs and Advertisements

## ***Relevant Planning History***

The following planning history is relevant:

**P/09/0892/FP**

**RECONSTRUCTION OF CAMS TIDAL MILL INCORPORATING RESTAURANT, BAR, KITCHEN STORES, ANCILLARY ACCOMMODATION, SERVICE YARD, CAR PARK AND RE-ALIGNMENT OF COASTAL FOOTPATH & CREATE NEW INTERTIDAL AREA**

PERMISSION 06/04/2010

***Representations***

Ten letters of objections have been received objecting on the following grounds:-

- Unnecessarily intrusive
- Overdevelopment
- Not in keeping with a conservation area
- Detracts even further from the original intent to replicate the original mill
- There should be no flood lights
- There should be no commercial gain
- Any lighting should be at the rear facing the creek
- The magnificent historically significant hall should be allowed to remain the dominant feature and should not be overshadowed
- Concern about light pollution
- Possible impact on wildlife

The Fareham Society objects on the following grounds:

- Plethora of signs suggested for the advertising of this public house, with the Cams Conservation Area
- The building stands alone in this area of the north park of Cams Hall, close to Portchester Road and is very visible in the street scene.
- The amount and size of signage proposed should be scaled down from that proposed
- The front elevation should only display one main, wall painted sign and one hanging sign centrally placed
- The brewers name signs are far too dominant and should be reduced
- The one facing the creek is too large
- The firm's logo near the apex of the roof is inappropriate
- The large pole mounted sign at the car park entrance is oversized- a modest sign is all that is necessary
- The illumination of the building and the signs should be discrete with no light spill onto the creek and surrounding parkland.

***Consultations***

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

Director of Planning & Environment(Conservation):-

It is important in my view to ensure that there is not a proliferation of signage on the frontage that detracts from the estate and views of the hall and home farm. The new use inevitably requires a degree of signage but in my view owing to its sensitive location this should be minimal and low key. The number and size of the signs presently proposed will add commercial clutter to the estate entrance, compete with the scale of the gate lodges, and detract from the primary focus of the conservation area which is the historic character and setting of Cams Hall and its estate.

***Planning Considerations - Key Issues***

The application was originally submitted for eleven signs which included eight attached to the building and three freestanding signs. Since the submission of the application some of the signs have been deleted and some have been amended in size and position. More specifically:

Signs deleted: One freestanding sign on the frontage, one large Fuller sign facing the lagoon and one Fuller sign on the gable end facing east.

Signs amended on building: Cams Mill sign facing car park positioned higher on elevation, Fuller sign on the north elevation reduced in size and better related to the building, Cams Mill sign facing the A27 reduced in size and positioned higher on elevation, Cams Mill sign facing towards the creek reduced in size and illuminated from below rather than above.

Freestanding signs amended: Car park entrance sign reduced in height, freestanding sign on the A27 frontage repositioned and reduced in height.

Officers have carefully assessed the proposed signage on site and have had regard to the representations received. Following this consideration officers have sought a number of substantial amendments to the application. In the view of officers the proposed scheme of signage at the site now relates well to the restaurant building and the Cams Hall conservation area.

Officers are seeking clarification on the precise location of the freestanding sign on the frontage to ensure its scale is sympathetic to its location. Subject to this clarification, the application is considered to be acceptable and complies with the Local Plan Review and adopted Fareham Borough Core Strategy.

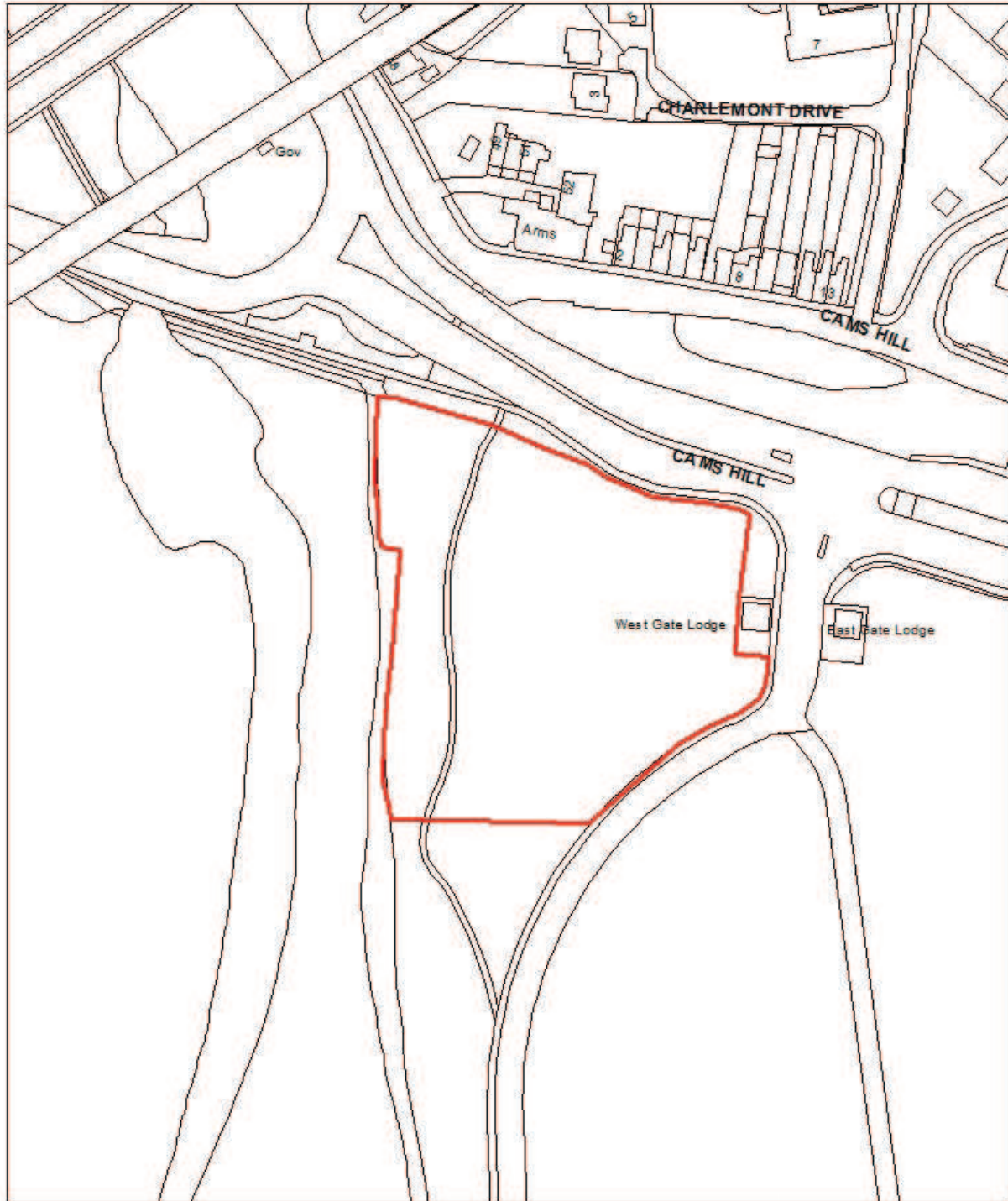
***Recommendation***

Subject to satisfactory details of the precise location of the freestanding sign

GRANT ADVERTISEMENT CONSENT - limit illumination level

# FAREHAM

## BOROUGH COUNCIL



Cams Mill Public House  
Scale 1:1250

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# Agenda Item 6(29)

**P/13/0702/AD**

**PORTCHESTER WEST**

FULLER, SMITH & TURNER PLC

AGENT: OMEGA SIGNS LIMITED

DISPLAY OF THREE TEMPORARY BANNERS ON THE TEMPORARY HOARDING AROUND THE SITE

CAMS MILL PUBLIC HOUSE CAMS HILL FAREHAM PO16 8UP

## ***Report By***

Emma Marks Extn.2677

## ***Site Description***

The Cams Hall Estate lies on the south side of Portchester Road, to the east of the upper section of Fareham Lake. Cams Hall is a Grade II\* listed building sited within its extensive grounds which are themselves included on the local list of Parks and Gardens of Special Historic Interest.

