

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Wednesday, 26 March 2014

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, MBE

J S Forrest

Mrs C L A Hockley

P W Whittle, JP



1. Apologies for Absence

2. Minutes of Previous Meeting (Pages 1 - 15)

To confirm as a correct record the minutes of the meetings of the Planning Committee held on:-

- (i) 24 February 2014 (Unscheduled Planning Committee meeting); and
- (ii) 26 February 2014.

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 (Page 16)

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/14/0073/FP - 40 ADMIRALS ROAD PARK GATE (Pages 18 - 21)**

ZONE 2 - FAREHAM

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

- (2) **P/13/0408/FP - LAND TO REAR OF RED LION HOTEL FAREHAM (Pages 23 - 32)**
- (3) **P/14/0025/FP - 68 HIGH STREET FAREHAM (Pages 33 - 40)**
- (4) **P/14/0056/CU - 68 HIGH STREET FAREHAM (Pages 41 - 47)**
- (5) **P/14/0116/FP - 45 BEAUMONT RISE FAREHAM (Pages 48 - 50)**
- (6) **P/14/0126/TO - 14 CHALFORD GRANGE FAREHAM (Pages 51 - 53)**

ZONE 3 - EASTERN WARDS

Portchester West, Hill Head, Stubbington and Portchester East

- (7) **P/13/1080/FP - 49 - 51 CROFTON LANE, FAREHAM (Pages 55 - 60)**

- (8) **P/14/0081/FP - DAEDALUS - INNOVATION CENTRE - HANGARS EAST
LEE ON THE SOLENT** (Pages 61 - 74)
- (9) **Planning Appeals** (Pages 75 - 81)

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
18 March 2014

**For further information please contact:
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FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Monday, 24 February 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

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



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor K D Evans and Councillor D C S Swanbrow.

2. CHAIRMAN'S ANNOUNCEMENTS

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

3. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct Councillor Cartwright and Councillor Davies both declared a non-pecuniary interest in the application (see minute 5 below).

4. DEPUTATIONS

The Committee received deputations from the following in respect of planning application P/13/1055/FP and the deputees were thanked accordingly.

Name	Spokesperson representing the persons listed	Supporting or Opposing the Application	Minute
Mr A Wilcock		Opposing	5
Ms S Jamieson	Mr & Mrs Hearn	Opposing	-ditto-
Mrs B Clapperton (The Fareham Society)		Opposing	-ditto-
Mr P Marsh		Supporting	-ditto-
Mr J Cleary (Agent)		Supporting	-ditto-

5. PLANNING APPLICATION P/13/1055/FP - FAREHAM COLLEGE, BISHOPSFIELD ROAD, FAREHAM

The Committee received the deputations referred to in minute 4 above.

The Committee's attention was drawn to the Update Report which provided the following information:-

1. The applicant and officers have had discussions with Sport England regarding their objection to the proposal. Sport England requested that the Council reconsult them, specifically in relation to the findings of the Council's Playing Pitch Study. Upon receipt of the further comments of Sport England,

Officers will forward the comments to the National Planning Casework Unit to assist in their consideration of the proposal.

2. Blackbrook Grove Grade II listed building and historic park and garden lies to the north east. In light of the distance from the proposed development and the historic park and garden boundary, Officers consider that the proposal would not harm the setting of this Grade II* listed building and historic park and garden.*

3. The owner of Blackbrook Grove (23 The Avenue) has commented on the proposal as follows:-

- Upon receipt of planning permission the College intend to market the site. It is the case that the housing proposals will change substantially, leading to a more dense scheme;*
- A lengthy boundary is shared with the College therefore we should have been notified;*
- There is concern with security; the College should erect a solid fence not less than two metres in order to safeguard the neighbouring property;*
- Drainage is very important and the existing culvert should remain intact;*
- It is suggested the dwelling mix is wrong; there should be a greater proportion of family houses;*
- The Council should encourage inspired development and architecture.*

4. Bullet point 'a' of legal agreement should read:-

- a. To secure the transfer of 2.9 hectares of land to Fareham Borough Council for public open space in perpetuity, before occupation of 100th dwelling with a maintenance contribution upon transfer of land;*

5. An amended site plan of the educational element of the proposal was received on 20 February 2014.

6. Further weekly surveys have been carried out and a final Brent Goose and Wader survey report for the proposals has been received. The final report confirms that no further change in Brent Goose or Wader activity was recorded on the College site. It can therefore be concluded that the site is not an inland roosting/foraging site for the Special Protection Area (SPA) qualifying Wading bird species.

Councillor Cartwright declared a non-pecuniary interest in this application on the grounds that he has recently been appointed as the Council's representative on the Fareham College CEMAST Curriculum Development Group. Councillor Davies declared a non-pecuniary interest in this application on the grounds that he was a lecturer at Fareham College in the 1980's.

A motion was proposed and seconded that the application for full planning permission and outline planning permission be determined as follows:-

Part A - Full Planning Application. That in accordance with the officer recommendation and subject to:-

1. The proposal being referred to the National Planning Casework Unit and confirmation received that the Secretary of State does not wish to call the application in for determination;
2. The results of surveys being received and demonstrating that there is no harm to bird use of the playing field;
3. The applicant/owner entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect to the following:-
 - (a) To secure the transfer of 2.9 hectares of land to Fareham Borough Council for public open space in perpetuity, before occupation of 100th dwelling with a maintenance contribution upon transfer of land;
 - (b) Provision of Children's Equipped Play Area and subsequent transfer to Council with maintenance contribution before occupation of the 100th dwelling;
 - (c) Secure community use of the MUGA before occupation of the 101st dwelling;
 - (d) Secure public access (to adoptable standard) from The Avenue south to the POS before occupation of the 100th dwelling;
 - (e) Secure public access (to adoptable standard) from Redlands Lane to Bishopsfield Road before occupation of the 100th dwelling.
4. The conditions contained in the report;
5. A condition requiring retention of the trees along The Avenue frontage located at the northwest corner of the site;
6. A condition requiring replanting of the trees along the frontage of The Avenue which are to be removed to create a temporary access during the construction phase of the development ;
7. A further covenant in the legal agreement securing a further parking survey six months after the redeveloped college is up and running. If the survey reveals a shortfall in onsite parking then additional parking should be required within the site, subject to an appropriate planning application;

planning permission be granted.

AND

Part B – Outline Planning Application.

That in accordance with the officer recommendation and subject to the conditions in the report, outline planning permission be granted.

Upon being put to the vote the motion was CARRIED.
(Voting: 6 in favour; 3 against)

A. Full Planning Application –

RESOLVED that subject to:-

1. The proposal being referred to the National Planning Casework Unit and confirmation received that the Secretary of State does not wish to call the application in for determination;
2. The results of surveys being received and demonstrating that there is no harm to bird use of the playing field;
3. The applicant/owner entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect to the following:-
 - (a) To secure the transfer of 2.9 hectares of land to Fareham Borough Council for public open space in perpetuity, before occupation of 100th dwelling with a maintenance contribution upon transfer of land;
 - (b) Provision of Children's Equipped Play Area and subsequent transfer to Council with maintenance contribution before occupation of the 100th dwelling;
 - (c) Secure community use of the MUGA before occupation of the 101st dwelling;
 - (d) Secure public access (to adoptable standard) from The Avenue south to the POS before occupation of the 100th dwelling;
 - (e) Secure public access (to adoptable standard) from Redlands Lane to Bishopsfield Road before occupation of the 100th dwelling.
4. The conditions contained in the report;
5. A condition requiring retention of the trees along The Avenue frontage located at the northwest corner of the site;
6. A condition requiring replanting of the trees along the frontage of The Avenue which will be removed to create a temporary access during the construction phase of the development
7. A further covenant in the legal agreement securing a further parking survey six months after the redeveloped college is up and running. If the survey reveals a shortfall in onsite parking then additional parking should be required within the site, subject to an appropriate planning application;

PLANNING PERMISSSION be granted.

B. Outline Planning Application

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

Planning Appeals

- 5(i)** The Committee noted the information contained in the report relating to Planning Appeals.

6. UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 4.45 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 26 February 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

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 and Mrs K K Trott

Also Present: Mrs C L A Hockley (minute 6(6)) and T G Knight (Minute 6(11))



1. APOLOGIES FOR ABSENCE

There were no apologies for absence made at the meeting.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 29 January 2014 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, the following members declared a non-pecuniary interest in the items indicated:-

Name	Planning Application/Site address	Minute Number
Councillor B Bayford	P/13/1054/FP – Land at Hook Park Road, Warsash	See Minute 6 (2)
Councillor R H Price	P/13/1116/FP – 57, Leith Avenue, Portchester	See Minute 6(10)

5. DEPUTATIONS

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

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No
ZONE 1				
Mr J Schofield	Mr & Mrs Munro Mr & Mrs West	12 Greenaway Lane, Warsash – Proposed redevelopment by erection of a four-bedroom replacement dwelling and a pair of detached two-bedroomed chalet bungalows,	Opposing	Minute 6(1) P/13/1031/FP

		following demolition of the existing bungalow, garage and outbuilding		
Mr R Tutton (Agent)		-ditto-	Supporting	-ditto-
Ms A Hewitt	Ms Snowden Ms C Hillier	Land at Hook Park Road, Warsash – Provision of storage container, portable toilet and small riding establishment	Supporting	Minute 6 (2) P/13/1054/FP
Mr M Orsulik		65 Locks Heath Park Road, Locks Heath – Demolition of existing bungalow and erection of replacement detached dwelling	Supporting	Minute 6 (4) P/13/1096/FP
Mr R Tutton (Agent)		-ditto-	-ditto-	-ditto-
ZONE 3				
Mr R Whitelock		17 Anson Grove, Fareham – Retention of raised decking area to the rear of the property	Supporting	Minute 6 (9) P/13/1084/FP
Mr M Earl		57 Leith Avenue, Portchester – Two storey side extension and single storey rear extension	Supporting	Minute 6 (10) P/13/1116/FP
Mr W Hutchison (Hill Head Residents Association)		Cliff Road, Open Space, Hill Head – Change of use of an area of grassed open space to site ice cream concession for the period 1 st April of Good Friday	Opposing	Minute 6 (11) P/14/0009/D3

		(whichever is earlier) to 30 th September each year		
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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 information on Planning Appeals. An Update Report was tabled at the meeting.

(1) P/13/1031/FP - 12 GREENAWAY LANE WARSASH

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

A motion was proposed and seconded that the application be refused planning permission. Upon being put to the vote the motion was voted on and LOST (Voting: 4 for refusal; 5 against refusal).

A motion was then proposed and seconded that the application be granted planning permission subject to:-

- (i) the applicant/owner entering into a planning obligation under Section 106 of the Town & Country Planning Act 1990 to secure a financial contribution towards strategic mitigation measures to offset the harm to nationally and internationally designated nature conservation sites by 23rd April 2014;
- (ii) the conditions in the report; and
- (iii) an additional condition requiring the submission of a construction management plan to be agreed with officers.

The motion was voted on and CARRIED.
(Voting: 5 in favour; 4 against).

RESOLVED that subject to:-

- (i) the applicant/owner entering into a planning obligation under Section 106 of the Town & Country Planning Act 1990 to secure a financial contribution towards strategic mitigation measures to offset the harm to nationally and internationally designated nature conservation sites by 23rd April 2014;
- (ii) the conditions in the report; and
- (iii) an additional condition requiring the submission of a construction management plan to be agreed with officers.

PLANNING PERMISSION be granted.

(2) P/13/1054/FP - LAND AT HOOK PARK ROAD WARSASH

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

Councillor Bayford declared a non-pecuniary interest in this matter on the grounds that he is a user of Hook Park Road.

The Committee was referred to the information provided in the Update Report as follows:- *Since the drafting of the main agenda, Officers have given further thought to the advice in circular 11/95 "The Use of Conditions in Planning Permission". Paragraph 111 of the Circular advises that "...where an application is made for a permanent permission for a use which may be 'potentially detrimental' to existing uses nearby, but there is insufficient evidence to enable the authority to be sure of its character or effect, it might be appropriate to grant a temporary permission in order to give the development a trial run". Given that the proposed use is small scale, but not yet operational from this site and given the representations regarding the suitability of the access, a three year temporary permission is considered appropriate, in order to enable the Local Planning Authority to assess the impact of the development on the area.*

It is also suggested to the Committee that a further condition be added to the recommendation to provide for the submission of and approval of a site access plan to detail exactly how the students will arrive at the site.

AMENDED RECOMMENDATION:

Temporary permission for 3 years then conditions as per the agenda (page 26) and one further condition to secure a site access plan.

A motion was proposed and seconded that the application be deferred. The motion was voted on and CARRIED.
(Voting: 8 for deferral; 1 against deferral).

RESOLVED that the application be deferred.

Reasons for the decision: To allow sufficient time for submission of and approval of a site access plan to detail exactly how the students will arrive at the site, together with written confirmation that the applicant has permission for use of the Nook and Cranny Car Park as a drop off point, as stated on page 26 of the report.

(3) P/13/1089/CU - LAND ADJACENT TO 293 TITCHFIELD ROAD TITCHFIELD

The Committee was referred to the information provided in the Update Report as follows:- *A further letter of objection has been received regarding the siting of the fence on the southern boundary. The Nursery at 253 have stated that the present fence is in the wrong location and is in fact on their land. Certificate B of the application has been completed informing the owners of 253 of the application. This is a civil matter over land ownership and is not a*

material planning consideration. Further issues raised in this letter repeat those raised in earlier letters and are dealt with in the main body of this report.

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

(Voting: 8 in favour; 1 abstention).

RESOLVED that, subject to the conditions in the report, PERMISSION FOR CHANGE OF USE be granted.

(4) P/13/1096/FP - 65 LOCKS HEATH PARK ROAD LOCKS HEATH

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

Following debate on this application, a motion was proposed and seconded that, subject, subject to authority being delegated to the Head of Development Management and Trees to impose appropriate conditions to include securing obscure glazing to the windows in the first floor side elevations and removing permitted development rights to prevent the erection of extensions and outbuildings being constructed to the side of the property planning permission be granted

Upon being put to the vote the motion was CARRIED.
(Voting: 7 in favour of permission; 2 against permission).

RESOLVED that, subject to authority being delegated to the Head of Development Management and Trees to impose appropriate conditions to include securing obscure glazing to the windows in the first floor side elevations and removing permitted development rights to prevent the erection of extensions and outbuildings being constructed to the side of the property PLANNING PERMISSION be granted.

(5) P/13/1113/CU - 137 WEST STREET FAREHAM

Upon being proposed and seconded the officer recommendation to grant planning permission for a change of use, subject to:-

- (i) the conditions in the report, and
- (ii) an additional condition requiring all deliveries, including the delivery of building materials, to be made via the rear of the premises,

was voted on and CARRIED.
(Voting: 8 in favour; 1 abstention).

RESOLVED that subject to:-

- (i) the conditions in the report, and
- (ii) an additional condition requiring all deliveries, including the delivery of building materials, to be made via the rear of the premises, PLANNING PERMISSION FOR CHANGE OF USE be granted.

(6) P/14/0005/TO - 27 HEATH LAWNS FAREHAM

At the invitation of the Chairman Councillor Mrs Hockley addressed the Committee on this application.

Upon being proposed and seconded, the officer recommendation to refuse the application to fell one oak protected by Tree Preservation Order 629 was voted on and CARRIED.

(Voting: 9 for refusal; 0 against refusal).

RESOLVED that the application to fell one oak protected by Tree Preservation Order 629 be REFUSED.

Reasons for refusal: Insufficient arboricultural evidence has been provided to justify the removal of the oak tree and furthermore, it is considered that its removal would be harmful to the visual amenities and character of the area.

Policies: Fareham Borough Local Plan Review; DG4-Site Characteristics.

(7) P/14/0010/FP - 28 BLACKBROOK ROAD FAREHAM

Upon being proposed and seconded the officer recommendation to grant permission, subject to the conditions imposed under previously approved planning applications P/9/037/FP and P/06/0501/FP, was voted on and CARRIED.

(Voting: 9 in favour; 0 against).

RESOLVED that, subject to the conditions imposed under previously approved planning applications P/9/037/FP and P/06/0501/FP, PLANNING PERMISSION be granted.

(8) Q/0005/14 - 31 HARRISON ROAD FAREHAM

Upon being proposed and seconded, the officer recommendation that the Committee authorises the Solicitor to the Council to enter into a Deed of Release on behalf of the Council releasing the owners of 31 Harrison Road from the current age restriction, provided the applicants agree to pay the Councils legal costs for the Deed of Release, was voted on and CARRIED.