The application site is located immediately adjacent to the Portchester Road (A27) in the north- west corner of the estate, with Fareham Lake forming its western boundary.

## ***Description of Proposal***

Planning permission was granted in 2010 for the reconstruction of cams tidal mill to be used as a restaurant/bar. The building is currently being constructed and this application has been submitted to display three banners on the hoarding which encloses the site until the 31st December 2013.

All three banners measure 1.5 metres in height and 7 metres in width.

## ***Policies***

The following policies apply to this application:

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

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS17 - High Quality Design

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

DG4 - Site Characteristics

DG7 - Signs and Advertisements

## ***Relevant Planning History***

The following planning history is relevant:

**P/09/0892/FP**

**RECONSTRUCTION OF CAMS TIDAL MILL INCORPORATING RESTAURANT, BAR, KITCHEN STORES, ANCILLARY ACCOMMODATION, SERVICE YARD, CAR PARK AND RE-ALIGNMENT OF COASTAL FOOTPATH & CREATE NEW INTERTIDAL AREA**

PERMISSION 06/04/2010

***Representations***

One letter of representation has been received at the time of writing this report objecting on the following:-

- Sign C is a nonsensical this banner is advertising an event that has happened in the past- is the job centre not the forum in which to advertise jobs?
- The hoardings are located within a conservation area and that they are there primarily to protect the public from construction
- These banners would detract from the setting and are unnecessary
- The banner's advertise a brewery and are on a main route taken by hundreds of school children each day and the council has a social responsibility

***Consultations***

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

Director of Planning & Environment(Conservation):-

This application is for 3 signs to be displayed on temporary hoardings around the site. Whilst temporary, which will make their impact short-lived, the signs will still have an impact on the character and appearance of the conservation area and the setting of the historic buildings whilst displayed. I would prefer to see a reduction in number and the signage located in the vicinity of the new building rather than adjacent to the gate lodges and in the foreground of views of the hall and parkland.

These comments are given in the context of temporary display and should not be taken as a view relating to the acceptability of the size and design of more permanent signage. If approved any signage should be subject to a condition requiring removal when the use of the building commences.

***Planning Considerations - Key Issues***

Comment has been raised at the number, size and content of the banners proposed. This has lead to concerns that the proposal also harms the Cams Hall Conservation Area and the listed buildings therein.

Building works are now well advanced on the restaurant and its completion is scheduled for later this year.

The nature of the building works means that not only have hoardings been erected around the site but all other aspects that you would expect in connection with construction operations are currently visible as well.

Officers do not believe the temporary display of these banners would materially harm the character and appearance of this site which is currently under construction, nor the Cams Hall Conservation Area.

Officers recommend that a temporary consent be granted until the 31st December 2013 or

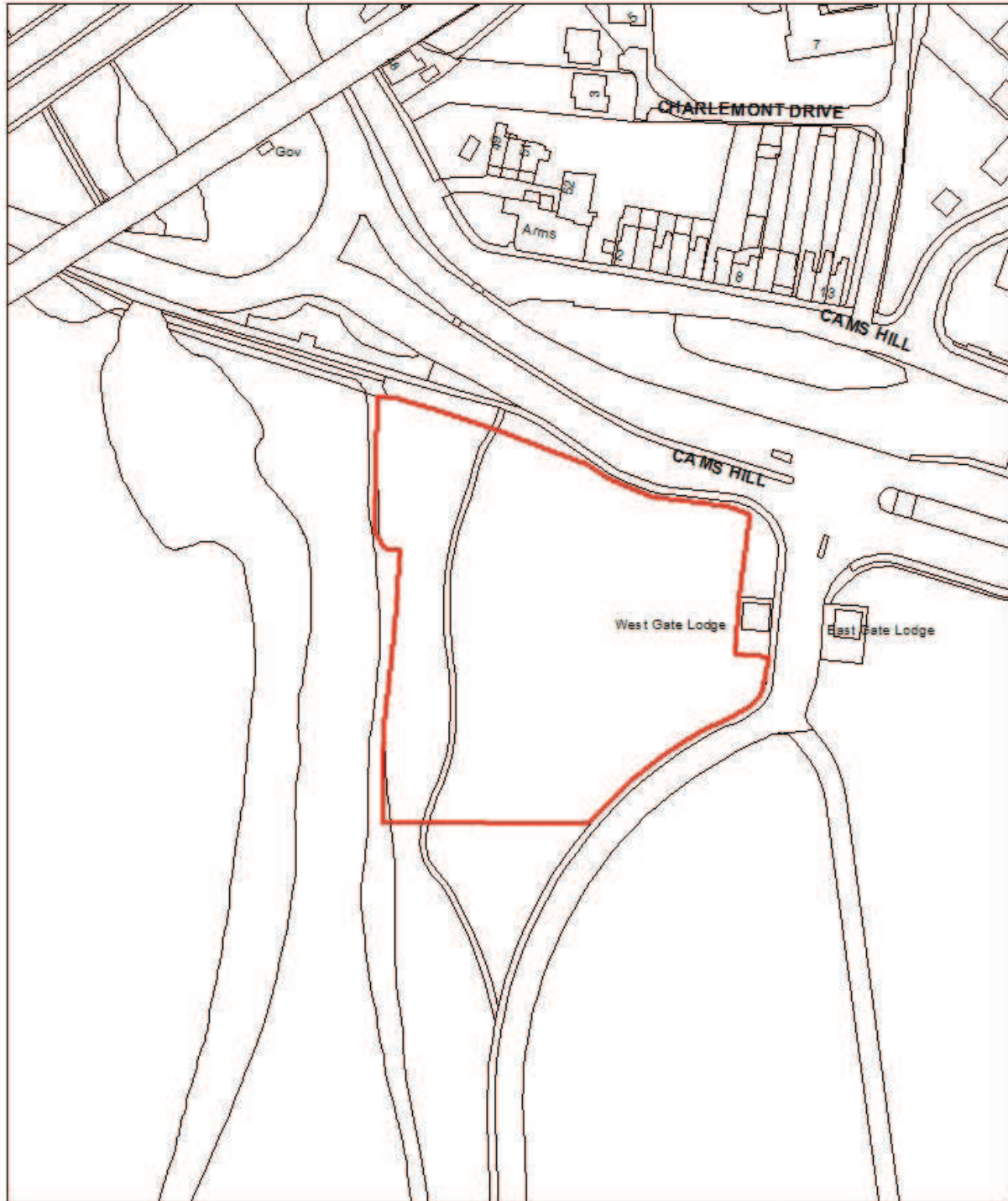
until the completion of the project if earlier than that date.