(Voting: 9 in favour; 0 against).

RESOLVED that, provided the applicants agree to pay the Councils legal costs for the Deed of Release, the Solicitor to the Council be authorised to enter into a Deed of Release on behalf of the Council releasing the owners of 31 Harrison Road from the current age restriction.

(9) P/13/1084/FP - 17 ANSON GROVE FAREHAM

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

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

(Voting: 9 in favour; 1 abstention).

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

(10) P/13/1116/FP - 57 LEITH AVENUE PORTCHESTER

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

Councillor Price declared a personal interest in the application on the grounds that as a member of Hampshire Fire and Rescue Authority he knows the depute.

Following debate on this application, a motion was proposed and seconded that planning permission be granted, subject to a condition requiring materials to match, was voted on and CARRIED.

(Voting: 8 in favour; 1 against).

RESOLVED that, subject to a condition requiring materials to match, PLANNING PERMISSION be granted.

(11) P/14/0009/D3 - CLIFF ROAD OPEN SPACE HILL HEAD FAREHAM

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

At the invitation of the Chairman Councillor Knight addressed the Committee regarding this application.

A motion was proposed and seconded to defer consideration of the application. The motion was voted on and CARRIED.

(Voting: 7 for deferral; 2 against deferral)

RESOLVED that consideration of the application be deferred.

Reasons for the decision: To allow time for officers to enter into discussions with local Ward Councillors regarding a more suitable location for the siting of an ice cream concession in this area.

(12) Planning Appeals

The Committee noted the information contained in the report.

(13) Update Report

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

(The meeting started at 2.30 pm
and ended at 5.45 pm).

Report to Planning Committee

Date: 26 March 2014

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

Unlike normal arrangements for meetings of the Planning Committee, on this occasion all items will be heard in a single session commencing at 2:30 pm.

Agenda Annex

ZONE 1 - WESTERN WARDS

Park Gate
Titchfield
Sarisbury
Locks Heath
Warsash
Titchfield Common

Reference

Item No

P/14/0073/FP
LOCKS HEATH

40 ADMIRALS ROAD PARK GATE SOUTHAMPTON HANTS
SO31 6QL
ERECTION OF FIRST FLOOR AND SINGLE STOREY REAR
EXTENSIONS AND INSERTION OF FIRST FLOOR SIDE
WINDOW (RESUBMISSION OF P/13/0748/FP)

1
PERMISSION

Agenda Item 6(1)

P/14/0073/FP

LOCKS HEATH

MR A BADESHA

AGENT: MR M REYNOLDS

ERECTION OF FIRST FLOOR AND SINGLE STOREY REAR EXTENSIONS AND INSERTION OF FIRST FLOOR SIDE WINDOW (RESUBMISSION OF P/13/0748/FP)

40 ADMIRALS ROAD PARK GATE SOUTHAMPTON HANTS SO31 6QL

Report By

Arleta Miszewska ext. 4666

Site Description

The application site comprises the residential curtilage of this two-storey semi-detached dwelling located on the south-eastern side of Admirals Road, which is within the urban area of Locks Heath. The dwelling has an existing single storey flat roof extension located at the rear.

Description of Proposal

Permission is sought for the erection of first floor and single storey rear extensions to the dwelling.

The single storey rear extension would be added to the existing rear extension across approximately half of its width along the party boundary with 42 Admirals Road. The extension would be 3 metres deep.

The proposed first floor extension would be built over the existing single storey extension and would project beyond the original rear wall by 3 metres, and would extend the floorspace of the existing two bedrooms at the rear of the dwelling.

Also proposed is the insertion of a first floor bedroom window to the existing south west elevation of the house.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

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

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

The following planning history is relevant:

P/13/0748/FP

ERECTION OF FIRST FLOOR AND SINGLE STOREY REAR

EXTENSIONS AND INSERTION OF FIRST FLOOR EN-SUITE SIDE WINDOW

REFUSE 22/10/2013

P/00/0015/FP **Erection of Conservatory**
PERMISSION 08/02/2000

Representations

One letter of objection has been received from no. 42 Admirals Way, raising the following concerns:

- first floor extension contravenes 45 degree rule,
- loss of light to the bedroom, kitchen (via velux windows) and living room,
- the height of the boundary parapet wall will cause even greater obstruction,
- loss of outlook from bedroom window,
- boundary wall too close to the common boundary, no access will be granted for construction and maintenance works, subsequently will create potential health and safety danger should it become unstable,
- any cement/render/paint "droppings" are likely to hit neighbour's extension roof tiles, windows or will drop into the gap between properties causing damp,
- unstable rendering will fall and land on neighbouring property;
- other construction methodology concerns,
- loss of value of my property,

Planning Considerations - Key Issues

Planning permission was refused previously for the erection of a first floor and single storey rear extensions and insert a first floor en-suite window. The application was refused for the following reason:

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Local Plan Review and the Council's approved Extension Design Guide and is unacceptable in that, by virtue of their depth, height, bulk and proximity to the north-eastern party boundary, the rear single storey and first floor extensions would:

- a) unacceptably reduce the outlook from and light available to the adjacent dwelling at 42 Admirals Road to the detriment of the amenities its occupants;
- b) result in an unneighbourly and overbearing form of development unacceptably reducing the level of outlook from, light available to, and the enjoyment of the rear garden area of the neighbouring residential property 42 Admirals Road to the detriment of the amenities of its occupants.

The current proposal has been reduced in depth on the party boundary with the adjoining property in order to overcome the previous reasons for refusal.

The proposed single storey rear extension would project beyond the existing rear extension of the other semi-detached dwelling by 3 metres and would have no openings fronting the adjacent property at no.42. The maximum height of the pitched roof would be 3.5 metres. The parapet wall to this extension would be 3 metres high. Given that these measurements correspond with the Council's adopted Extension Design Guide, it is considered that this part of the proposed development is acceptable in terms of impact on residential amenities of adjacent neighbours.

As to the first floor rear extension, it would project beyond the original rear wall of the host dwelling by 3 metres. Such projection is not considered excessive and the availability of views from the adjacent property towards other directions, would not cause such detrimental loss of sunlight or outlook to justify refusal of this application.

As to the other concerns raised, such as construction methodology and loss of property value, these are not planning material considerations and therefore do not influence determination of this application.

Recommendation

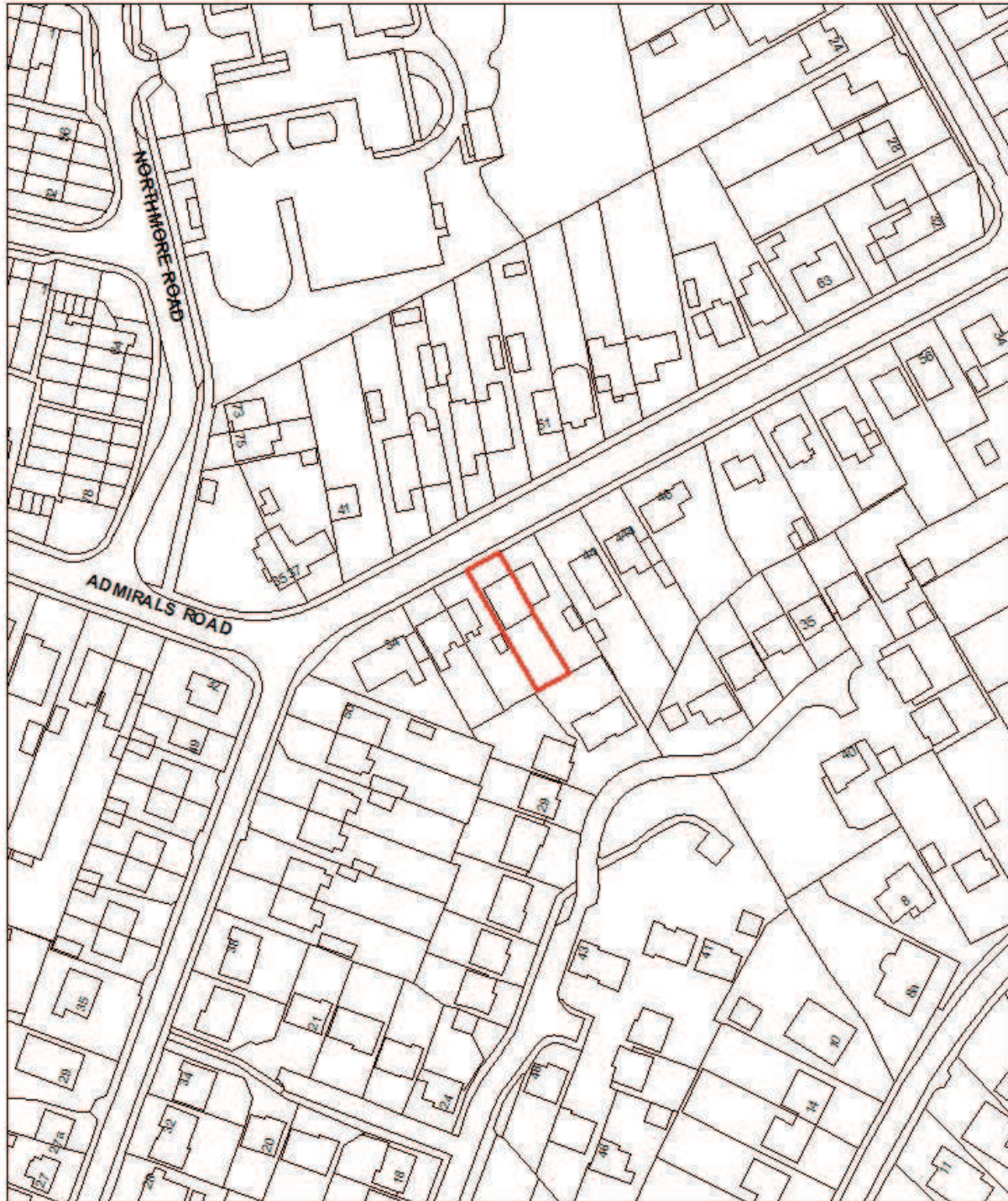
PERMISSION

Background Papers

P/14/0073/FP

FAREHAM

BOROUGH COUNCIL



40 Admirals Road
Scale 1:1250

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ZONE 2 - FAREHAM

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

Reference		Item No
<p>P/13/0408/FP FAREHAM EAST</p>	<p>RED LION HOTEL - LAND TO REAR OF FAREHAM HAMPSHIRE PO16 0BP CONSTRUCTION OF TWO, PART 2 AND PART 3 STOREY BUILDINGS (WITH ROOF ACCOMMODATION) COMPRISING 55 DWELLINGS WITH A MIX OF 27 X 1 BED UNITS AND 28 X 2 BEDROOM UNITS WITH ASSOCIATED LANDSCAPING, PARKING, SERVICING AND REFUSE AREAS</p>	<p>2 PERMISSION</p>
<p>P/14/0025/FP FAREHAM EAST</p>	<p>68 HIGH STREET FAREHAM HAMPSHIRE PO16 7BB CONSTRUCTION OF 4 BEDROOM HOUSE ON A TARMAC CAR PARK AREA</p>	<p>3 REFUSE</p>
<p>P/14/0056/CU FAREHAM EAST</p>	<p>68 HIGH STREET FAREHAM HAMPSHIRE PO16 7BB CHANGE OF USE FROM CLASS A3 (RESTAURANT) TO CLASS C3 (DWELLING HOUSE)</p>	<p>4 REFUSE</p>
<p>P/14/0116/FP FAREHAM NORTH-WEST</p>	<p>45 BEAUMONT RISE FAREHAM HANTS PO15 6HX PORCH TO FRONT ELEVATION, TWO STOREY SIDE EXTENSION, ADDITION OF PITCHED ROOF TO EXISTING GARAGE, INCREASE TO HEIGHT OF SIDE BOUNDARY TO 1.8 METERS AND NEW VEHICULAR ACCESS FROM BEAUMONT RISE</p>	<p>5 PERMISSION</p>
<p>P/14/0126/TO FAREHAM WEST</p>	<p>14 CHALFORD GRANGE FAREHAM PO15 5QN REDUCE ONE OAK TREE TO GIVE 2 METRE CLEARANCE FROM DWELLING & REMOVE EPICORMIC GROWTH. MAXIMUM LIVE PRUNING WOUNDS LESS THAN 50MM. TREE PROTECTED BY TPO 573.</p>	<p>6 CONSENT</p>

Agenda Item 6(2)

P/13/0408/FP

FAREHAM EAST

HANOVER HOUSING
ASSOCIATION

AGENT: SAVILLS

CONSTRUCTION OF TWO, PART 2 AND PART 3 STOREY BUILDINGS (WITH ROOF ACCOMMODATION) COMPRISING 55 DWELLINGS WITH A MIX OF 27 X 1 BED UNITS AND 28 X 2 BEDROOM UNITS WITH ASSOCIATED LANDSCAPING, PARKING, SERVICING AND REFUSE AREAS

RED LION HOTEL - LAND TO REAR OF FAREHAM HAMPSHIRE PO16 0BP

Report By

Kim Hayler - Ext 2367

Site Description

The application site consists of two areas located to the rear of the Red Lion Hotel within the Fareham Town Centre. The Red Lion Hotel car park lies between the two sites and is part of the High Street Conservation Area.

Site A, comprising 0.23 hectares, lies to the west of the Red Lion car park and east of Adelaide Place. The Tesco supermarket lies to the south of this area. The site is vacant and overgrown with vegetation. A small part of the northern part of Site A lies within the High Street Conservation Area.

Site B, comprising 0.18 hectares, lies to the east of the Red Lion car park and to the west of properties in Bath Lane. To the south of the site is the A27 Eastern Way dual carriageway and immediately to the north is the parking area for Madison Court. The site is currently used as a car park.

Vehicular and pedestrian access to the site is on the southern side from Bath Lane. This access was constructed in connection with the Tesco store development but is not used by the store. The access runs through the Bath Lane public car park. The pedestrian access runs through to Quay Street.

Outline planning permission (P/07/1490/OA refers) was granted in 2010 for residential development on the two areas subject of this application. This permission is currently extant due to the submission of an application renewing the permission (P/13/0499/FR), currently under consideration.

Both the sites subject of this application and the Red Lion car park are identified within the Local Plan Part 2: Development Sites and Policies document as having development potential.

Description of Proposal

The application seeks full permission for the construction of two blocks of flats to provide a total of 55 dwellings for older persons.

The western block in site A would comprise 8 no. 1-bedroom flats and 20 no. 2-bedroom flats. Block B would provide 19 no. 1-bedroom flats and 8 no. 2-bedroom flats. Both blocks would be accessed from Bath Lane.

Block A would provide 3-storeys of accommodation, although the third-storey would be within the roof space served by dormer windows. It would be served by 12 car parking spaces (including 2 disabled user spaces) within a courtyard to the eastern side of the building. The main pedestrian entrance to the building would also be from the parking courtyard. To the west of the building a landscaped communal garden would be provided and each flat would also have direct access to either a private balcony or winter-garden.

Block B would be partly 4-storeys in height along the frontage with the link road, stepping down to 3-storeys adjacent to Bath Lane. The top level of accommodation would also be within the roof space, served by dormer windows. A parking courtyard of 12 spaces would be located to the east of the building. The main pedestrian entrance to the building would be from Eastern Way. This block would also benefit from a landscape garden, private balconies or winter gardens.

The buildings would have mainly brick elevations with lead clad bay windows. A mansard-style roof form is proposed, set behind a parapet. Both blocks would be served by integral storage for refuse and recycling as well as for mobility scooters. External, covered cycle stores would also be provided.

The scheme has been amended from as originally submitted and the key changes relate to Block B. In particular, the height of the 3-storey element of Block B has been reduced by approximately 1.8 metres and the 4-storey section has been reduced by 2.0 metres.

A plan has been submitted demonstrating that the development of the two sites would not compromise the future development of the Red Lion car park.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS8 - Fareham Town Centre Development Location

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

DSP6 - Protecting and Enhancing the Historic Environment

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

DSP40 - Housing Allocations

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/07/1490/OA - Residential development (outline application with access only to be considered) - Permission - 11 June 2010

P/11/1070/D3 - Change of use of land for use as a temporary car park - Permission - 30 January 2012 (Site B)

P/13/0499/FR - Renewal of P/07/1490/OA Residential development (outline application with access only to be considered) - undetermined

Pre-application discussions were carried out between the applicant and officers for some time prior to the application being submitted. Discussions included the height, mass, scale and appearance of the development and also the inclusion of an access road within Site B to provide future access to the Red Lion car park.