***Recommendation***

TEMPORARY CONSENT - Banners to be removed by the 31-12-13 or when the development is complete which ever is sooner.

# FAREHAM

## BOROUGH COUNCIL



Cams Mill Public House  
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# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date**                    **11 September 2013**

**Report of:**            **Director of Planning and Environment**

**Subject:**              **REVIEW OF LOCAL REQUIREMENTS**

#### **SUMMARY**

A report was presented to Committee on 19th June 2013 which presented proposed changes to reduce the overall level of information required for the validation of planning applications. An 8 week period of consultation was undertaken on the proposed changes which concluded on the 16 August 2013.

This report sets out the results of the consultations and the assessment by officers'. It also advises of further changes to legislation which also impact upon the recommendations put forward.

Further changes to the Local Requirements List are assessed and set out in summary in the report, with reasoning and subsequently in a revised Matrix and List.

#### **RECOMMENDATION**

Members are recommended to agree the proposed changes which have been carefully considered in the context of legislation and consultation responses received and which are considered to strike the balance between the maintenance of appropriate levels of information for effective decision making and simplifying the validation process for applicants.

## **INTRODUCTION**

1. A report was presented to Committee on 19th June 2013 advising members of the need to review the levels of information required locally in order to validate planning applications. The report presented proposed changes to reduce the overall level of required information in line with Central Government aims to make the submission of planning applications less onerous where possible.
2. At that meeting members resolved that the proposed changes to Fareham Borough Council's Local Requirements, shown in Appendix B to that report, be approved for public consultation.
3. An 8 week period was allowed for consultation with statutory and local consultees and with regular planning agents. The Review has been available to view on the Council's website. A workshop was also held at the Council Offices on 9th August 2013, attended by the Planning Chairman and the Head of Development Management and Trees. Although this was not well attended, a number of useful issues arose and were discussed in open forum.
4. On 25th June 2013 the Government introduced further legislation allowing applicants the opportunity to lodge appeals when they believed unreasonable information was being sought at the validation stage. An applicant may challenge the requirement to submit additional information prior to validation of an application if that information is:  
  
Considered not reasonable having regard, in particular, to the nature and scale of the proposed development; or  
  
Not about a matter which it is reasonable to think will be a material consideration in the determination of the application;
5. In view of all the foregoing, officers have considered the revisions previously put to Committee further, together with the comments received following the public consultation which ended on 16 August 2013.
6. In terms of written responses, only two responses were received from external consultees (Natural England and Hampshire County Council) and one written response from a planning agent. A small number of responses were received from other sections within Fareham Borough Council.
7. The following is a summary of the consultee responses. This is then followed with a section setting out officers further recommendations.

## **SUMMARY OF RESPONSES**

### **Air Quality Management**

8. Environmental Health Officer -

This requirement appeared to be missing from the Matrix.

## **Biodiversity**

### 9. County Ecologist –

Suggests that Policy Drivers should include Core Strategy/Saved Policies CS4, CS17 and C18. A Biodiversity Checklist should support all planning applications but in order to simplify this, a separate 'householder checklist' could be adopted similar to Test Valley District.

### 10. Natural England –

Biodiversity Checklist should include requirement to assess impacts on Statutory Designated Sites and priority habitats and species highlighted in Biodiversity Action Plans (BAP).

## **Land Contamination Assessment**

### 11. Environmental Health Officer -

A number of changes in respect of the type of information required and available advice are suggested.

## **Transport**

### 12. Hampshire County Council –

The Local Requirements are divided into three transport elements:

Parking Provision – the proposals are supported.

Transport Assessment – this is supported however reference could be made under guidance to the Department of Transport's 'Guidance on Transport Assessments' which also refers to Transport Statements which should also be referred to in the Local Requirements.

Travel Plans – Whilst this is supported the County Council has identified thresholds of development where it considers that a Travel Plan is necessary, these being:

<b>Land Use</b>	<b>Threshold</b>
Residential	100 units
Commercial B1 and B2	2500sq.m.
Commercial B8	5000sq.m.
Retail	1000sq.m.
Education	2500sq.m.
Health Establishments	2500sq.m

Under	Care Establishments	500sq.m. or 5 bedroom	the heading of 'guidance' it is suggested that the county council's 'guidance on development related travel plans' also be cited.
	Leisure: General	1000sq.m	
	Leisure: Stadia, ice rinks	All (1500 seats)	
	Miscellaneous Commercial	500sq.m	

Finally, the county council suggests that in order to avoid later changes in development proposals/approved plans etc. developments involving new streets should be supported by stage 1 or 2 road safety audits with designers' responses.

### **Trees**

13. Through correspondence and at the workshop a number of agents raised issue with what are seen to be onerous requirements with regard to tree survey information and in particular the trigger for provision of survey and method statement submissions.

There were a number of suggestions as to what should represent the trigger including:

- If there are trees subject to a tree preservation order within or adjacent the site which may be affected
- If the proposed development would encroach within the canopy or the height of existing trees.

The issue is that surveys are expensive and may be unnecessary if a site is large and trees are located so as to be clearly unaffected by a proposed development.

## **PROPOSED FURTHER AMENDMENTS TO LOCAL REQUIREMENTS ARISING FROM CONSULTATIONS AND FURTHER LEGISLATION**

### **Air Quality Management**

14. The requirement had been originally missed from the Matrix in error. The importance of air quality management and Air Quality Management Areas is supported through National Policy. However, the issue that officers have with maintaining this as a validation requirement is that there are no simple 'triggers' through which to determine when or where the relevant information should be sought. Consequently to do so could be challengeable.

In officers' view this information category is best left to discussions with applicants during the pre-application process, and the consideration of individual cases, and it is therefore proposed to delete this from the local requirements list.

### **Biodiversity**

15. The proposal from the County Ecologist suggests using a shorter Biodiversity checklist for householders (at present the checklist for all applications is the same).

In the view of Officers it is relatively onerous to require householder applicants to complete extensive checklists when submitting their proposals. Officers would suggest at this stage that biodiversity checklists are not sought on householder proposals, but clearly if an impact upon protected species or designated sites comes to light during the decision making process further information should be sought.

### **Land Contamination Assessment**

16. The proposed changes are considered to be minor and assist in clarity and are therefore recommended.

### **Landscape Details**

17. A number of changes are proposed for both consistency and clarity. Reserved matters (landscaping) has been removed from the application type list since this is self-explanatory and any application would have to be accompanied by the relevant information and this does not require stipulation.

Further consideration has been given to the scale of development which should trigger an 'up front' landscaping requirement. It is commonly the case that landscaping is required by planning condition so that the trigger for the provision of details at validation should be set relatively high. Officers are of the view that it is only supportable to make this requirement for major applications. Nonetheless it is considered that the detail of the planting may be subject to condition and this level of information has been deleted from the 'type of information required'.