Representations

The applicant undertook a public exhibition at the Red Lion Hotel on 27 March 2013. The outcome of this exhibition formed part of the Statement of Community Involvement submitted as part of the planning application.

A letter of comment and objection has been received from The Fareham Society. The following points are made:

The Society is aware that the principle of residential development is established at this site;
The Society has objections relating to parking and design;
Inadequacy of parking provision, and car parking for both units does not meet the Council's Parking Standards;

This development is for the 55+ age group which creates greater demand;

Visitor parking and spaces for essential services personnel will be required;

Object to height and bulk of the four storey element at Block B. It is overbearing and an unacceptable feature;

The balconies overlooking the residential properties in Adelaide Place and Bath Lane are unacceptable, particularly where there is no intervening vegetation;

The disposition of the buildings on their sites do not allow for them to be set slightly further back away from the residential boundaries.

Six representations have been received, from three households raising concerns and objections to the proposal:

The removal of the woodland rear of Adelaide Place will be a detriment to the area;

Loss of privacy;

Bath Lane will be further damaged by construction vehicles;

Damage to properties caused by pile driving should be paid for by the developer;

Not enough car parking;

Loss of another natural soak-away due to more development;

Site B will adversely impact on 15 Bath Lane;
Assurances were given that a specific daylight and sunlight assessment would be carried out;
Adjacent properties are single storey bungalows;
Japanese Knotweed should be dealt with appropriately;
Contaminated land should be dealt with appropriately;
Danger to users of walkway during construction phase;
Hours of work restrictions should be put in place

The application was re-publicised following receipt of amended plans. One further letter of objection was received from the occupier of 15 Bath Lane, commenting as follows:

15 Bath Lane is the nearest property and the one most likely to be adversely affected by the development;
The developer gave assurances that the neighbours concerns would be taken into account;
The daylight/sublight assessment refers to the wrong property;
The site is not surrounded by 2-4 storey buildings as 11 and 15 Bath Lane are single storey only;
Loss of amenity, reduced daylight and sunlight;
Overshadowing;
Loss of privacy;
Landscaping/planting will further reduce light;
Loss of property value;
The well being of neighbours should be taken into account.

Consultations

Environment Agency -

No objection or conditions suggested.

Southern Water Services -

No objection subject to conditions.

Natural England -

No objection. The applicant has set out a series of measures to mitigate the impact that recreation generated by the development would have on the internationally designated ecological sites. Subject to the mitigation measures being secured and subject to controls regarding construction-related noise, the proposal is considered to be acceptable.

Hampshire Constabulary -

No objection. Suggest conditions to ensure security measures are provided.

Hampshire County Council (Archaeology) -

No objection. The site has the potential for archaeology to exist and conditions are suggested to secure and implement a programme of archaeological evaluation.

Director of Planning & Environment (Highways) -

No objection. Suggests conditions to secure improvements to the visibility from the site access. Query whether the level of parking proposed is sufficient.

Director of Planning & Environment (Arboriculture) -

No objection. Suggests conditions to secure adequate tree protection measures during the construction process.

Director of Community (Strategic Housing) -

The requirement is for 40% affordable housing to be provided as part of the development. The internal standard of the development is acceptable. The Council would normally require the tenure of the affordable housing to be 65% for affordable rent and 35% intermediate.

Director of Regulatory & Democratic Services (Contaminated Land) -

No objection. The site may be subject to historic land contamination and conditions are suggested to secure a detailed investigation and any necessary remediation works.

Director of Planning & Environment (Ecology) -

An Ecological survey has been undertaken for site A. Low-level bat activity and no reptile use of the site were recorded. The recommendations within the submitted Ecology report will need to be implemented into the design. Further survey work for site B may be required.

Director of Planning & Environment (Design) -

No objection. The frontage to the access road would work well. The varied height of the buildings adds interest. Suggests amended plans be sought to alter the roof to Block B.

Director of Planning & Environment (Conservation Officer) -

The sites lies outside of the High Street Conservation Area but would affect its setting together with nearby Listed Buildings. There will be views of the roof-scape of the development from the Conservation Area meaning good quality materials will be required. Recommend the reduction of the roof pitch to reduce the overall height. Further information regarding the detailed elements of the design will be needed to secure the quality of the development.

Director of Regulatory & Democratic Services (Environmental Health) -

No objection. Suggest conditions to secure mechanical ventilation and an appropriate specification of glazing to mitigate the impact of road transport noise on the development.

Planning Considerations - Key Issues

Principle of development

Design and impact on the character of the area

Impact on neighbouring properties

Quality of the residential environment

Highways

Ecology and trees

Viability and affordable housing

Principle of development

The site is located within the town centre and within the defined urban area. Since the proposal would make good use of previously developed land to meet an identified housing need, the principle of development is, therefore, acceptable. The level of development proposed accords with the minimum density requirement set out in policy CS15 of the Core Strategy. Furthermore, the principle of residential development on this site has been previously accepted by the granting of outline planning permission listed above. The development of a long-term vacant site within the town-centre is welcome.

Design and impact on the Character of the Area

The scale of the proposed flats reflects the range of building heights to be found within the vicinity of the site and the reduction of the height of Block B enables the development to better integrate into its context and addresses the points raised by the Council's Design Team and Conservation Officer. The new buildings would create an active and strong built frontage to the Quay Street/Bath Lane link road, which would represent an improvement to the character of the area. The massing of each block is carefully broken with articulation to the elevations in the form of bay windows, balconies and a varied roof-scape. The buildings have been designed to take reference from the historic buildings within the area in terms of the regular and vertical proportions of the fenestration and the mansard-style roof form set behind a strong parapet. The submitted plans indicate that a high-quality palette of materials will be used and a condition can secure this. Overall, it is considered that the application proposes an appropriate form of development for this town-centre location and would preserve the special character of the Conservation Area and adjacent Listed Building.

Impact on neighbouring properties

Site A -

The adjacent properties in Adelaide Place are somewhat unusual in that they have no rear gardens, however they do have approximately 20 metre deep front gardens used as amenity space. Pedestrian access to these properties is via their frontages; in light of this, apart from the southernmost property (no. 11) none benefit from an exclusive 'private' amenity area. The building on site A would be set back from the western boundary to provide a separation distance of 28 - 30 metres window to window. There is also an intervening tree screen along the western boundary. The southernmost wing of the building would extend closer to the western boundary; however its western elevation would not have any windows. A number of small 'walk-on' balconies are proposed within this western rear elevation, however officers are of the opinion that in light of the distances involved and the intervening screening, the amenities of the neighbouring properties in Adelaide Place would not be compromised. Furthermore, the height and scale of the building is not considered to impact upon these properties.

Site B -

The nearest property to the west, 15 Bath Lane is a single storey bungalow. Officers have viewed the proposal from within this property. The property has patio doors serving a lounge facing west towards site B and has a rear west and south facing garden which wraps around the bungalow.

The building proposed on Site B would be 'T' shaped. The south eastern corner of the

building would be sited 19 metres from the lounge window of 15 Bath Lane. The elevation of this part of the building would not have any windows. A box dormer is proposed within this flank wall with windows facing north and south away from the bungalow. This elevation has an eaves height of 7.7 metres and an overall height of 11.5 metres.

The part of the building extending northwards would be sited 23 metres from the lounge window of 15 Bath Lane. Accommodation would be provided on three floors, the third floor being partly within the roof. The eaves height would measure 6.5 metres and the overall height 9.4 metres rising to 10.8 metres at the northernmost end and 10.3 metres at the southernmost end. Two Juliet balconies are proposed at first floor and two recessed balconies at second floor, recessed within the roof. The height and massing of the building has been reduced significantly from that originally submitted.

Normally a distance of 22 metres is sought between facing windows where two storey development is proposed. In this instance the distance would be 23.4 metres and the height and scale of the building representing that of two storey development. Officers consider that in light of its bulk, height, mass and design the proposed building on site B would not result in an overbearing or unneighbourly form of development.

Quality of the Residential Environment

All flats proposed would have direct access to good quality, useable amenity space which is sufficiently private and relates well to the buildings themselves. Outlook from habitable rooms would be good and defensible space is provided between ground floor units and public routes and areas. The pedestrian access to the buildings would benefit from natural surveillance and a condition is suggested that appropriate external lighting would be provided. Overall, it is considered that a good-quality residential environment would be provided for prospective occupiers of the development.

Parking and Highways

The Council's adopted Residential Parking Standards SPD would require the provision of 31 spaces to serve Block A and 24 spaces to serve Block B. However, the guidance also sets out that the Town Centre has the lowest car ownership levels in the Borough and, due to the availability of shops, services and public transport opportunities, it may be appropriate for developers to provide significantly below the standards set out, particularly in the instance of older person's accommodation.

Having regard to the nature of the accommodation proposed and the sustainable location of the development, the provision of 12 spaces for each block would meet the objective set out in the National Planning Policy Framework to encourage use of more sustainable forms of transport to the private car. In addition to this, the current application proposes an improved amount of parking when compared with the outline planning permission.

The parking spaces proposed relate well to the units that they serve and benefit from natural surveillance from the development itself. A condition is suggested to secure a Travel Plan which would further discourage reliance on the private car. The use of planning conditions and a section 106 legal agreement secure a safe access to the development.

Ecology and trees

A number of trees on site A would be removed to facilitate the development. The majority

of these trees are classified as low quality or in need of removal for arboricultural reasons. The proposed landscaping scheme will compensate for this loss by planting native trees with the external areas of the scheme. Boundary planting will be retained and reinforced with new native trees and plants.

Site A, which benefits from the most existing natural vegetation, has been found to have limited ecological interest. Given the predominantly hard-surfaced nature of site B and that it has been in active use as a car park, no further ecological survey work is considered to be required in this instance.

Viability and Affordable Housing

Core Strategy policy CS18 requires the provision of 40% affordable housing on sites where there would be a net gain of more than 15 residential units. The policy also states that 'where development viability is an issue, developers will be expected to produce a financial assessment in which it is clearly demonstrated the maximum number of affordable dwellings which can be achieved on the site'.

The developer has produced such a financial assessment which has been the subject of scrutiny by the District Valuer. The assessment took into account amongst other things, build costs, Community Infrastructure Levy and developer profit. The applicant claimed the scheme would only be able to support 20% of the units being provided for affordable housing, of which the District Valuer agreed.

Government guidance encourages a positive approach to planning to enable appropriate, sustainable development to come forward wherever possible. The National Planning Policy Framework establishes that the planning system ought to proactively drive and support sustainable economic development. It also requires that local planning authorities should positively seek to meet the development needs of their area.

'The Government is keen to encourage development to come forward, to provide more homes to meet a growing population and to promote construction and economic growth. Stalled schemes due to economically unviable affordable housing requirements result in no development, no regeneration and no community benefit.' (DCLG publication - Section 106 affordable housing requirements review and appeal published April 2013).

In light of the Government advice on such matters, and the economic viability appraisal submitted which was subject to independent scrutiny, Officers consider it would be appropriate to accept the level of affordable housing being offered.

The tenure mix of the eleven units being offered is currently being considered by officers. The agreed tenure mix will be reported to Members in an update at the meeting.

Conclusion

The application site is identified as a potential development site with the Development and Policies Plan and is important to the Borough as it includes the delivery of much needed housing, including the delivery of a number of affordable housing units.

Officers acknowledge the concerns raised by interested parties, however the report sets out above how the development of the site would be undertaken to ensure the amenities of

local residents are safeguarded.

Planning conditions along with a Section 106 obligation are recommended below to secure all appropriate matters and to ensure the necessary safeguards are in place where required.

It is the opinion of officers that the proposal is an acceptable form of development.

Recommendation

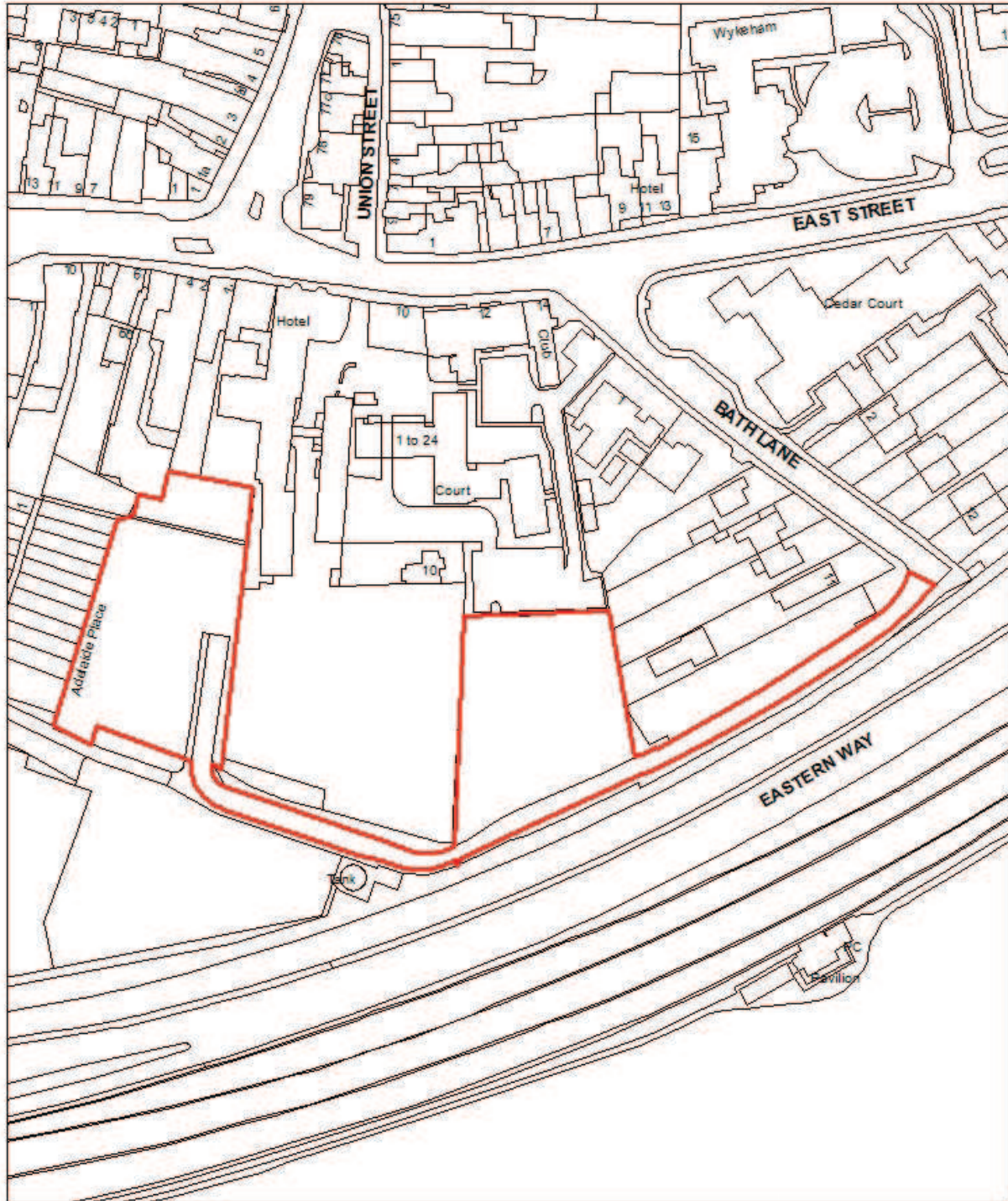
Subject to:

1. The completion of a section 106 legal agreement to secure the funding of a Traffic Regulation Order to prevent parking on the site access road and financial contributions towards open space work to mitigate the impact of the development on designated ecological sites;
2. The further comments of the Director of Community (Strategic Housing) confirming the agreed tenure mix.

PERMISSION: Specification of materials to be used, including hard surfacing; Occupation restriction to over 55's only; The submission and implementation of a Travel Plan; Submission and implementation of a landscaping scheme; Provision of parking and access before occupation; refuse/cycle storage; Submission and implementation of a scheme for external lighting; Submission and implementation of details of foul and surface water disposal; Submission and implementation of a construction management plan; Limitation of the hours of construction; Submission and implementation of an archaeological work programme; Submission and implementation of tree protection measures; Completion of a contaminated land investigation; Implementation of ecological mitigation measures; Completion of the development to Code for Sustainable Homes level 4; Implementation of noise mitigation measures; no burning on site; no mud on roads; boundary treatment; affordable housing; levels; method statement for any piling; highway improvement to the junction of bath Lane and East Street.