### **Lighting Assessment**

18. This remains broadly unaltered but the information required has been simplified and clarified.

### **Noise**

19. This remains broadly unaltered but the triggers have clarified.

### **Open Space**

20. This remains broadly unaltered but the information required has been simplified and clarified.

### **Parking Provision**

21. This remains broadly unaltered but the information required has been simplified and clarified.

### **Town Centre Uses**

22. This remains broadly unaltered although the definition of town centre uses has been expanded to reflect the broadened scope of town centre uses promoted in current national guidance.

## **Transport**

23. The list of identified thresholds for the provision of Travel Plans is considered to represent a positive move in quantifying the trigger for this requirement thereby avoiding unnecessary work on the part of applicants.

The suggestion that stage 1 or 2 Road Safety Audits be sought on developments involving new streets, however is not supported. The requirements at validation can only be sought if they are required in order to be able to determine the planning merits of the application. The Planning Authority does not become involved in the detailed design of adoptable streets. The aim of the County Council appears to be to make the Section 38 highways agreements process easier which is not considered to be a reasonable basis to potentially prevent the registration of planning applications.

## **Trees**

24. The concerns expressed are considered to be reasonable. Nonetheless trees represent an important environmental asset and not all trees are preserved.

Tree survey work can be expensive and many properties have trees within their boundaries such that for householder developments it can be an unreasonable burden at validation to require a survey simply if there are trees within the site (these may be some distance from the development proposed or not worthy of retention). The existence of trees can be picked up during the assessment of an application and further information sought where necessary. It is therefore proposed that tree surveys are not sought for all householder applications but only where there are TPO trees or trees within Conservation Areas immediately adjacent to proposals (on or off site) which may be affected.

For other developments it is considered appropriate to extend the requirement for a survey to those sites where there are trees within the site (whether or not subject to a TPO) but only if the trees may be affected by the proposed development.

## **RECOMMENDATION**

Members are requested to confirm and agree the proposed further changes to the "Local Requirements" as set out in the attached amended Matrix (Appendix A) and Amended List (Appendix B).

### **Background Papers:**

Town and Country Planning (Development Management Procedure) Order 2010

Town and Country Planning (Development Management Procedure) (England) (Amendment No.3) Order 2012

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013

Communities and Local Government - Guidance on Information Requirements and Validation - March 2010

**Enquiries:** For further information on this report please contact Lee Smith, Head of Development Management and Trees (Ext 4427)

## APPENDIX A – REVISED LOCAL REQUIREMENTS MATRIX

Information Item	Policy Driver	To be applied to - Application type Subject to	+Trigger	Geographic Location	Type of information required	Further Assistance at
Affordable Housing Statement	NPPF Core Strategy Policy - CS18	Full Outline	All residential schemes with net gain of 5 or more dwellings or which form part of a larger site capable of doing so	District Wide ← Only where	Statement on level of provision offered; how provision will be made; where appropriate, number and type of dwellings offered and proposed tenure	Affordable Housing SPD
Air Quality Management	NPPF CS16	Full Outline Reserved Matters	<i>Major developments which are likely to result in a material impact upon air quality particularly in or adjacent to Air Quality Management Areas</i>	District Wide ← Only where	<i>Statement on what measures have been included in the application to reduce carbon and other pollutant emissions</i>	<i>Development Control: Planning for Air Quality (2010 update) EPUK (Para. 5-6 page 14)</i>
Biodiversity Report and Survey	NPPF Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010  The Conservation of Habitats and Species Regulations 2010 [SI No. 2716]  Circular 06/2005  CS4 CS17 C18	Full Outline Reserved Matters Conservation Area Consent Listed Building Consent Hedgerow Removal Notice	Following completion of a Biodiversity Checklist -  • Any development that may affect a nationally designated habitat. These sites can be identified through the web pages at Natural England (this is an external web-site). • Any development that may affect a locally designated nature conservation habitat. These sites can be identified through the Fareham Borough Local Plan Proposals Map at the planning portal (this is an external web-site). • Any development that may have an impact on a protected species. Visit Hampshire Biodiversity Information Centre (this is an external web-site) for information and help.	District Wide	Biodiversity Checklist  Ecological survey to identify any potential ecological interest. Method and timetable for follow up survey work if ecological interest found	Natural England  <a href="http://www.natureonthemap.naturalengland.org.uk">www.natureonthemap.naturalengland.org.uk</a>  <a href="http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/">www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/</a>  <a href="http://www.hants.gov.uk/biodiversity/hbic">www.hants.gov.uk/biodiversity/hbic</a>  planning portal

Information Item	Policy Driver	To be applied to - Application type Subject to	Trigger	Geographic Location	Type of information required	Further Assistance at
Land Contamination Assessment	Core Strategy Policies CS17  Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)	Householder Outline Full	All sites within 250 metres of a currently licensed or historic landfill site and where former uses may have contaminated land and/or the land is known to be contaminated	District Wide  Only where	An assessment of likely land contamination on and/ or off site and the potential impact of this upon the proposed use ; Details of any land contamination or geotechnical survey work undertaken or proposed ; Details of proposed mitigation or remediation schemes as appropriate	Agency Public Register, Environmental Permits (waste operations)  Environmental Health section of Fareham Borough Council.
Community Involvement	Local Development Framework - Statement of Community Involvement 2011	Outline Full Prior Notifications (telecom)	Major Applications e.g. 10 or more dwellings, large scale development (1000sq.m +), retail distribution  Other applications of significant impact or controversy	District Wide	Statement setting out level of pre-application publicity and results	Local Development Framework - Statement of Community Involvement 2011
Flood Risk Assessment	NPPF Core Strategy Policy - CS15  Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)	Householder Full Outline Reserved Matters	All sites Flood Risk Zones 2 & 3. Sites of 1 ha or more in Flood Risk Zone 1	District Wide  Only where	Assessment of how the proposed development takes account of flood risk at the site	Environment Agency - Flood



Information Item	Policy Driver	To be applied to - Application type Subject to	Trigger	Geographic Location	Type of information required	Further Assistance at
Foul Sewage and Utilities Statement	Core Strategy Policy CS17	Full	If the proposed development results in any changes or replacement to an existing system or the creation of a new one. All applications in areas where existing sewage flooding takes place.	District Wide	Full statement of how the proposed development will prevent additional outflow pressure on existing system	
Heritage Statement	NPPF Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)	Full Outline Full with listed building consent Listed building consent Conservation area consent Householder with listed building consent Householder with conservation Area Consent	Where archaeological or historical features or remains may be affected	District Wide - Conservation Areas Listed Buildings or	Statement covering the historic importance of the site; why the development is sought; aim of the development; how the development will take account of the historic interest; any resultant enhancement or mitigation as appropriate.	<a href="http://www.heritagegateway.org.uk/gateway/">http://www.heritagegateway.org.uk/gateway/</a>  The National Heritage List for England   English Heritage  <a href="http://www.fareham.gov.uk/pdf/planning/desaccessib.pdf">http://www.fareham.gov.uk/pdf/planning/desaccessib.pdf</a>
Landscaping Details	Core Strategy Policy CS17	Full <del>Reserved Matters (Landscaping)</del> Outline	<del>All residential involving more than a single dwelling and commercial development excluding change of use.</del>  Major Applications e.g. 10 or more dwellings, large scale development (1000sq.m +),	District Wide	Assessment of site surroundings; survey of existing vegetation; assessment of how and where retained and new landscaping will mitigate any harm caused; <del>scheme identifying, position, number, size and species of proposed planting</del>	