FAREHAM

BOROUGH COUNCIL



Land to Rear of
Red Lion Hotel
Scale 1:1250

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Agenda Item 6(3)

P/14/0025/FP

FAREHAM EAST

MR ROY HOLT

AGENT: ROY HOLT

CONSTRUCTION OF 4 BEDROOM HOUSE ON A TARMAC CAR PARK AREA

68 HIGH STREET FAREHAM HAMPSHIRE PO16 7BB

Report By

Graham Pretty (Ext. 2526)

Introduction

This application should be viewed in conjunction with application reference P/14/0056/CU elsewhere on this agenda. In the opinion of the officers these two applications are interlinked.

Site Description

The application site comprises a parcel of land to the rear of, and currently associated with No. 68 High Street and used as car parking associated with the approved use of No.68. Located behind the main building line of the High Street, the site is part of the original burgage plot of No. 68. The site is within the Fareham High Street Conservation Area and the main building itself is a Grade II* Listed Building. The High Street comprises properties of a variety of building styles, and on this eastern side some buildings are set to the rear of that main frontage, including the industrial estate to the north-east and mews buildings to the north.

An existing 1.8m high close boarded fence currently subdivides the site north - south to the west of the car parking area. This is unauthorised and permission has been granted for a diamond mesh fence adjacent to the west boundary of the car parking in a position previously occupied by a fence of similar form.

Description of Proposal

This application is for the erection of a detached 4 bedroom house. The proposal includes associated landscaping, 5 external car parking spaces, a detached double garage and access, which will be via Lysses Court. The proposed dwelling would be two storeys of 'georgian' styling with materials to reflect those of No.68.

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

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Approved SPG/SPD

DG4 - Site Characteristics

Development Sites and Policies

DSP6 - Protecting and Enhancing the Historic Environment

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/13/0973/FP</u>	ERECTION OF 1.8 METRE HIGH GALVANISED DIAMOND MESH FENCE IN POSITION OF PREVIOUS FENCE APPROVE 29/01/2014
<u>P/13/0626/LB</u>	LISTED BUILDING APPLICATION FOR RETENTION OF 1800MM CLOSE BOARDED FENCE TO REAR OF SITE REFUSE 17/09/2013
<u>P/13/0625/FP</u>	RETENTION OF 1800MM CLOSE BOARDED FENCE TO REAR OF SITE REFUSE 17/09/2013
<u>P/13/0100/CA</u>	ERECTION OF A DETACHED THREE STOREY BLOCK OF FIVE FLATS OVER THE CAR PARK REFUSE 08/04/2013
<u>P/13/0099/FP</u>	ERECTION OF A DETACHED THREE STOREY BLOCK OF FIVE FLATS OVER THE CAR PARK REFUSE 08/04/2013
<u>P/13/0096/LB</u>	CHANGE OF USE FROM CLASS A3 (RESTAURANT) TO CLASS C3 (DWELLING HOUSE) AND ERECTION OF DETACHED DOUBLE GARAGE AT REAR OF PROPERTY REFUSE 11/04/2013
<u>P/13/0095/CU</u>	CHANGE OF USE FROM CLASS A3 (RESTAURANT) TO CLASS C3 (DWELLING HOUSE) AND ERECTION OF DETACHED DOUBLE GARAGE AT REAR OF PROPERTY REFUSE 11/04/2013

Representations

Three representations have been received in support of the proposal on the grounds that:

- it will improve the character of the area
- set a precedent for the improvement of other site
- reduction in use of access

The Fareham Society have raised objections as follows:

- Subdivision of burgage plot
- The subdivision of plots to the rear of frontage buildings in the High Street has been

resisted for many years and upheld on appeal. The importance of burgage plots is highlighted in the High Street Conservation Area Character Assessment.

Consultations

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

Director of Planning and Environment (Transport) - This proposal is to erect a 4 bedroom house within the surfaced car park to the rear of, and for the use of, the restaurant at 68 High Street.

On the understanding that the restaurant use remains, a highway objection is raised to the application on the ground of loss of off-street parking.

Should there be a change of use of the restaurant to residential use for a single dwelling, whereby the surfaced car park would no longer be required for this present commercial use, but only for parking for a single dwelling, there would be no highway objection to the proposed development, subject to the following requirements -

- Given the intention to reinstate the original wall and gate to enclose the plot, it will be necessary that this wall and gate are no higher than 0.6m above ground level and the areas enclosed by 2m by 15m visibility splays at the access remain clear of obstructions above this height.

- The parking to be provided and maintained.

English Heritage - Recommend refusal - The development would be a substantial and inappropriate feature within the setting of the listed building and would result in the immediate garden setting of this substantial property being disproportionately small. This would be harmful to the special interest of the listed building. Such a development, on this site, could also compromise the future viability of the listed building by reducing use options, or its general amenity, which might bring about its long term redundancy or result in pressure for inappropriate alterations. This would also be harm to the listed building. The subdivision of the medieval burgage plot and development of an open area of land would also be harmful to the character and appearance of the conservation area. The harm to the designated heritage assets would not be outweighed by any public benefit, as required by the NPPF.

Director of Planning and Environment (Conservation) - No. 68 High Street is a grade II* listed building (a designated heritage asset) dating from the 18th century which fronts Fareham High Street. It sits within a surviving medieval burgage plot. At the rear of the building the plot forms a garden with an area of ancillary parking at its eastern end. The rear of the plot is accessed through the former carriageway arch to no 67. The surviving undeveloped burgage plot retains its historic extent and remains ancillary to the main house, it makes an important contribution to the significance and setting of the listed building.

The site also lies within the boundary of the Fareham High Street Conservation Area (also a designated heritage asset). A key feature of the High Street Conservation Area is the survival of a medieval pattern of burgage plots that date from the late 12th /early 13th century and are of great importance to its significance. The long narrow plots, which are enclosed with brick boundary walls, define a strong urban grain that has persisted for many centuries. They are characterised by frontage buildings that are continuous along the street

with undeveloped open gardens to the rear. The rear gardens remain ancillary to the use of the frontage buildings which retains their historic integrity and setting; some remain as lawns with trees and planting and others include ancillary parking. The long established and important historic burgage plot pattern is identified as a key feature to preserve and enhance in the adopted High Street Conservation Area Character Assessment. Its preservation has been recognized and supported on appeal.

The National Planning Policy Framework expects heritage assets to be conserved in a manner appropriate to their significance. It expects great weight to be given to their conservation; the more important the asset the greater the weight. It advises that significance can be harmed or lost through alteration or destruction of a heritage asset or by development within its setting. It also advises that as heritage assets are irreplaceable any harm or loss must require clear and convincing justification and that any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

I would not support this proposal to which there is a strong objection in principle. The application proposes sub-division of the existing site at no.68 to create a development plot for a new 4 bedroom house and garage at the eastern end of the existing garden, on an area currently used for ancillary parking. The proposal would sub-divide the currently intact burgage plot which forms the historic curtilage and setting of no.68 High Street, would introduce significant new building in an area of open garden in the existing curtilage of the grade II* listed building and would erode the integrity of the historic burgage plot pattern which is a recognised key feature of the High street Conservation Area. As a result the proposal would harm the significance of the grade II * listed building at no. 68, the setting of adjacent listed buildings and the character and appearance of the High Street Conservation Area.

In my view there are no public benefits that outweigh the harm identified to the significance of the heritage assets as set out above. Contrary to the view in the applicants planning statement that the proposed development is required to secure the future of the listed building in my opinion severing part of the existing garden that provides ancillary parking is likely to reduce options for its viable re-use; further parking in the remaining garden would not be supported.

The application would result in harm to the significance of designated heritage assets without clear and convincing justification in the public interest. The application should be refused.

Planning Considerations - Key Issues

The key issues in this case are -

- Principle of development
- Impact upon the setting of the Listed Building
- Impact upon the Setting and Character of the High Street Conservation Area
- Impact of the proposed development upon and from neighbouring development
- Car Parking and Access

Principle of development -

The application site is located within the urban area of Fareham and within the area defined by the Fareham Borough Local Plan Review as Fareham Town Centre and is within the

Fareham High Street Conservation Area. The site is currently part of the plot of No.68 High Street and provides car parking associated with that Grade II* Listed Building. The general principle of the residential development of the site is in line with the Development Strategy Policies of the Fareham Borough Core Strategy and with the broad sustainable aims of the Core Strategy and the National Planning Policy Framework.

However, the development of the site must also be considered in the light of Development Guideline policies and the specific importance of the site as part of the setting of the Grade II* Listed Building and as part of the Fareham High Street Conservation Area. These issues are considered further below.

Impact upon the setting of the Listed Building -

In the submitted design and access statement the applicants state that the effect of development upon the 'setting' of a listed building is an entirely subjective matter 'without any argument for or against that is based on objectivity'. However the NPPF advises:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."

Both the Council's Conservation Officer and English Heritage have raised strong objection to the development and have drawn attention to the extent of the existing plot of No.68 in relation to the scale, current and future use of the listed building and the harm that the subdivision of the plot and its development by a substantial dwelling would have upon the the established setting of the listed building. The applicants have not provided a convincing argument in favour of the proposed development or demonstrated any public benefits that would outweigh the harm to the setting of the listed building. It is of note that the applicant's statement does not make any reference to the need for the development to facilitate the future maintenance and use of the listed building.

Impact upon the Setting and Character of the High Street Conservation Area -

An important feature of the site which is interlinked with the setting of the listed building is that it represents an intact and undeveloped example of a medieval burgage plot. The burgage plot layout of the High Street is highlighted in the Fareham High Street Conservation Area Character Assessment. The Character Assessment states:

"The strong character of present day High Street derives from the remarkable survival of the burgage plots, which were laid out by the Bishops of Winchester in the late twelfth/ early thirteenth century." and

"The long narrow burgage plots, separated by tall brick walls, and the strong unbroken street frontage form an urban grain that has persisted for many centuries. It remains strong and legible and is fundamental to the historic character of High Street. The need to protect it has been reflected in the council's development plan policies for many years and has been successfully defended on appeal"

It is clear that the development of the plot by a dwelling would breach the burgage plot

pattern and the persisting grain of development and would therefore be harmful to the character and setting of the Conservation Area.

Two Appeals at 18a High Street have upheld the Council's firm position on the development of burgage plots. In refusing a development of six dwellings (APP/A1720/A/04/1145408) the Inspector stated that the development would be 'sharply at odds with the prevailing historic form of buildings in the conservation area'. The second appeal was for an annex extension (APP/A1720/D/13/2192572) where the Inspector concluded that 'The sizeable, two-storey extension would effectively replicate an earlier addition to the dwelling and would encroach further into this largely open plot, thereby further eroding its historical significance and compromising the well defined historic pattern of frontage development and the surviving street layout.'

The applicant states that the 'application does not seek to alter the historic plan form of the burgage plot at all. The original boundary walls surrounding the burgage plot are intact and we do not propose interfering with them'.

However, it is the officers' view that the proposed dwelling would interfere with the open nature of the burgage plot and would introduce a north - south plot arrangement across the burgage plot that would be at odds with the existing historic grain of burgage plots on the High Street.

Impact of the proposed development upon and from neighbouring development -

The application site is set within a backland situation where a mixture of uses prevail. The Lysses Court access to the site also serves a small industrial estate to the northeast and flats to the north. To the east the development at High Walls has first floor office windows facing the site. To the west is the remaining garden of No.68 High Street. There is further undeveloped land immediately to the south over which is visible a substantial modern building associated with Wykeham House School. The proposed dwelling in itself would not result in any harm to existing uses and, although the location is not considered to be an ideal one for a new dwelling, nonetheless it is not considered that the resultant living environment for future residents would sufficiently poor as to justify the refusal of permission for this reason.

Car Parking and Access -

The planning application proposes the provision of a double garage and five car parking spaces. Officers have noted that the related application for the change of use of the listed building to a single dwelling affirms that three car parking spaces will be made available on the existing car parking area (this application site) however this application makes no reference to this and the spaces are not identified. The Director of Planning and Environment (Transport) has indicated that the development would result in the loss of parking to the restaurant use of the listed building and is therefore unacceptable unless the change of use of the listed building to a single dwelling takes place. Members are advised that the change of use application P/14/0056/CU is recommended for refusal.

Conclusion

The site forms the eastern part of an intact burgage plot associated with No.68 High Street. Burgage plots are an important characteristic of the High Street Conservation Area. The subdivision of the burgage plot to create the plot for a new dwelling would be harmful to this established character. Further, the introduction of a large two storey dwelling would in itself

be harmful to the setting of this Grade II* listed building which is a heritage asset of high importance. It is also considered that, on the basis of the information contained in this planning application, the development would lead to pressure to provide parking within the remaining western part of the site, associated either with its use as a dwelling or its continued commercial use, also to the detriment of the setting of the listed building.

Recommendation

REFUSE:

The proposed development is contrary to Policies DG4 of the Fareham Borough Local Plan Review, Policies CS5, CS6 and CS17 of the Adopted Fareham Borough Core Strategy and Policy DSP6 of the Local Plan Part 2: Development Site and Policies, in that:

(i) the siting of the development in this position will give rise to the severing and development of an historic burgage plot, which is integral to the setting of the Grade II* Listed Building and the High Street Conservation Area. The erosion of this burgage plot would harm the setting of the Grade II* Listed Building and would fail to preserve or enhance the character and appearance of the Conservation Area;

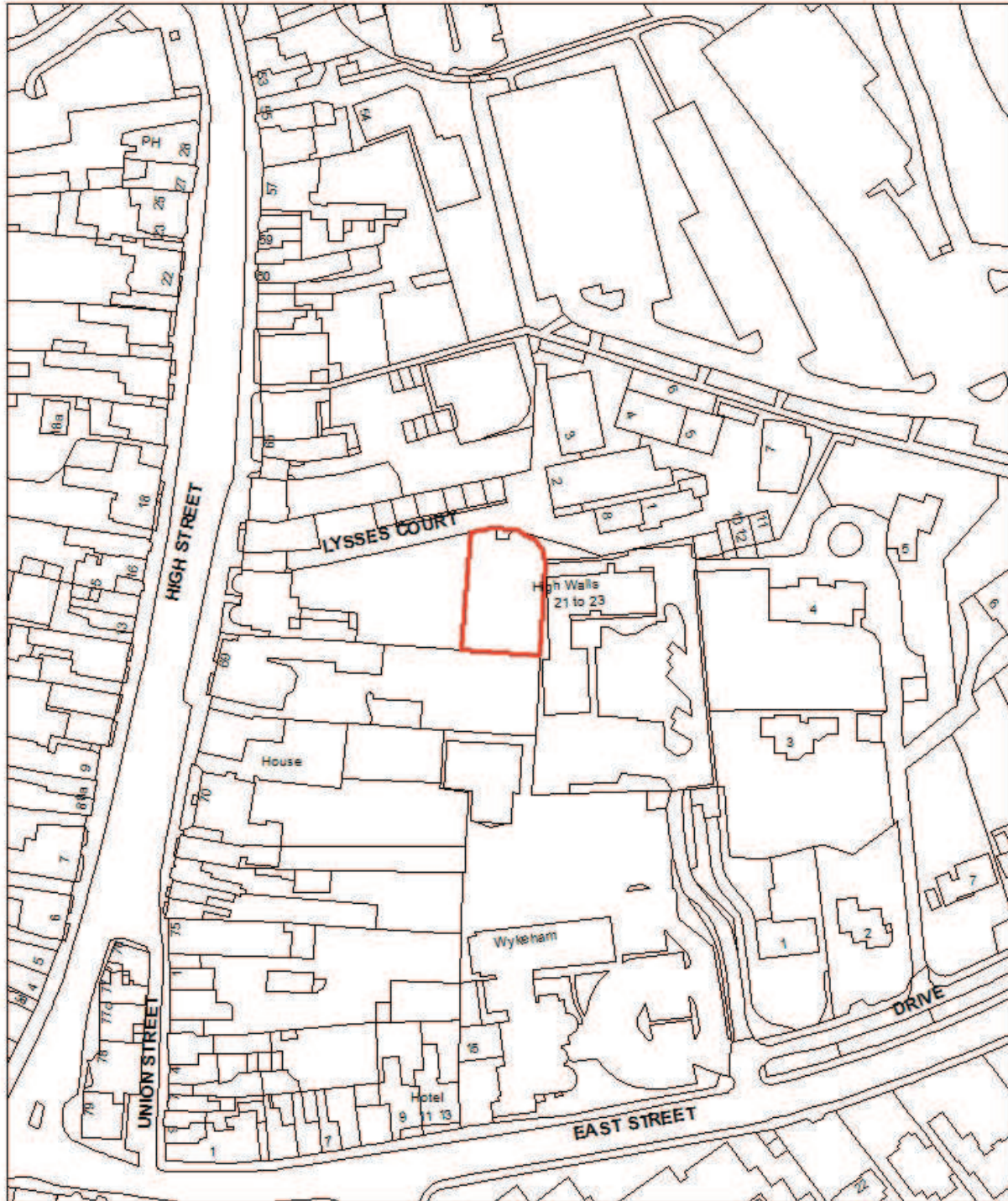
(ii) the proposal fails to identify an adequate number of off-street vehicle car parking spaces to be retained in order to enable the established lawful restaurant use of No. 68 to continue or to make provision for an alternative use of the listed building. In the absence of adequate provision of car parking spaces the development fails to cater for both proposed and existing uses at the site and would lead to situations prejudicial to highway safety due to increased on street vehicle parking.

Background Papers

P/13/0095/FP; P/13/0095/CU; P/13/0625/FP; P/13/973/FP; P/14/0056/CU; P/14/0052/FP

FAREHAM

BOROUGH COUNCIL



68 High Street
Scale 1:1250

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Agenda Item 6(4)

P/14/0056/CU

FAREHAM EAST

MR ROY HOLT

AGENT: ROY HOLT

CHANGE OF USE FROM CLASS A3 (RESTAURANT) TO CLASS C3 (DWELLING HOUSE)

68 HIGH STREET FAREHAM HAMPSHIRE PO16 7BB

Report By

Graham Pretty (Ext.2526)

Introduction

This application should be viewed in conjunction with application reference P/14/0025/FP elsewhere on this agenda. In the opinion of the officers these two applications are interlinked.

Site Description

The application site comprises a part of the curtilage of 68 High Street namely the western half incorporating the three-storey main building itself which fronts onto the High Street, and the garden between the building and the existing tarmaced car parking area.

The main building itself is Grade II* Listed whilst the site as a whole is part of an original burgage plot for No. 68 and sits within the Fareham High Street Conservation Area. The High Street comprises properties of a variety of building styles in a mixture of uses. The application site is understood to currently be vacant having last been used as a restaurant/brasserie.

Vehicular access to the rear of the site is via a carriage archway beneath the upper floors of the adjacent property. This access is shared with a number of properties in Lysees Court located to the immediate north and east of the application site.

An existing 1.8m high close boarded fence currently subdivides the site north - south to the west of the car parking area. This is unauthorised and permission has been granted for a diamond mesh fence adjacent to the west boundary of the car parking in a position previously occupied by a fence of similar form.

Description of Proposal

Permission is sought for the change of use of the red-edged area from its current lawful use as a restaurant (Use Class A3) to a single dwellinghouse and garden Use Class C3). The planning application forms and the submitted Design and Access Statement both refer to the provision of three car parking spaces (on the blue land subject of application P/14/0025/FP)but these are not identified on any plan and are not part of the application site. Further, the provision is not referenced in the application P/14/0025/FP

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

DSP6 - Protecting and Enhancing the Historic Environment

CS7 - Development in Fareham

CS17 - High Quality Design

Approved SPG/SPD

RCPSPG - Residential Car Parking Guide (replaced 11/2009)

Development Sites and Policies

DSP6 - Protecting and Enhancing the Historic Environment

Relevant Planning History

The following planning history is relevant:

<u>P/13/0100/CA</u>	ERECTION OF A DETACHED THREE STOREY BLOCK OF FIVE FLATS OVER THE CAR PARK REFUSE 08/04/2013
<u>P/13/0973/FP</u>	ERECTION OF 1.8 METRE HIGH GALVANISED DIAMOND MESH FENCE IN POSITION OF PREVIOUS FENCE APPROVE 29/01/2014
<u>P/13/0972/LB</u>	APPLICATION TO PLANNING & LISTED BUILDING CONSENT TO REPLACE A NEW FENCE IN THE POSITION OF AN ORIGINAL FENCE AND TO COPY AS FAR AS POSSIBLE THE APPEARANCE OF SAME. INVALID 09/12/2013
<u>P/13/0626/LB</u>	LISTED BUILDING APPLICATION FOR RETENTION OF 1800MM CLOSE BOARDED FENCE TO REAR OF SITE REFUSE 17/09/2013
<u>P/13/0625/FP</u>	RETENTION OF 1800MM CLOSE BOARDED FENCE TO REAR OF SITE REFUSE 17/09/2013
<u>P/13/0099/FP</u>	ERECTION OF A DETACHED THREE STOREY BLOCK OF FIVE FLATS OVER THE CAR PARK REFUSE 08/04/2013
<u>P/13/0096/LB</u>	CHANGE OF USE FROM CLASS A3 (RESTAURANT) TO CLASS C3 (DWELLING HOUSE) AND ERECTION OF DETACHED DOUBLE GARAGE AT REAR OF PROPERTY REFUSE 11/04/2013
<u>P/13/0095/CU</u>	CHANGE OF USE FROM CLASS A3 (RESTAURANT) TO CLASS C3 (DWELLING HOUSE) AND ERECTION OF DETACHED DOUBLE GARAGE AT REAR OF PROPERTY REFUSE 11/04/2013

Representations

Three letters have been received supporting the application for the following reasons:

- positive re-use of an empty commercial building
- will add to a better residential environment in the High Street

The Fareham Society have commented as follows:

- the principle of the change of use is acceptable
- the change of use should provide for the retention of the whole of the burgage plot without subdivision

Consultations

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

Director of Planning and Environment (Transport) - The change of use would result in a significant reduction in people trips and consequent vehicle movements so that there would be no objection to the application in principle. It will be necessary, however, to ensure that car parking is secured within the proposals. Three car spaces should be provided and these be identified within an extension to the red lined site.

English Heritage - I have already commented before in relation to other applications on this site that it is important to maintain the former burgage plot, which currently makes up the garden and parking area for this property, as a single unit. While I understand that the fence (to be reinstated in its former position) has been in existence for many years the plot as a whole has remained in the same ownership and has been used in conjunction with the building. The historic burgage plots are important remnants of the medieval plan form of Fareham and make an important contribution to the character and appearance of the Conservation Area. This particular burgage plot also contributes to the significance of the grade II* listed building. Having this in mind, therefore, I would recommend that the subdivision of this garden be resisted.

Director of Planning and Environment (Conservation) - No. 68 High Street is a grade II* listed building (a designated heritage asset) dating from the 18th century which fronts Fareham High Street. It sits within a surviving medieval burgage plot. At the rear of the building the plot forms a garden with an area of ancillary parking at its eastern end. The rear of the plot is accessed through the former carriageway arch to no 67. The surviving undeveloped burgage plot retains its historic extent and remains ancillary to the main house, it makes an important contribution to the significance and setting of the listed building.

The site also lies within the boundary of the Fareham High Street Conservation Area (also a designated heritage asset). A key feature of the High Street Conservation Area is the survival of a medieval pattern of burgage plots that date from the late 12th /early 13th century and are of great importance to its significance. The long narrow plots, which are enclosed with brick boundary walls, define a strong urban grain that has persisted for many centuries. They are characterised by frontage buildings that are continuous along the street with undeveloped open gardens to the rear. The rear gardens remain ancillary to the use of the frontage buildings which retains their historic integrity and setting; some remain as lawns with trees and planting and others include ancillary parking. The long established and important historic burgage plot pattern is identified as a key feature to preserve and enhance in the adopted High Street Conservation Area Character Assessment. Its preservation has been recognized and supported on appeal.

The National Planning Policy Framework expects heritage assets to be conserved in a manner appropriate to their significance. It expects great weight to be given to their

conservation; the more important the asset the greater the weight. It advises that significance can be harmed or lost through alteration or destruction of a heritage asset or by development within its setting. It also advises that as heritage assets are irreplaceable any harm or loss must require clear and convincing justification and that any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Whilst residential use of the frontage building would be supported in principle this application also proposes sub-division of the existing medieval burgage plot by removing the existing ancillary parking area from within the red line of the planning application. This would not be supported. Whilst this application does not specify the intended use of the severed piece of land a concurrent planning application P/14/0025/FP proposes building a 4 bedroom house in the same location.

The full extent of the historic burgage plot includes both the planted garden area and the area of ancillary parking at its eastern end and this existing intact historic curtilage provides a setting for the listed building. This proposal would sever the existing historic plot and erode the integrity of the historic burgage plot pattern which is a recognised key feature of the High Street Conservation Area. As a result the proposal would harm the significance of the grade II * listed building at no. 68 and the character and appearance of the High Street Conservation Area. In my view there are no public benefits that outweigh the harm identified to the significance of the heritage assets as set out above.

I would not support this proposal to which there is a strong objection in principle. The application would result in harm to the significance of designated heritage assets without clear and convincing justification in the public interest. To be supported the application red line should be amended to include the entirety of the historic burgage plot and return the whole of the site to residential use.

Planning Considerations - Key Issues

The Key issues are:

- Principle of Development
- Impact upon the Listed Building and the High Street Conservation Area
- Car Parking

Principle of Development -

The site is within the urban area and specifically within Fareham Town Centre and the Fareham High Street Conservation Area. Fareham High Street comprises a mix of commercial and residential properties. Whilst the development would result in the loss of a commercial unit nonetheless the proposed use of the building for its original residential purpose would be acceptable in principle.

Impact upon the Listed Building and the High Street Conservation Area -

Notwithstanding that there would be no objection to the principle of the change of use, this must also be viewed in the context of this Grade II* Listed Building and the High Street Conservation Area. The proposals do not include any alterations to the listed building itself and as such there would be no objections from this aspect (it is also the case that were alterations to prove necessary these could be subject of a separate listed building application).

However, the proposed development has implications for the setting of the listed building and the setting and character of the High Street Conservation area.

The application site identifies a clear subdivision of the existing plot with the existing tarmaced car park to the east being outside of the red line of the site. When considered with the concurrent planning application to develop the car park area with a 4 bedroomed detached dwelling it is evident that the intention is to subdivide the plot.

The plot (both red and blue areas) forms a medieval burgage plot now associated with the listed building. The burgage plot layout of the High Street is highlighted in the Fareham High Street Conservation Area Character Assessment. The Character Assessment states:

"The strong character of present day High Street derives from the remarkable survival of the burgage plots, which were laid out by the Bishops of Winchester in the late twelfth/ early thirteenth century." and

"The long narrow burgage plots, separated by tall brick walls, and the strong unbroken street frontage form an urban grain that has persisted for many centuries. It remains strong and legible and is fundamental to the historic character of High Street. The need to protect it has been

reflected in the council's development plan policies for many years and has been successfully defended on appeal"

Specific appeal decisions relating to development on burgage plots have been referred to in the associated application to this one (P/14/0025/FP). Whilst the current proposal does not itself result in development of the burgage plot, it does identify the subdivision of the plot and is reinforced by the development application. It is the strong view of the conservation advice received that the whole of the existing plot to No.68 should remain associated with it.

Car Parking - The Director of Planning and Environment (Transport) does not raise objection in principle but considers that three car parking spaces need to be identified as part of the application. The application forms and Design and Access Statement refer to the provision of three spaces on the plot of the associate planning application for a detached dwelling but the plans do not identify this provision and it is not referred to in the other application. Under these circumstances it is considered that the provision of car parking at the site has not been adequately demonstrated. In the absence of identified provision within the adjoining application site, the impact of further car parking provision within the site must be considered. In this respect officers consider that further hardsurfacing within the red lined site to provide car parking for the proposed use would be harmful to the setting of the listed building.

Conclusion

The site is that of an important Grade II* Listed building where not only the building but its plot are considered to be important heritage assets. Whilst the use of the building is considered to be acceptable, the application site identifies that a subdivision of the burgage plot would take place. The burgage plots are an important feature of the High Street Conservation Area whereby the subdivision and the consequent disassociation of the car park from the remainder of the plot would be harmful to one of the key characteristics of the area. In addition the application proposes that three car parking spaces will be provided for the proposed dwelling but these are not identified. If these spaces were to be provided within the current application site this would lead to a further erosion of the setting of the listed building.

REFUSE

The proposed development is contrary to Policy DG4 of the Fareham Borough Local Plan Review, Policies CS5, CS6 and CS17, of the adopted Fareham Borough Core Strategy and Policy DSP6 of the Local Plan Part 2: Development Site and Policies and is unacceptable in that:

(i) the proposed change of use would give rise to the severing of an historic burgage plot which is integral to the setting of the Grade II* Listed Building and the High Street Conservation Area. The erosion of this burgage plot would harm the setting of the Grade II* Listed Building and would fail to preserve or enhance the character and appearance of the Conservation Area;

(ii) the application plans fail to identify where the proposed 3 (No.) car parking spaces are to be provided. In the absence of such information it is considered that inadequate provision for the parking of cars has been made at the site in accordance the the Council's adopted Residential Car and Cycle Parking Supplementary Planning Document (2009).

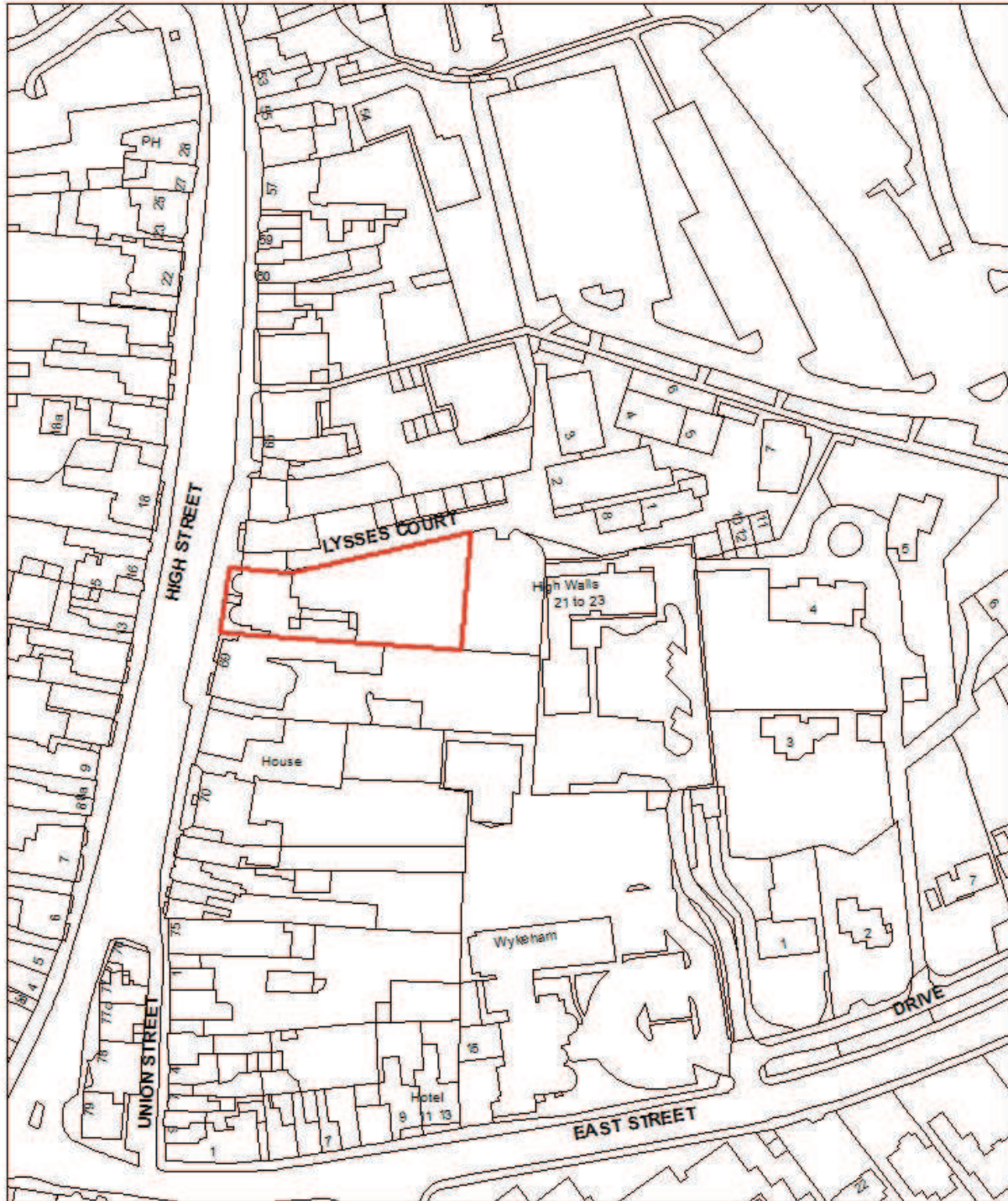
(iii) in the absence of a plan identifying the contrary, it is considered that the provision of car parking to comply with reason (ii) above would require such provision being made within the application site resulting in further harm to the setting of the listed building.