Information Item	Policy Driver	To be applied to - Application type Subject to	Trigger	Geographic Location	Type of information required	Further Assistance at
Lighting Assessment	Core Strategy Policy CS17	Outline Full	where significant external lighting is proposed, i.e. flood lighting, lit areas of car parking, new street lighting	District Wide	Statement of need for and extent of proposed lighting; details and specifications of lighting	<i>The Institution of Lighting Engineers "Guidance Notes For The Reduction Of Obtrusive Light"</i>
Noise Impact Assessment	Core Strategy Policy CS17	Outline Full	<i>Noise generating development such as B2 located near to noise sensitive areas i.e. residential. including all B2 applications.</i>  Noise sensitive developments, e.g. housing located near to a source of noise, e.g. motorway, industrial site	District Wide	Statement of noise generating operations; survey of ambient noise levels; details of likely noise levels and means of mitigation for noise generating uses  Survey of surrounding noise levels and statement of mitigation as appropriate for noise sensitive uses <i>both indoor and outdoor</i>	<i>WHO (World Health Organisation) guidelines for community noise</i>  <i>BS 8233:1999 Sound insulation and noise reduction for buildings - code of practice</i>
Open Space Assessment	Core Strategy Policy CS21	Outline Full	Where the proposed development is on existing public open space.	District Wide	Loss of open space - survey of local open space provision and <i>evidence statement</i> to demonstrate that the loss will not be <i>harmful contrary to Policy CS21</i> and that adequate facilities remain available for existing and proposed development or alternative provision will be made.	Open Space SPG

Information Item	Policy Driver	To be applied to - Application type Subject to	Trigger	Geographic Location	Type of information required	Further Assistance at
Parking Provision	Core Strategy Policies CS5 & CS17	Householder Full Reserved Matters (Layout)	Householder - only where additional bedrooms are proposed or where existing parking is lost  All other development - where new dwellings or new floorspace involved	District Wide	Statement and schedule of car parking provision as Existing and as proposed <i>parking layouts</i>	Residential Car & Cycle Parking Standards Supplementary Planning Document November 2009
Telecommunications supplementary information	NPPF Policy FS7	Full Prior notifications for telecommunications development	All	District Wide	Full information matters such as area of search, details of consultation undertaken, proposed structure, technical justification and declaration of compliance with ICNIRP	
Town Centre Uses— <i>Evidence including retail, offices, food and drink, and leisure (cinemas, intensive sport and recreation, theatres, cultural facilities and Hotels)</i>	NPPF Core Strategy Policy CS3	Outline Full	Where proposed at edge of centres and out of centre locations	District Wide	Statement of results and findings of sequential testing	<i>DCLG – Planning for Town Centres – Practice Guidance on need, impact and the sequential approach</i>
Transport Assessment	Core Strategy Policy CS5 Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)	Outline Full	Major development where the development has significant transport implications.	District Wide	The detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal.	

Information Item	Policy Driver	To be applied to - Application type Subject to	Trigger	Geographic Location	Type of information required	Further Assistance at																						
Travel Plan	Core Strategy Policy CS5  Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)	Outline Full	Major development where the development has significant transport implications, <i>subject to following thresholds</i>  <table border="1"> <thead> <tr> <th>Land Use</th> <th>Threshold</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>100 units</td> </tr> <tr> <td>Commercial B1 and B2</td> <td>2500sq.m.</td> </tr> <tr> <td>Commercial B8</td> <td>5000sq.m.</td> </tr> <tr> <td>Retail</td> <td>1000sq.m.</td> </tr> <tr> <td>Education</td> <td>2500sq.m.</td> </tr> <tr> <td>Health Establishments</td> <td>2500sq.m.</td> </tr> <tr> <td>Care Establishments</td> <td>500sq.m. or 5 bedroom</td> </tr> <tr> <td>Leisure: General</td> <td>1000sq.m.</td> </tr> <tr> <td>Leisure: Stadia, ice rinks</td> <td>All (1500 seats)</td> </tr> <tr> <td>Miscellaneous Commercial</td> <td>500sq.m.</td> </tr> </tbody> </table>	Land Use	Threshold	Residential	100 units	Commercial B1 and B2	2500sq.m.	Commercial B8	5000sq.m.	Retail	1000sq.m.	Education	2500sq.m.	Health Establishments	2500sq.m.	Care Establishments	500sq.m. or 5 bedroom	Leisure: General	1000sq.m.	Leisure: Stadia, ice rinks	All (1500 seats)	Miscellaneous Commercial	500sq.m.	District Wide	A <i>Framework</i> Travel Plan in line with Hampshire County Council guidance to identify how the proposed development will encourage multi modal travel and reduced reliance upon the private car.	Hampshire County Council Environment Department - A Guide To Development Related Travel Plans - January 2009
Land Use	Threshold																											
Residential	100 units																											
Commercial B1 and B2	2500sq.m.																											
Commercial B8	5000sq.m.																											
Retail	1000sq.m.																											
Education	2500sq.m.																											
Health Establishments	2500sq.m.																											
Care Establishments	500sq.m. or 5 bedroom																											
Leisure: General	1000sq.m.																											
Leisure: Stadia, ice rinks	All (1500 seats)																											
Miscellaneous Commercial	500sq.m.																											
Tree Survey/Method Statement/Tree Protection Plan	Core Strategy Policy CS17	Full Outline Householder <del>Tree works</del>	Householder – Where there are trees within <del>falling distance of the proposed development</del> <i>are trees protected by tree preservation orders or Conservation Area status close to the proposals (on or off site) which may be affected.</i>  All other sites where there are trees on the site <del>or where there are trees on adjacent land</del> that may be affected by the proposed development.	District Wide	Survey of existing trees; schedule of proposed works; tree protection details; statement identifying methods of construction to minimise harm to retained trees	BS 5837:2012																						
Ventilation/Extraction (impact) report	Core Strategy Policy CS17	Full/Change of Use Reserved Matters (layout and appearance)	All A3/A4/A5 and B2 uses	District Wide	Report identifying type and position of equipment; assessment of visual impact and noise implications																							

## APPENDIX B

# Conditional list of documents you must include when you submit your application to us

Please note Fareham Borough Council requires only **one** set of forms and plans when sending in a paper planning application.

### Document types:

#### Affordable housing statement

##### *Required for*

- Full planning applications
- Outline planning applications

##### *When*

- Residential schemes of [~~15 units and over/sites 0.5ha~~] *5 units and above or if your site is part of an allocated site or a larger area capable of development*

#### Air quality assessment

##### *Required for*

- ~~Full planning applications~~
- ~~Outline planning applications~~
- ~~Reserved Matters~~

##### *When*

- ~~Major developments which are likely to result in a material impact upon air quality particularly in or adjacent to Air Quality Management Areas~~

#### Biodiversity survey and report

##### *Required for*

- Full planning applications (excluding householder proposals)
- Outline planning applications
- *Reserved Matters*

## When

- A [biodiversity checklist](#) will tell you when you need a biodiversity survey and report. Briefly:
  - any development that may affect a nationally designated habitat. You can see these sites on the website of [Natural England](#).
  - any development that may affect a locally designated nature conservation habitat. You can see these sites in the Fareham Borough Local Plan Proposals map at the [planning portal](#).
  - any development that may have an impact on a protected species. Visit [Hampshire biodiversity information centre](#) for information and help.