Background Papers

P/13/0095/FP; P/13/0095/CU; P/13/0625/FP; P/13/973/FP; P/14/0056/CU; P/14/0052/FP]

FAREHAM

BOROUGH COUNCIL



68 High Street
Scale 1:1250

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Agenda Item 6(5)

P/14/0116/FP

MR & MRS PATEL

FAREHAM NORTH-WEST

AGENT: SPACE & STYLE HOME
DESIGN

PORCH TO FRONT ELEVATION, TWO STOREY SIDE EXTENSION, ADDITION OF PITCHED ROOF TO EXISTING GARAGE, INCREASE TO HEIGHT OF SIDE BOUNDARY TO 1.8 METERS AND NEW VEHICULAR ACCESS FROM BEAUMONT RISE

45 BEAUMONT RISE FAREHAM HANTS PO15 6HX

Report By

Emma Marks Extn.2677

Site Description

This application relates to a semi-detached dwelling situated on a corner plot within Beaumont Rise which is to the east of Hill Park Road.

The site lies within the urban area.

Description of Proposal

Planning permission is sought for the following development:-

- i) Two storey side extension which measures 3.5 metres in width, 8 metres in depth with an eaves height of 4.8 metres and a ridge height of 8 metres;
- ii) Construction of a pitched roof to the existing garage which has an eaves height of 2 metres and a ridge height of 3.4 metres;
- iii) Increase to the height of the side boundary wall to a 1.8 metres;
- iv) New vehicular access into the property frontage;
- v) Porch to front elevation.

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)

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Representations

One letter of representation has been received raising the following comments:-

- i)The possibility of contactors blocking or impeding access to my property during

construction and the mess they will cause by parking vehicles on the verge and pavement;

ii) The location of the new drive at the front of the property on the apex of a blind corner. This development is directly opposite my property and will impact on our day to day life until it is completed.

Consultations

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

Planning Considerations - Key Issues

This application relates to a semi-detached dwelling situated on a corner plot within Beaumont Rise.

Planning permission is sought for a number of elements consisting of a two storey side extension, new garage roof, increase in height of a side boundary wall, new vehicular access and erection of a porch on the front elevation.

The proposed two storey side extension has been designed subservient to the host property and meets all the distances required from the site boundary and the neighbouring properties. The design and size of the proposed extension is in keeping with other extensions within the immediate area, particularly the immediate neighbour to the rear which also sits on a corner plot.

The proposed flank wall of the extension has been designed with a ground floor door and no other openings resulting in a blank first floor elevation. Officers have requested an amended plan from the applicant showing a window within the first floor in order to add interest to this elevation.

Subject to the receipt of the amended plan Officers consider the proposal would not be at odds with the general pattern and character of development within the street.

The front porch, pitched roof over the garage and increase in wall height to 1.8 metres would not have a detrimental impact on the street scene or the character of the area.

Concern has been raised regarding the new vehicular access on the corner of the road. The Transport Development Management Officer has considered the location of proposed new access and is of the opinion that the new access is acceptable and would not be detrimental to the highway safety.

Officers are of the view that the application is acceptable and complies with the adopted Fareham Borough Core Strategy and the approved Extension Design Guide.

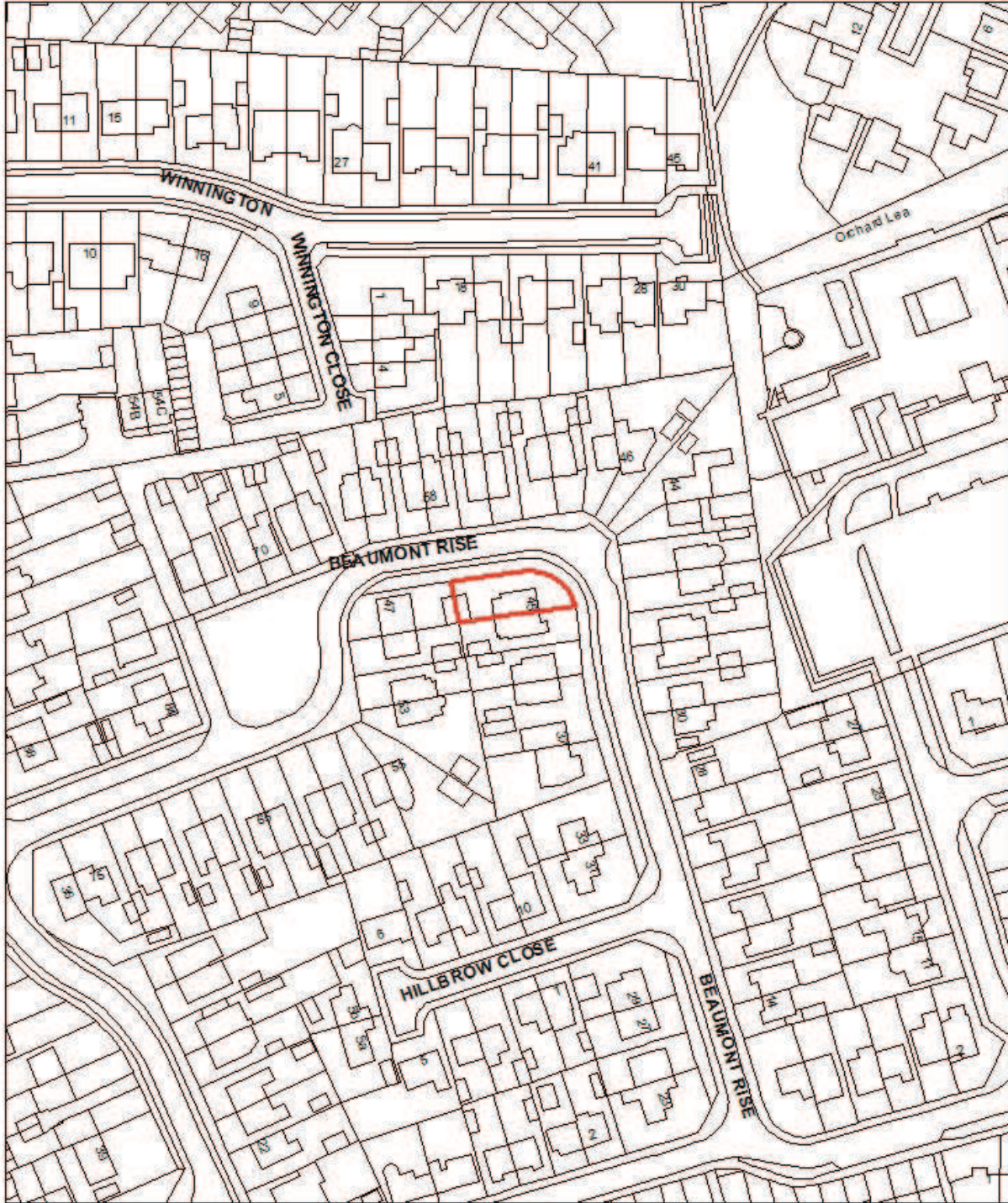
Recommendation

Subject to the receipt of amended plans showing a first floor window within the side elevation.

PERMISSION: Materials to match and vehicular access construction

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45 Beaumont Rise
Scale 1:1250

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Agenda Item 6(6)

P/14/0126/TO

MR ROSS CAMPBELL

FAREHAM WEST

AGENT: ALAN BRIND TREE
SERVICE

REDUCE ONE OAK TREE TO GIVE 2 METRE CLEARANCE FROM DWELLING & REMOVE EPICORMIC GROWTH. MAXIMUM LIVE PRUNING WOUNDS LESS THAN 50MM. TREE PROTECTED BY TPO 573.

14 CHALFORD GRANGE FAREHAM PO15 5QN

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 Chalford Grange and north of The Avenue.

Description of Proposal

Consent is sought to carry out the following works to one oak protected by TPO 573:

- 1) Tip reduce by 2 metres on east side of tree to provide 3 metres clearance from dwelling - maximum diameter of live pruning wounds < 75mm.
- 2) Crown raise to 3 metres above ground level by removing small diameter branches - maximum diameter of live pruning wounds < 50mm.
- 3) Remove group of small diameter epicormic branches on east side of main stem.

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 on the following grounds:

- 1) The tree was there before the development and 2 metre clearance from the dwelling is not required;
- 2) The tree provides screening;
- 3) The assumption is that the tree will be reduced all round resulting in a loss of 4 metres of screening;
- 4) The works will make noise and privacy more of an issue.

Planning Considerations - Key Issues

The proposed tree works will not be detrimental to the health and condition of the oak and will have no adverse impact on its contribution to local public amenity.

The Principal Tree Officer is of the view that the application is acceptable and complies with the Fareham Borough Council Local Plan Review.

Recommendation

CONSENT: Works to be undertaken within 2 years and work to accord with BS3998.

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.

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14 Chalford Grange
Scale 1:1250

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ZONE 3 - EASTERN WARDS

Portchester West
 Hill Head
 Stubbington
 Portchester East

Reference

Item No

P/13/1080/FP HILL HEAD	CROFTON LANE - 49 - 51 FAREHAM HAMPSHIRE PO14 3LW ERECTION OF TWO DETACHED FOUR BEDROOMED DWELLINGS FOLLOWING DEMOLITION OF EXISTING CLASSROOM AND GARAGE BUILDINGS	7 PERMISSION
P/14/0081/FP STUBBINGTON	DAEDALUS - INNOVATION CENTRE - HANGARS EAST LEE ON THE SOLENT CONSTRUCTION OF NEW PURPOSE BUILT INNOVATION CENTRE COMPRISING TWO STOREY OFFICE BLOCK, SINGLE STOREY WORKSHOP BLOCKS AND ASSOCIATED EXTERNAL WORKS	8 PERMISSION

Agenda Item 6(7)

P/13/1080/FP

HILL HEAD

MR PETER BARBER

AGENT: MTA ARCHITECTS LTD

ERECTION OF TWO DETACHED FOUR BEDROOMED DWELLINGS FOLLOWING
DEMOLITION OF EXISTING CLASSROOM AND GARAGE BUILDINGS

CROFTON LANE - 49 - 51 FAREHAM HAMPSHIRE PO14 3LW

Report By

Richard Wright x2356

Site Description

The application site comprises land within the urban area including a driveway entrance between the frontage properties no. 49 & 53 Crofton Lane, the curtilage of no. 51 Crofton Lane behind those properties which the driveway leads to, and the land to the south of that dwelling and to the rear of no. 49 where two new houses are proposed.

The building at 49 Crofton Lane is grade II listed and currently in use as a children's nursery (Maple Cottage Nursery). A detached garage lies to its northern side adjacent to the driveway. The chalet style dwelling at 51 Crofton Lane was granted planning permission in 1992. To the front of the dwelling lies a single storey classroom building forming Hill Head Preparatory School. To the south of the curtilage of no. 51 lies an enclosed tennis court separated from the rear garden of the listed nursery building by a tall mature hedgerow. A lawned area shown on the submitted drawings to be approximately 1,200 m² lies in the south-western corner of the site. Mature trees line the southern and western boundaries of this piece of land which is currently used as amenity space in association with the preparatory school.

Description of Proposal

Permission is sought for the erection of two detached four bedroom dwellings on the section of land to the south of no. 51 Crofton Lane and to the immediate west of the tennis courts.

The dwellings would contain living accommodation across two storeys and would be constructed of traditional facing brick materials, weatherboarding and plain clay tiled roofs with reduced eave heights. Private rear garden areas would be provided whilst to the front of each dwelling would be space for the parking of multiple vehicles accessed via a gravel driveway leading off the existing access arrangements. The existing classroom building would be demolished to provide through access and a turning area. The existing access onto and from Crofton Lane would be improved with enhanced visibility splays in either direction and widening and resurfacing of the first 10 metres of the driveway. The garage to the north of the nursery cottage would be demolished.

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

CS11 - Development in Portchester, Stubbington and Hill Head

- C18 - Protected Species
- CS16 - Natural Resources and Renewable Energy
- CS17 - High Quality Design
- CS20 - Infrastructure and Development Contributions

Approved SPG/SPD

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

Development Sites and Policies

- DPS1 - Sustainable Development
- DSP2 - Design
- DSP3 - Environmental Impact
- DSP4 - Impact on Living Conditions
- DSP6 - Protecting and Enhancing the Historic Environment
- DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Fareham Borough Local Plan Review

- DG4 - Site Characteristics
- C18 - Protected Species

Relevant Planning History

The following planning history is relevant:

<u>P/13/1081/LB</u>	DEMOLITION OF EXISTING CLASSROOM AND GARAGE BUILDING WITHIN CURTILAGE OF EXISTING BUILDING
<u>P/11/0877/FP</u>	PROVISION OF NEW VEHICULAR ACCESS AND HARDSURFACED DRIVEWAY AND TURNING AREA, ERECTION OF DWARF BRICK WALL, TIMBER POST AND RAIL FENCE AND TIMBER GATES AND ERECTION OF DETACHED GARAGE APPROVE 13/02/2012
<u>P/00/0230/CU</u>	Change of Use of Residential Property to Nursery/Classroom NON DETERMINE 15/11/2000
<u>P/92/0843/FP</u>	ERECTION OF DETACHED HOUSE WITH ACCESS DRIVEWAY PERMISSION 01/10/1992

Representations

Three letters have been received from the occupants of two adjacent properties in objection to the planning application on the following grounds:

- Development too high and too close to adjacent properties
- Overbearing and dominant visual impact
- Overlooking leading to loss of privacy
- Height of boundary fence should be increased
- Over-development of site
- Gardens too small

- Noise pollution
- Loss of mature trees

Consultations

Director of Planning & Environment (Highways) - On the understanding that traffic activity with the site will significantly reduce as a result of its change of use, no highway objection is raised to the application.

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

Director of Regulatory & Democratic Services (Contaminated Land) - This application could be approved without any conditions relating to land contamination.

Director of Planning & Environment (Ecology) - Overall the site is generally of low ecological value, with no potential for protected species to be present and impacted with the main exception of nesting birds. The buildings to be lost to the proposals have been deemed to have negligible bat potential.

Director of Planning & Environment (Conservation) - No objection.

Planning Considerations - Key Issues

i) Application context

This application proposes the erection of two detached dwellinghouses on land currently used ancillary to the site's use as a preparatory school. The submitted supporting statement explains that the applicant and his family live in the dwelling at 51 Crofton Lane. The applicant Mr Barber is due to retire in July 2014 at the end of this current academic year and both the preparatory school and associated nursery are to close.

Planning permission was granted in February 2012 for the creation of a new vehicular access, hardsurfaced driveway and deached garage within the southern part of the curtilage of 49 Crofton Lane (ref P/11/0877/FP). A new brick wall, timber fence and gates were also approved as part of that development.

ii) Principle of development and effect on scale, layout and effect on character of surrounding area

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 part of the site on which the two houses are proposed is not considered to be previously developed land although it is located within the urban area. The principle of the development therefore turns chiefly on its effect on the character of development in the surrounding area, with Core Strategy Policy CS17 (High Quality Design) being highly pertinent, and all the time against the backdrop of the the presumption in favour of sustainable development set out in the National Planning Policy Framework (NPPF).

Policy CS17 (High Quality Design) of the Core Strategy is 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".

The site was formerly part of a designated Area of Special Residential Character (ASRC) however Policy H3 of the Fareham Borough Local Plan Review has now been superseded and no longer forms part of the suite of policies forming the Borough's development plan. The surrounding area contains some large detached properties in generous sized plots, however there are also examples of residential infill development to the rear of frontage properties in recent times including for example the dwelling at 51 Crofton Lane itself. To the immediate west of the site lie two detached dwellings 28A & 28B Cottes Way set behind frontage properties in that road. The principle therefore of backland infill development of the type and density hereby proposed is considered acceptable in that it would be a positive reflection of the surrounding scale, form and spaciousness of development.

iii) Design, appearance and effect on living conditions of neighbours

Officers consider the design and appearance of the proposed dwellings to be of an appropriately high quality in accordance with Core Strategy Policy CS17. The dwellings are to be two storey in scale with certain sections of the roofs sporting lower eaves adding visual interest and helping to break up the bulk and massing of the elevations. The use of traditional materials is considered appropriate given the relative proximity of the listed cottage fronting Crofton Lane however the details of these materials should be reserved by condition to ensure a sufficiently high aesthetic standard.