## Community involvement

### *Required for*

- Full planning applications
- Outline planning applications
- Prior notifications (telecoms)

## When

- ~~[Required for all major applications to show how the developer has complied with the requirement for pre-application consultation in the adopted [statement of community involvement](#).] Major applications e.g. 10 or more dwellings, large scale development (1000sq.m.+), retail distribution or other applications of significant impact or controversy~~

## (Land) Contamination assessment

### *Required for*

- Full planning applications
- Outline planning applications
- *Householder*

## When

- All sites within 250 metres of a currently licensed or historic landfill site [↗](#) and where former uses may have contaminated land and/or the land is known to be contaminated.

### Environmental [impact assessment] Statement

#### *Required for*

- ~~Full planning applications~~
- ~~Outline planning applications~~

#### *When*

- ~~Schedule 1 and some Schedule 2 projects as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations (England and Wales) 1999 [↗](#) as amended~~

### Flood risk assessment

#### *Required for*

- Full planning applications
- Outline planning applications
- Householder applications

#### *When*

- All sites Flood Risk Zones 2 & 3 Sites 1 ha or more Flood Risk Zone 1 Environment Agency - Flood [↗](#)

### Foul sewage and utilities assessment

#### *Required for*

- Full planning applications

#### *When*

- If the proposed development results in any changes or replacement to an existing system or the creation of a new one. All applications in areas where existing sewage flooding takes place.

### Heritage statement (including historical, archaeological features and scheduled ancient monuments)

#### *Required for*

- Full planning applications
- Outline planning applications
- Full planning application with listed building consent
- Listed building consent
- Conservation area consent
- Householder applications with listed building consent
- Householder applications with conservation Area Consent

*When*

- Where archaeological or historical features or remains may be affected *and development within a Conservation Area or affecting a Listed Building either directly or its setting.*

### Landscaping details

*Required for*

- Full planning applications
- *Outline planning applications*
- ~~Reserved matter applications for landscaping~~

*When*

- *Major Applications e.g. 10 or more dwellings, large scale development (1000sq.m +)*
- ~~All residential involving more than a single dwelling and commercial development excluding change of use.~~

### Lighting assessment

*Required for*

- Full planning applications
- Outline planning applications

*When*

- Only where significant external lighting is proposed, i.e. flood lighting, lit areas of car parking, new street lighting.

### Noise impact assessment



### *Required for*

- Full planning applications
- Outline planning applications

### *When*

- *Noise generating development such as B2 located near to noise sensitive areas i.e. residential. including all B2 applications.*
- *Noise sensitive developments, e.g. housing located near to a source of noise, e.g. motorway, industrial site*
- ~~Applications for developments that raise issues of disturbance to the occupiers of nearby existing buildings including all B2 applications. Noise sensitive developments, e.g. housing located near to a source of noise, e.g. motorway, industrial site.~~

### Open space assessment

#### *Required for*

- Full planning applications
- Outline planning applications

#### *When*

- Where the proposed development is on existing public open space.

### Parking provision

#### *Required for*

- Full planning applications
- Reserved matter applications for layout
- Householder

#### *When*

- ~~[All existing and proposed parking provision].~~ *Householder - only where additional bedrooms are proposed or where existing parking is lost - otherwise where new dwellings/floorspace or loss of parking involved*

### Photographs and photo montage

#### *Required for*

- ~~Full planning applications~~
- ~~Reserved matter applications for appearance~~
- ~~Listed building consent~~
- ~~Conservation area consent~~
- ~~Householder applications with listed building consent~~
- ~~Householder applications with conservation area consent~~

*When*

- ~~[Excluding change of use and where only internal alterations are sought] excluding change of use and where only internal alterations are sought.~~

Planning statement

*Required for*

- ~~All applications excluding householder~~

*When*

- ~~Where design and access statement not required.~~

Site waste management plan

*Required for*

- ~~Full planning applications~~
- ~~Outline applications where some details included~~

*When*

- ~~All residential and commercial~~

Telecommunications development – supplementary information

*Required for*

- Full planning applications
- Prior notifications for telecommunications development

*When*

- All

Town centre uses – evidence to accompany applications

### *Required for*

- Full planning applications
- Outline planning applications

### *When*

- Where proposed at edge of centres and out of centre locations  
[(PPS6 [6](#))] *National Planning Policy Framework*

## Transport assessment (TA)

### *Required for*

- Full planning applications
- Outline planning applications

### *When*

- Where the development has significant transport implications. The detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal.

## Travel plan

### *Required for*

- Full planning applications
- Outline planning applications

### *When*

- *Major development where the development has significant transport implications, subject to following thresholds*

<b>Land Use</b>	<b>Threshold</b>
Residential	100 units
Commercial B1 and B2	2500sq.m.
Commercial B8	5000sq.m.
Retail	1000sq.m.
Education	2500sq.m.
Health Establishments	2500sq.m
Care Establishments	500sq.m. or 5 bedroom
Leisure: General	1000sq.m

Leisure: Stadia, ice rinks	All (1500 seats)
Miscellaneous Commercial	500sq.m

- ~~Where the development is likely to have significant transport implications, as advised by [PPG 13 [\[1\]](#) (paragraphs 87-91)] *National Planning Policy Framework*~~

### Tree survey/arboricultural assessment

#### *Required for*

- Householder
- Full planning applications
- Outline planning applications
- ~~Tree works~~

#### *When*

- *Householder - Where there are trees on or adjacent to the proposals, protected by tree preservation orders or conservation area status, which may be affected.*
- All sites where there are trees ~~on the site~~ ~~Sites where there are trees on adjacent land~~ and that may be affected by the proposed development.

### Ventilation/extraction (impact) report

#### *Required for*

- Full planning applications *including Change of Use*
- Reserved matter applications for layout and appearance

#### *When*

- All A3/A4/A5 and B2 uses

### Definitions

#### Affordable housing statement

~~[Where local plan policies or supplementary planning document guidance require affordable housing to be provided]~~ *Affordable Housing is an aim of the National Planning Policy Framework and is required through Policy CS18 of the Fareham Borough Core Strategy which is further amplified through the Affordable Housing Supplementary Planning Document. We may need information about both the*

affordable housing and any market housing for example, the numbers of residential units, the mix of units with numbers of habitable rooms and/or bedrooms, or the floor space of habitable areas of residential units, plans showing the location of units and their number of habitable rooms and/or bedrooms, and/or the floor space of the units. If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained. The affordable housing statement should include details of any registered social landlords acting as partners in the development.

### **Air quality assessment**

~~Where the development is proposed inside, or adjacent to an air quality management area (AQMA), or where it could in itself result in the designation of an AQMA or where the grant of planning permission would conflict with, or render unworkable, elements of our air quality action plan, applications should be supported by information to allow a full consideration of the impact of the proposal on the air quality of the area. Where AQMAs cover regeneration areas, developers should provide an air quality assessment as part of their planning application. Further advice is available in planning policy statement 23: planning and pollution control [\[1\]](#) (November 2004) *National Planning Policy Framework*.~~

### **Biodiversity survey and report**

Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of them. Where proposals are being made for mitigation and/or compensation measures information to support those proposals will be needed. Where appropriate, accompanying plans should indicate any significant wildlife habitats or features and the location of habitats of any species protected under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2010 or the Protection of Badgers Act 1992. Applications for development in the countryside that will affect areas designated for their biodiversity interests are likely to need to include assessments of impacts and proposals for long term maintenance and management. This information might form part of an environmental statement, where one is necessary. Certain proposals which include work such as the demolition of older buildings or roof spaces, removal of trees, scrub, hedgerows or alterations to water courses may affect protected species and will need to provide information on them, any potential impacts for them and any mitigation proposals for such impacts. Government planning policies for biodiversity are set out in planning policy statement 9: biodiversity and geological conservation (PPS9) (August 2005), PPS9 is accompanied by a Government circular: biodiversity and geological conservation – statutory obligations and their impact within the planning system (ODPM Circular 06/2005, Defra circular 01/2005 and planning for biodiversity and geological conservation: a guide to good practice [\[2\]](#)

] *National Planning Policy Framework*. Hampshire County Council The Council has developed a biodiversity [checklist](#) to give detailed validation requirements for biodiversity and geological conservation.

### Environmental impact assessment

~~[The Town and Country Planning (environmental impact assessment) regulations (SI 1999/293), as amended] *The Town and Country Planning (Environmental Impact Assessment) Regulations 2011* set out the circumstances in which an environmental impact assessment (EIA) is required. EIA may obviate the need for other more specific assessments. Where an EIA is required, schedule 4 to the regulations sets out the information that should be included in an environmental statement. The information in the environmental statement has to be taken into consideration when the local planning authority decides whether to grant planning consent. It may be helpful for a developer to request a screening opinion (i.e. to determine whether an EIA is required) from us before submitting a planning application. In cases, where a full EIA is not required, the local planning authority may still require environmental information to be provided.~~

### Flood risk assessment

A flood risk assessment (FRA) will be required for development proposals of 1 hectare or greater in flood zone 1 and for all proposals for new development located in flood zones 2 and 3 as designated by the Environment Agency. A FRA will be required for any development other than minor development in a designated critical drainage area which has been notified to the local planning authority by the [Environment Agency](#). The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and consequences of flooding. The FRA should include the design of surface water management systems including sustainable drainage systems (SUDs) and address the need for safe access to and from the development in areas at risk of flooding. The FRA should be prepared by an applicant in consultation with the local planning authority with reference to their published local development documents and any strategic flood risk assessment. The FRA should form part of an environmental statement when one is required by the ~~[Town and Country Planning (environmental impact assessment) (England and Wales) regulations 1999 as amended] . *The Town and Country Planning (Environmental Impact Assessment) Regulations 2011*. [Planning policy statement 25: development and flood risk (December 2006) and its associated practice guide] ] *The National Planning Policy Framework* provides guidance for both local planning authorities and applicants in relation to the undertaking of FRAs and the responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere.~~

### Foul sewage and utilities assessment

All new buildings need separate connections to foul and storm water sewers. If your application proposes to connect a development to the existing drainage system, you should show details of the existing system on the application drawing(s). It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers<sup>1</sup>. Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a fuller foul drainage assessment will be required including details of the method of storage, treatment and disposal. A foul drainage assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory. Guidance on what should be included in a non-mains drainage assessment is given in DETR Circular 03/99 and Building Regulations Approved Document Part H and in BS6297. If the proposed development results in any changes/replacement to the existing system or the creation of a new system, scale plans of the new foul drainage arrangements will also need to be provided. This will include a location plan, cross sections/elevations and specification. Drainage details that will achieve Building Regulations Approval will be required. If connection to any of the above requires crossing land that is not in the applicant's ownership, other than on a public highway, then notice may need to be served on the owners of that land. An application should indicate how the development connects to existing utility infrastructure systems. Most new development requires connection to existing utility services, including electricity and gas supplies, telecommunications and water supply, and also needs connection to foul and surface water drainage and disposal. Two planning issues arise; firstly, whether the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development, and secondly, whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.

As the applicant, you should demonstrate:

- a. that, following consultation with the service provider, the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community;
- b. that proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures;
- c. that service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains;
- d. where the development impinges on existing infrastructure the provisions for relocating or protecting that infrastructure have been agreed with the service provider.

1. It is possible that the right to connect storm water to foul sewers in areas where there are no storm drains may be withdrawn by amendment to section 106 of the Water Industry Act 1991.

### Heritage statement (including historical, archaeological features and scheduled ancient monuments)

The scope and degree of detail needed in a heritage statement will vary depending on the circumstances of each application. You are advised to discuss proposals with either a planning officer or a conservation officer before making an application. The following is a guide to the sort of information that we may need for different types of application.

For applications for listed building consent, a written statement that includes a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. A structural survey may be required in support of an application for listed building consent.

For applications for conservation area consent, a written statement that includes a structural survey, an analysis of the character and appearance of the building/structure, the principles of and justification for the proposed demolition and its impact on the special character of the area may be required.

For applications either related to or impacting on the setting of heritage assets a written statement that includes plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, historic battlefields and scheduled ancient monuments and an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required.

For applications within or adjacent to a conservation area, an assessment of the impact of the development on the character and appearance of the area may be required.

For all applications involving the disturbance of ground within an area of archaeological potential as defined in the development plan or in other areas in the case of a major development proposal or significant infrastructure works, an applicant may need to commission an assessment of existing archaeological information and submit the results as part of the heritage statement.

~~[For heritage assets, advice is provided in planning policy guidance note 15 planning and the historic environment, (September 1994) [↗](#).~~

~~For archaeological remains, advice is provided in planning policy guidance note 16: archaeology and planning (November 1990) [↗](#).~~



*Guidance on Planning and Heritage Assets is available as part of the National Planning Policy Framework and advice on formulating a Heritage Statement is provided in the Council's Advice Note Design and Access Statements to Accompany Applications for Listed Building Consent.*

### Land contamination assessment

Applications may also need to be accompanied by a land contamination assessment [~~which should include an extended assessment of contamination in line with planning policy statement 23: planning and pollution control (November 2004)~~]. Sufficient information should be provided to determine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level. Where contamination is known or suspected or the proposed use would be particularly vulnerable, the applicant should provide such information with the application as is necessary to determine whether the proposed development can proceed. To identify whether a site could be affected by contaminants in the ground it will be necessary to consider the following;

- Site history (location, surroundings, topography),
- Site usage - nature of any industrial/ commercial use and chemical use and storage/ waste disposal (inc adjacent areas),
- Site geology, hydrogeology, geochemistry, hydrology,
- Site ecology and archaeology,
- Proximity to licensed or unlicensed waste facilities or presence of hazardous gases,
- Naturally occurring harmful substances e.g. radon,
- Site walkover findings,
- Previous investigations,
- What will be exposed to the contaminants following development? eg humans, buildings and services, ground and surface water and the environment.