The layout of the properties within the site is such that each dwelling would benefit from ample external amenity space to meet the needs of the future occupants. The space to the front of each dwelling is adequate in terms of parking provision with some limited space remaining for a planting scheme to be carried out.

Concerns have been raised by neighbours living to the west of the site at 28A & 28B Cottes Way in particular in regards to the potential for overlooking from the new dwellings to affect the privacy they currently enjoy. The facing elevations of those two neighbouring properties are in very close proximity to, around 1.5 metres from, the site's western boundary. In light of that closeness those properties were designed to ensure there would be no overlooking of the application site. For example, the house at 28A has a single obscure glazed first floor window in the eastern elevation and window to a utility room at ground floor level. First floor windows in the proposed new dwellings would be at least 15 metres away from the eastern facing elevations of those properties and a similar distance from the rear garden areas, into which only oblique views would be possible. Mature trees lining the southern and western boundaries of the site have recent been reduced in size and coverage and now offer little by way of screening the development from view. Notwithstanding, even without the screening potential of the trees the distance and nature of views from first floor windows in the new dwellings is such that there would be no harmful effect on the privacy of neighbours living nearby as a result of this development.

iii) Other material considerations

The proposed improvements to the existing entrance to the site from Crofton Lane are considered satisfactory by Officers to ensure safe and convenient access to the new dwellings. The improved visibility splays should be the subject of a planning condition to ensure the areas shown on the approved drawings indicating the sight lines available to drivers exiting the site remain clear of obstructions above 600mm.

The Director of Planning & Environment (Ecology) has commented favourably on the findings of the submitted Phase I Ecological Assessment suggesting the mitigation measures set out within that study would make the application acceptable in ecological terms. The issue of the likely significant effect of wider recreational disturbance to nationally and internationally designated sites nearby could be offset by the applicant making a financial contribution towards strategic mitigation measures.

iv) Conclusion

The proposal accords with the relevant policies of the development plan. Subject to the applicant entering into a legal agreement to secure the necessary contribution towards strategic ecological mitigation measures, Officers recommended that Members grant conditional planning permission for this development.

Recommendation

Subject to the applicant/owner entering into a planning obligation under Section 106 of the Town & Country Planning Act 1990 to secure a financial contribution towards strategic mitigation measures to offset the harm to nationally and internationally designated nature conservation sites by 23rd May 2014:

PERMISSION: material samples; hardsurfacing materials; high level FF roof lights in N elevation of Plot 1; obscure glazing and fixed shut up to 1.7m above internal finished floor level FF windows & rooflights in S elevation of Plot 2; remove PD rights for FF openings in E elevation of Plot 2 (master bedroom); roof alterations and additions to Plots 1 & 2; landscaping scheme; landscaping scheme implementation; Code for Sustainable Homes Level 4; boundary treatment; design of waste/recycling collection area; details of cycle parking provision; car parking provision for three cars per dwelling provided and retained; turning space provided and retained; visibility splays; vehicular access improvements; tree protection method statement; in accordance with approved ecological mitigation measures; hours of construction; measures to deal with mud/spoil on highway; parking and turning provision for operatives vehicles/storage of materials, plant and associated facilities during construction; no burning on site.

OR

In the event the applicant/owner fails to complete a planning obligation under Section 106 of the Town & Country Planning Act 1990 to the satisfaction of the Solicitor to the Council by 23rd May 2014:

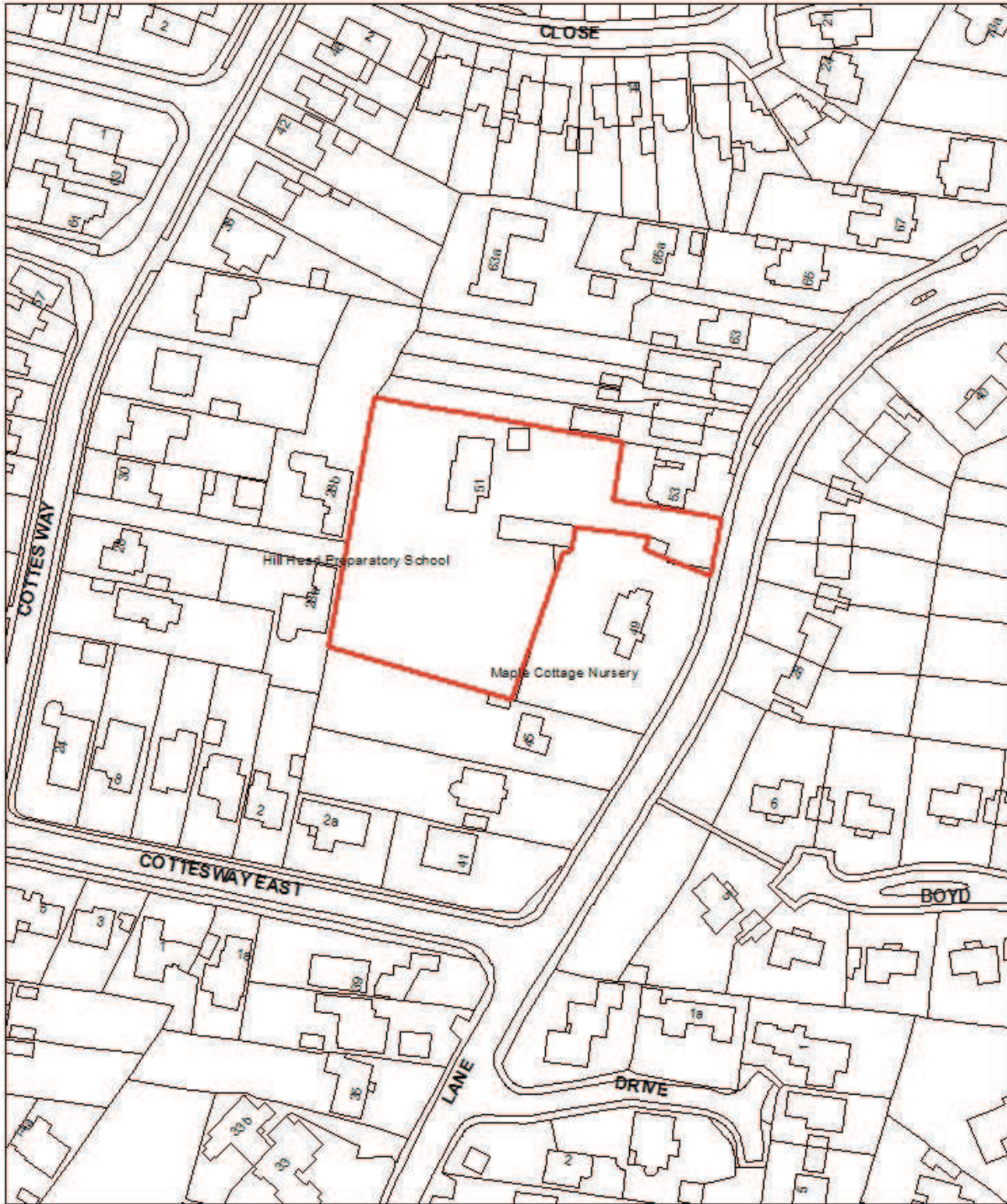
REFUSE: significant harm to nationally and internationally designated nature conservation sites by virtue of additional recreational pressure.

Background Papers

P/13/1080/FP

FAREHAM

BOROUGH COUNCIL



49-51 Crofton Lane
Scale 1:1250

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Agenda Item 6(8)

P/14/0081/FP

FAREHAM BOROUGH COUNCIL

STUBBINGTON

AGENT: PERKINS OGDEN
ARCHITECTS

CONSTRUCTION OF NEW PURPOSE BUILT INNOVATION CENTRE COMPRISING TWO STOREY OFFICE BLOCK, SINGLE STOREY WORKSHOP BLOCKS AND ASSOCIATED EXTERNAL WORKS

DAEDALUS - INNOVATION CENTRE - HANGARS EAST LEE ON THE SOLENT

Report By

Mark Wyatt - x.2412

Amendments

Additional plans received 11th March 2014 detailing vehicle tracking within the site

Introduction

This application is made in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992. The Regulations set out that "...an application for planning permission by an interested planning authority to develop any land of that authority...shall be determined by that authority".

Site Description

The application site is in the south east corner of the Daedalus site within the Solent Enterprise Zone. The site is currently served off the existing airfield service road and is on the landside of the airfield.

The site is predominantly laid to grass but sits adjacent to a tarmac area (north) which is used by aircraft and serves a cluster of five existing hangars due north and north east of the application site.

In the southern portion of the site is a hangar, known as Hangar A, with its tarmac apron forward of the hangar linking to the previously mentioned service road. Hangar A is to be removed to facilitate the proposal.

The wider Daedalus site in the vicinity, is demarcated by a chainlink fence. Views into the site and the wider airfield are afforded from the public realm due south of the site.

Immediately east of the application site is the construction site for the CEMAST building, which is well advanced, and the new access road that will connect to the Broom Way/Cherque Way signalised junction.

Description of Proposal

This application seeks a full planning permission for the erection of a B1 (office - B1a and light industrial - B1c) building. The building will sit due north west of the recently permitted CEMAST building and will take its access from the same road as that serving CEMAST.

A new access to Hangars East is under construction at the junction of Broom Way/Cherque Way. This vehicular access to the site which will link to the service road referenced in the previous paragraph serving the site and CEMAST.

The site is an irregular shape and requires the demolition of an old hangar which is in a poor state of repair. The removal of this hangar has been previously authorised through application P/13/1122/PA (as set out in the Planning History below).

The site sits adjacent to the existing airfield and the aircraft taxi apron around the south eastern corner of the site; the extent of the site is determined by the taxi space requirements of the aircraft using the airside part of the Daedalus site.

The building itself will be a two storey building, 7.7 metres high to the edge of the parapet with a frontage element being the main office building with three "wings or fingers", located off the rear elevation in a north west direction. Within these "fingers" it is proposed to provide workshop areas.

Parking for 101 cars is proposed to the south west and north east of the building, as well as along the north western boundary of the site.

The office frontage element is two storey in scale sitting behind a shallow parapet wall and has "...large openings and continuous ribbon style windows to help convey both internal and external activity and the nature of the office accommodation within".

The main entrance is recessed from the front elevation under a canopy with full height glazing proposed to an entrance atrium.

Within the "fingers", the workshop areas will provide internal spaces upto 4.5 metres high to suit engineering and other related assembly type activities. These "fingers" are orientated to the parking areas to provide adequate manoeuvring space for large vehicles that may need to access the workshops.

Services to the building such as stairs, toilets, plant rooms and other facilities sit at the junction between the office building and the workshops. The roofscape provides for three distinct modules on top of the building to accommodate these types of services each with a finished height of 10.7m.

In terms of the palette of materials, the elevations will consist of extensive glazing but also horizontally fitted metal panels. The materials have been chosen to reflect and complement the adjacent CEMAST building.

The building itself has a gross internal floor area of 2,404sq.m. The building is intended for new start-up businesses on a small to medium scale with a "...bias towards the high tech aviation, aerospace and marine engineering type industries".

The application is supported with detailed drawings and the following documents:

- Design and Access Statement
- Archaeology Statement
- Ecology Statement
- Transport Statement
- Sustainability Statement and
- Noise Impact Assessment

Policies

The following policies apply to this application:

Fareham Borough Local Plan Review

CS1 - Employment Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS12 - Daedalus Airfield Strategic Development Allocation

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS22 - Development in Strategic Gaps

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

DSP3 - Environmental Impact

DSP9 - Economic Development Outside of the Defined Urban Settlement Boundaries

DSP13 - Nature Conservation

DSP49 - Improvements to the Strategic Road Network

DSP51 - Parking

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/13/1122/PA **PROPOSED DEMOLITION OF BUILDINGS (INCLUDING HANGARS A THROUGH TO O INCLUDING ALL FREESTANDING PROPERTIES AND THE MARTSU BUILDING)**

PRIOR APPR NOT 10/02/2014
REQRD

P/13/0201/FP **CONSTRUCTION OF PURPOSE BUILT ENGINEERING TRAINING FACILITY FOR FAREHAM COLLEGE, COMPRISING A SINGLE STOREY BUILDING INCLUDING ENGINEERING WORKSHOP, CLASSROOMS AND OTHER SUPPORTING FACILITIES INCLUDING CAR PARKING**

APPROVE 21/06/2013

P/13/1115/FP **ERECTION OF INDUSTRIAL UNIT WITH ANCILLARY OFFICE AND STAFF ACCOMMODATION AND ASSOCIATED ACCESS AND PARKING**

P/13/0194/FP **NEW VEHICULAR AND PEDESTRIAN ACCESS FROM BROOM WAY**

**INCLUDING ALTERATIONS TO EXISTING JUNCTION AND
CONSTRUCTION OF INTERNAL ACCESS ROAD AND ASSOCIATED
DRAINAGE WORKS**

APPROVE 03/06/2013

P/11/0436/OA

**USE OF AIRFIELD FOR EMPLOYMENT BASED DEVELOPMENT (UP
TO 50202 SQ.M OF FLOOR SPACE) IN NEW AND EXISTING
BUILDINGS (USE CLASSES B1, B2 & B8) WITH INCREMENTAL
DEMOLITION TOGETHER WITH CLUBHOUSE (CLASS D2) VEHICLE
ACCESS, ALLOTMENTS, OPEN SPACE AND LANDSCAPING.**

APPROVE 20/12/2013

Representations

One letter from Meadow Cottage, Cherque Lane.

· No objection to the plans in general, but we're worried about the drainage strategy. I repeat my comments for the CEMAST application.

· I have grave concerns over the proposed drainage strategy. I have been previously assured that any decision on that application would include the note:

'As part of any surface water drainage scheme developed for the site (particularly where it is proposed to discharge to existing open watercourses) the applicant will need to demonstrate that it will not result in an increased risk of flooding to any residential properties or their associated curtilages'.

· This is obviously a new application, but it must relate to SEEDA's original plan in some way. The river (which emerges in our garden) definitely has no more capacity to handle redirected surface water during heavy rainfall.

· It would be of great reassurance to us if the same note could be applied to your decision about the Innovation Centre.

Consultations

Hampshire County Council (Highways):-

No objection subject to off site highways contribution, bonded travel plan and conditions.

·As the application is seeking full planning permission and has not been submitted as a reserved matters application based on the overarching outline planning permission (P/11/0436/OA) the Highway Authority has treated this planning application as being in addition to the outline permission previously permitted.

·The Highway Authority therefore need to be satisfied that the additional traffic likely to be generated by this development can be accommodated in terms of capacity, operation and safety.

·Since the outline permission Transport Assessment was prepared there has been the provision of an additional new access to Hangars East (the upgrading of the old emergency access). This will reduce the traffic impact of the Hangars East proposals on the Broom Way/Cherque Way junction and so the Innovation Centre traffic will be catered for in terms

of capacity, safety and operation by this junction.

·Whilst the number of additional trips using the Peel Common roundabout and Newgate Lane corridor are small the cumulative impact of this development and other developments, required to meet Fareham and Gosport Borough Councils' growth aspirations for the Gosport peninsula as proposed in their Local Plans, will have a major impact on these parts of Gosport peninsula's strategic network which are already running at capacity during peak periods. Consequently, the Highway Authority would wish to see a contribution negotiated (based in line with the Highway Authority's Transport Contribution Policy) which would go towards improvements to Peel Common roundabout, Newgate Lane corridor and the western access to Gosport.

·The Highway Authority is currently designing highway improvements at Peel Common roundabout, Newgate Lane corridor and the western access to Gosport in line with the Transport for South Hampshire's transport strategy access to Gosport peninsula to cater for future traffic growth.

·The car parking provision required according to the planning authority's standards is 40 spaces for the proposed office units and 27 for the industrial units making 67 spaces in total.

·Parking above the current standard is proposed to avoid over-spill parking making the site less attractive to potential occupiers. The actual parking provision quoted within the Transport Statement (up to 96 spaces) varies slightly from that quoted on the planning application (95 car spaces, 5 motor cycle spaces and 5 disabled spaces). The increased proposed parking provision (96/95) is acceptable to the Highway Authority for the reason given.