All submissions should include an assessment of the risks to humans, buildings and services, ground and surface water and the environment based upon preliminary findings. Commercial property searches that identify environmental risk are available over the internet, although it should be noted that these may not have access or refer to all available information relating to the previous use of a site and may not assess the site in the context of a new planning use. The pollution section of Environmental Health may be able to provide advice and help. Please contact us to discuss this in more detail.

### Landscaping details

*Where required, applications should be accompanied by landscaping details and include proposals for long term maintenance and landscape management. There should be reference to landscaping and detailed landscaping proposals which follow*

from the design concept in the design and access statement, if required. Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development. *If detailed planting is not provided then a planning condition may be considered appropriate to secure this at a later stage.*

### Lighting assessment

Significant proposals involving provision of publicly accessible developments, in the vicinity of residential property, a listed building or a conservation area, or open countryside, where external lighting would be provided or made necessary by the development, should be accompanied by details *and specifications* of external lighting and the proposed hours when the lighting would be switched on. These details shall include a layout plan with beam orientation and a schedule of the equipment in the design. *Lighting in the countryside: towards good practice (1997) and The Institution of Lighting Engineers "Guidance Notes For The Reduction Of Obtrusive Light "* are valuable guides for local planning authorities, planners, highway engineers and members of the public. It demonstrates what can be done to lessen the effects of external lighting, including street lighting and security lighting. The advice is applicable in towns as well as the countryside.

### Noise assessment

Applications for developments that raise issues of disturbance by noise to the occupants of nearby existing buildings, and for developments that are considered to be noise sensitive and which are close to existing sources of noise should be supported by a noise assessment prepared by a suitably qualified acoustician. [Further guidance is provided in planning policy guidance 24: planning and noise (September 1994) [the National Planning Policy Framework](#).

### Open space assessment

For development within open spaces, application proposals should be accompanied by plans showing any areas of existing or proposed open space within or adjoining the application site. ~~Planning consent is not normally given for development of existing open spaces which local communities need. However,~~ In the absence of a robust and up-to-date assessment by ~~a~~ the local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to local requirements. Any such evidence should accompany the planning application. [~~National planning policy is set out in~~] [planning policy guidance note 17: planning for open space, sport and recreation (July 2002)] [Information and data on Open Space in Fareham is provided within the Supplementary Planning Guidance – Open Space\(modified 1 April 2012\)](#)

### Parking provision

Applications must provide details of existing and proposed parking provision. These details should be shown on a site layout plan. *Advise on residential car parking requirements is set out in Residential Car & Cycle Parking Standards Supplementary Planning Document November 2009*

### Photographs and photomontages

These provide useful background information and can help to show how large developments can be satisfactorily integrated within the street scene. Photographs should be provided if *for example* the proposal involves the demolition of an existing building or development affecting a conservation area or a listed building.

### Planning statement

A planning statement identifies the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national, regional and local planning policies. It may also include details of consultations with the local planning authority and wider community/statutory consultees undertaken prior to submission. Alternatively, a separate statement on community involvement may also be appropriate.

### Site waste management plan

Trade and Industry (now the Department for Business Enterprise and Regulatory Reform) site waste management plans: guidance for construction contractors and clients. These do not require formal approval by planning authorities, but are intended to encourage the identification of the volume and type of material to be demolished and/or excavated, opportunities for the reuse and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.

2. Defra have consulted on whether site waste management plans should become a statutory requirement. Regulations are expected to come into force in April 2008.

### Statement of community involvement

Applications may need to be supported by a statement setting out how the applicant has complied with the requirements for pre-application consultation set out in the local planning authority's adopted statement of community involvement and demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals.

### Telecommunications development – supplementary information

Planning applications for mast and antenna development by mobile phone network operators in England should be accompanied by a range of supplementary information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the

proposed development. Planning applications should also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP). Further guidance on the information that may be required is set out in the [code of practice on mobile network development \(2002\)](#) [↗](#).

### Town centre uses – evidence to accompany applications

~~Planning Policy Statement 6: Planning for Town Centres (March 2005)<sup>3</sup>, sets out the main town centre uses to which the policy applies, in paragraph 1.8. Subject to the policies set out in the document, paragraph 3.4 lists the key considerations for which applicants should present evidence. *The National Planning Policy Framework provides up to date advice concerning the application of the sequential test for town centre uses and the type of uses that are considered to be appropriate to town centres.* The level and type of evidence and analysis required to address the key considerations should be proportionate to the scale and nature of the proposal.~~

~~3. Note that under proposals set out in the Planning White Paper Planning for a Sustainable Future (May 2007), it is proposed to review Planning Policy Statement 6.~~

### Transport assessment

~~Planning policy guidance 13 transport (March 2001) [↗](#) advises that a transport assessment (TA) should be submitted as part of any planning application where the proposed development has significant transport implications. *The National Planning Policy Framework provides up to date advice concerning the status of Transport Assessments.* The coverage and detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes the TA should simply outline the transport aspects of the application, while for major proposals, the TA should illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. It should also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to mitigate transport impacts. Further guidance can be found in Guidance on Transport Assessment, (March 2007) published by the Department for Transport.~~

### Travel plan

~~*The National Planning Policy Framework provides up to date advice concerning the status of Travel Plans.* A travel plan should be submitted alongside planning applications which are likely to have significant transport implications[, as advised by [planning policy guidance Note 13: transport \(DETR, 2001\), paragraphs 87-91](#) [↗](#)] *The need for a travel plan is based upon the scale of the proposed development as set out above. Initially only a Framework Travel Plan need be submitted as the detail will be subject to agreement with Hampshire County Council as Highway Authority.* Further advice is available in "Using the planning process to secure travel plans: best~~

practice guide ODPM and DfT, 2002" (forthcoming revised guidance), also making residential travel plans work: good practice guidelines for new development [DfT](#) and A guide to development related travel plan (Addison & Associates) and *A Guide To Development Related Travel Plans - January 2009* by Hampshire County Council.

### Tree survey/arboricultural implications

*In the case of Householder development, where there are trees within or adjacent to the site subject to a Tree Preservation Order or within a Conservation Area which may be affected; for other developments where there are trees within the application site that could influence or be affected by the development (including street trees), information will be required on which trees are to be retained and on the means of protecting these trees during construction works. This information should be prepared by a qualified arboriculturist. Full guidance on the survey information, protection plan and method statement that should be provided with an application is set out in the current BS5837:2012 ~~;~~ ~~[Trees in relation to construction—~~ ~~Recommendations]~~ *Trees in relation to design, demolition and construction. Recommendations.* Using the methodology set out in the BS should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.*

### Ventilation/extraction statement

Details of the position and design of ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics, will be required to accompany all applications for the use of premises for purposes within use classes A3 (i.e. restaurants and cafes – use for the sale of food and drink for consumption on the premises), A4 (i.e. drinking establishments – use as a public house, wine-bar or other drinking establishment), A5 (i.e. hot food takeaways – use for the sale of hot food for consumption off the premises), ~~B1 (general business)~~ and B2 (general industrial). This information (excluding odour abatement techniques unless specifically required) will be required for significant retail, business, industrial, leisure or other similar developments where substantial ventilation or extraction equipment is proposed to be installed.

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