·The Transport Assessment and supporting appendices are silent with regards to the location of the cycle parking.

·As the development is in addition to that proposed by the outline planning permission for Hangars East it will require its own Travel Plan which will need to be in accordance with the Hampshire County Council's guidance. The Travel Plan will be required to be "bonded" in such a way so that should the development not deliver the modal shift targets as detailed in the Travel Plan the County Council will be able to use those funds to implement measures that will deliver a shift away from single occupancy car trips.

Director of Planning & Environment (Highways) :-

No objection:

·The heavy vehicle track plots do not demonstrate that these vehicles will be able to access and egress the site without crossing the service road centreline. This needs to be demonstrated or, alternatively, the junction radii increased to 10m.

·The vehicle tracking within the Transport Statement (TS) is not based on the latest site layout. This needs to demonstrate that the test vehicles will be able to negotiate the western car park and the margin around the west corner of the building.

·It is noted that the proposals provide significant additional parking compared with the normal standards, even if the whole building were given over to office use.

·The TS indicates that some 13 cycle parking spaces are to be provided. It is not clear where these are to be provided within the site layout.

Amended plans were submitted on the 11th March providing further details on vehicle tracking. Officers will provide an update on this aspect at the meeting.

Director of Planning & Environment (Economic Development) :-

·Fareham Borough Council (FBC) has an ambition shared with other local agencies (including the Solent LEP, HCA, GBC, HCC) for the Solent Enterprise Zone (EZ) to become the Solent's premier location for advanced manufacturing, focused on marine, aerospace & aviation activities.

·The Innovation Centre proposal is part of a £8.3 million investment package by the Council, with funding support from the Homes and Communities Agency (HCA), that aims to secure a long term future for the airfield and aviation operations while creating a suitable environment for entrepreneurship, business start-up and growth.

·The Innovation Centre is a key element of FBC corporate strategy intended to pump prime further employment generating business development at the Solent Enterprise Zone at Daedalus.

·This proposal will provide accommodation for business incubation, currently lacking within the Solent EZ, stimulating the creation of new business start-ups and seeding further growth of the Solent EZ. The Innovation Centre will provide space for up to 150 jobs and have close ties with, and be complementary to the adjoining engineering training centre, CEMAST.

·The Innovation Centre will encourage the formation & growth of innovative businesses and it will provide for the needs of emergent advanced manufacturing businesses, enhancing the entrepreneurial image & culture of the SEZ.

Natural England:-

·If undertaken in strict accordance with the additional details submitted, the proposal is not likely to have a significant effect on the interest features for which the local SSSI/SPA/Ramsar sites are designated, either alone or in combination with other plans or projects, subject to the Recommendations set out in the Ecology Statement being secured as part of any permission granted.

·We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species.

·Natural England does not hold locally specific information relating to local sites, local landscape character and local or national biodiversity priority habitats and species. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies in order to ensure that your authority affords these matters the appropriate weight in determining this application.

Director of Planning & Environment (Ecology) :-

No objections.

·The site consists of regularly maintained grassland, hardstanding, and some small areas of scrub, and is of limited ecological interest. The only issue relates to the potential for birds to nest within scrub that will be lost as part of the proposals.

·It is not considered likely that the site provides suitable SPA-supporting habitat for birds associated with the nearby European designated sites of the Solent. Natural England in their consultation response have concluded that the proposals are not likely to have a significant effect, either alone or in combination, upon these designated sites.

·The demolition of the existing hangar building, which the ecology report makes clear does not form part of this application, has been noted. As such it has not been assessed for protected species.

Director of Regulatory and Democratic Services (Environmental Health):-

No objection.

Director of Regulatory and Democratic Services (Contaminated Land):-

No objection subject to conditions

Hampshire County Council (Archaeology):-

No objection subject to condition.

·The site is within an area of some archaeological and historical interest with archaeological deposits relating to prehistoric occupation recorded during recent excavations immediately to the south at the Fareham College site. Concur with the conclusions of the heritage statement that the archaeological concerns could be addressed through a programme of work secured by a condition attached to any planning consent that might be granted

Southern Water:-

·Southern Water can provide foul sewage disposal to service the proposed development. A formal application to connect to the sewer will need to be made.

·Recommend conditions and notes for any planning permission

Environment Agency:-

·The site is located in flood zone 1 as defined by the National Planning Policy Framework as having a low probability of flooding. In this instance, we have taken a risk based approach and will not be providing bespoke comments or reviewing the technical documents in relation to this proposal.

·It is suggested that liaison takes place with the Lead Local Flood Authority (LLFA) regarding the surface water aspects of this site.

Gosport Borough Council:-

No objection.

- The Council is supportive in principle of the proposal which is in line with the aims and objectives of the Solent Enterprise Zone

- The Innovation Centre will support business incubation units and accords with the Gosport Borough overarching planning vision for the Daedalus regeneration area.

- The principle for development has been established by the CEMAST building and the outline planning permission

- The access to the two car parks should not interrupt the free flow of traffic along the proposed road

- Consideration should also be given to the traffic approaching from the north and queues forming whilst traffic waits to turn into the site

- Measures should be undertaken to reduce on street parking in this location

- The pedestrian link to Broom Way will ensure that the site links well with the surrounding pedestrian network

- Clarification should be sought that there is no harmful impact on nesting birds or protected species.

Planning Considerations - Key Issues

The key planning considerations in the determination of this application are:

- The principle of development
- Landscape and Strategic Gap
- Sustainability
- Protected species
- Highways
- Amenity of neighbours
- Drainage

THE PRINCIPLE OF DEVELOPMENT:

The Local Planning Authority has recently issued an outline planning permission (P/11/0436/OA) refers for the redevelopment of the Daedalus site.

The outline planning permission identified, through the approved parameter plans, areas for new development and the eaves height limit for new buildings.

The application site is located within an area safeguarded for employment within the 'Proposals Map' which forms the adopted Core Strategy. Part of the application site already enjoys planning permission under the outline planning permission for the development of a building/ buildings accommodating general industrial and storage and distribution uses.

Whilst this application seeks full planning permission, the proposal respects the spirit of the principles established in the outline planning permission.

Daedalus is a strategic employment site allocation within the Council's adopted Core Strategy. Policy CS12 of the Core Strategy is permissive of development where it "...delivers or facilitates the delivery of high quality development...including the creation of local employment opportunities that take advantage of and develop local skills".

Additionally the Government Guidance in the National Planning Policy Framework (NPPF) advises Local Planning Authorities that "Investment in business should not be overburdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment" (Para. 21). The fourth bullet point of paragraph 21 in the NPPF then advises that Local Planning Authorities should "...plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries".

The Innovation Centre is intended for small and medium sized enterprises seeking a quality environment to establish and grow the business. The scheme is considered to address the requirements of the NPPF in assisting to build a strong and competitive economy. The application also aligns itself with the policy aims of Core Strategy policy CS12.

Whilst the proposal does not purport to provide general industrial or storage and distribution uses, the outline planning permission did permit, within the vicinity of the application site, two unrestricted use class B1 gateway buildings to this south eastern corner of the site. One of these sites now accommodates the CEMAST building such that it can no longer be used for unrestricted B1 purposes.

The provision of the Innovation Centre to the rear of the CEMAST building would provide for an element of B1 uses in the general vicinity of the B1 units identified in the outline planning permission. Along with the CEMAST building, the two are expected to act as a catalyst for further development on the wider Daedalus site.

Core Strategy policy CS12 requires that employment developments retain and strengthen the marine and aviation employment clusters. The marketing of the building once operational will target these disciplines, but it will not dismiss other potential occupants based on the nature of their business.

Given the policy aspirations of CS12 and the thrust of the NPPF to plan for creative and high technology industries the proposal is considered acceptable in principle.

LANDSCAPE AND STRATEGIC GAP:

The application site is allocated for strategic employment development and is located within the countryside and the Stubbington/ Lee-on-the-Solent and Fareham/ Gosport strategic gap.

The preceding text to policy CS12 sets out that the Council accepts a level of development in the gap to protect the long terms aims and objectives of retaining an operational airfield. Paragraph 5.56 of the Core Strategy advises that the key objective for the site is to provide local employment opportunities whilst respecting the countryside location and maintaining the integrity of the strategic gap.

The areas zoned for development in policy CS12 and the outline planning permission have focused on the western and eastern sides of the wider Daedalus site. As already described above, the proposed Innovation Centre is to be sited in the eastern part of the site.

The airfield is characterised by a large expanse of flat, open land, with large areas (within the Borough of Fareham) laid to grass. These grassed areas are interrupted by the taxi aprons, runways or the number of hangars on the site. These hangars are quite significant in size and footprint and the proposal will, to an extent, reflect this character by providing a large sized building that benefits from a location next to the airfield which will ensure that the large grassed open areas beyond contribute to the setting of the new development.

This application is submitted by the same architectural practice as the CEMAST scheme such that there is an element of design continuity between the two buildings. Whilst the proposal will have some physical impact upon the gap (the proposed building is larger than the hangar to be demolished) the wider integrity of the gap, by virtue of the architectural language between the two buildings and the retention of the open nature of the airfield, would ensure that any impact would not be materially harmful.

Additionally, the parameters of the outline planning permission limited the buildings to a maximum eaves height of 7 metres. As described above, the majority of the proposed building, at 7.7 metres high (with the exception of the service towers on the roof) only slightly exceeds this eaves height parameter.

Officers are therefore satisfied that the height and scale of the building respects the nature of the site and the strategic gap and that the proposal complies with Policy CS12 of the adopted Core Strategy.

SUSTAINABILITY

Paragraph 6.10 of the Core Strategy sets out that "Sustainable development requires new buildings and spaces to be constructed to maximise the reduction in the use of resources and energy and to maximise the use of renewable or low carbon energy sources. In order to achieve this, the Council will seek and in certain circumstances require development to meet prescribed standards".

As detailed above, the application is supported by a "sustainability report". Policy CS15 of the Core Strategy requires that from 2012 new developments should achieve a BREEAM (Building Research Establishment Environmental Assessment Method) "excellent" rating unless it can be demonstrated to be unviable.

The submitted report identifies that a pre-assessment has already been undertaken to assess the design proposals. This assessment indicates that the building will achieve a "very good" rating rather than "excellent". The pre-assessment indicates that a higher rating is unlikely to be achieved due to budget funding constraints plus the site location, on a previously undeveloped part of the Daedalus site.

As such, in accordance with policy CS15, the proposal meeting a "very good" BREEAM rating is considered to be acceptable.

PROTECTED SPECIES:

The application is supported by an Ecological Appraisal by EPR, dated January 2014. In the opinion of the Ecologist advising Fareham Borough Council, this report provides an adequate survey and assessment of the site and proposals.

The site consists of regularly maintained grassland, hardstanding, and some small areas of

scrub, and is of limited ecological interest. The only issue relates to the potential for birds to nest within scrub that will be lost as part of the proposals.

It is not considered likely that the site provides suitable SPA-supporting habitat for birds associated with the nearby European designated sites of the Solent. It is also of note that Natural England in their consultation response have concluded that the proposals are not likely to have a significant effect, either alone or in combination, upon these designated sites.

The Ecologist did query the fact that the EPR appraisal did not assess the hangar to be demolished to facilitate the proposals, specifically for the presence of protected species such as bats. The hangar in question has prior approval for demolition under application reference P/13/1122/PA.

There is a note on the demolition decision to bring protected species to the applicant's attention prior to the demolition and their obligations under the relevant legislation. In any event the hangar is in a poor condition, of corrugated metal construction with a number of holes and gaps in the walls. Internally the hangar appears wet, cold and windy. The Ecologist has accepted that this condition of building and the presence of the Prior Approval Notice for demolition adequately deals with the matter of protected species.

Officers are satisfied that the proposals will not cause material harm to interests of nature conservation and that the development is in accordance with adopted and emerging local planning policies.

HIGHWAYS:

As the application is seeking full planning permission and has not been submitted as a reserved matters application pursuant to the outline planning permission (P/11/0436/OA), the Highway Authority (Hampshire County Council) is treating this development as being in addition to that previously permitted.

In assessing the appropriateness of the proposal to utilise the improved Broom Way/Cherque Way signalised junction, the Highway advice is that the traffic from the Innovation Centre can be accommodated within the capacity of this junction.

The Highway Authority has expressed concern at the fact that the Peel Common roundabout and Newgate Lane corridor are already operating at capacity in the peak periods. The Highway Authority has advised that it is currently designing highway improvements at Peel Common roundabout, Newgate Lane corridor and the western access to Gosport in line with the Transport for South Hampshire's transport strategy access to Gosport peninsula to cater for future traffic growth.

The Highway Authority advise that in combination with other developments and the growth aspirations of Fareham and Gosport Borough Councils the proposal will further exacerbate the capacity issues within the local network. As such the County Council are seeking a financial contribution from the development towards off site highway improvements.

The submitted Transport Statement does not identify a likely impact on the wider network caused by the proposed Innovation Centre. It does, however, acknowledge that the proposal will introduce additional traffic, and Highway Authority accept that this additional traffic impact on the Peel Common roundabout/Newgate Lane is "small".

In this case the County Council has not identified specific off site highway improvements to make the development acceptable. Instead it requests that a contribution should be paid which would in turn be pooled and used to fund projects on the network.

Members will be aware that last year Fareham Borough Council adopted its own Community Infrastructure Levy (CIL). As part of the introduction of CIL, Fareham Borough Council published a list of those infrastructure projects/ types to be funded at least in part by CIL (known as the 'Regulation 123 list').

The significance of the list is that infrastructure projects on the list will not also be liable for contributions through Section 106 Planning Obligations. Transport infrastructure and facilities (excluding specific improvements needed to make development acceptable) are on this list.

In light of the adoption of CIL and the fact that the contribution sought is intended to be used in association with other contributions to deliver a 'non specified' scheme on the wider highway network, Officers do not believe such a financial contribution can be required of this development.

Hampshire County Council are also seeking for the applicant to enter into a binding legal agreement to secure a bonded travel plan. The promotion of a travel plan to increase non-car modes of travel to the site is acknowledged.

The proposed floor area of the Innovation Centre is 2,404 square metres. This is below the 2,500 square metre threshold where the County Council normally seeks travel plans.

Whilst Officers consider the scale of the use to be smaller than those normally bound by such travel plans, this Authority is very much aware of the concerns raised about traffic volumes in the locality and the need to promote non-car modes of travel. To this end a site specific travel plan should be secured through planning conditions in the interest of influencing the travel behaviours of the end users of the building.

Subject to the imposition of appropriate planning conditions, Officers consider the proposed development to accord with local plan policies.

AMENITY OF NEIGHBOURS:-

The NPPF seeks to ensure that the matter of noise should not affect "...quality of life as a result of new development" (para 123).

The nearest neighbouring properties are due south of the site and located with the Borough of Gosport.

Chapter 6 of the submitted Noise Impact Assessment concludes that the typical worst-case noise breakout levels from the workshop areas achieve the required day and night time noise limits even if 24 hour/7 day working is permitted on site.

The Director of Regulatory and Democratic Services (Environmental Health), in raising no objection, has not suggested any conditions.

DRAINAGE:-

Third party comments refer to the matter of site drainage and requests that an informative to the developer be added to any planning permission as was the case with the CEMAST decision.

The application details that a formal Flood Risk Assessment is not required given that the site lies within Flood Zone 1 (lowest risk). The Design and Access Statement acknowledges (para 2.21) that the nearest watercourse is a tributary of the River Alver due east of the site.

The application proposes that surface water runoff will be dealt with by soakaway systems and that foul water will be connected into the mains system for which Southern Water have confirmed there is capacity in the existing network.

The third party request for an informative to be added to the recommendation can be accommodated in the decision notice.

CONCLUSIONS:-

The proposed Innovation Centre aligns with the overarching planning vision for the Daedalus site and with policy CS12 of the Core Strategy. The proposal will provide a functional, yet contemporary building that will complement the CEMAST building as a pair of gateway buildings to the wider Daedalus site.

The provision of parking in excess of this Council's normal standards is acceptable in order to stimulate occupancy for this site and in the interest of supporting the start up businesses that it is hoped will be attracted to the site.

The building will not have a demonstrable impact upon the local and wider highway network and the occupation of the building will not result in material harm to the amenity of neighbouring properties.

The Ecology Appraisal is considered to be acceptable in dealing with protected species and ecological enhancements are secured by planning condition.

The proposal is acceptable and is recommended for permission subject to the imposition of appropriate conditions.

Recommendation

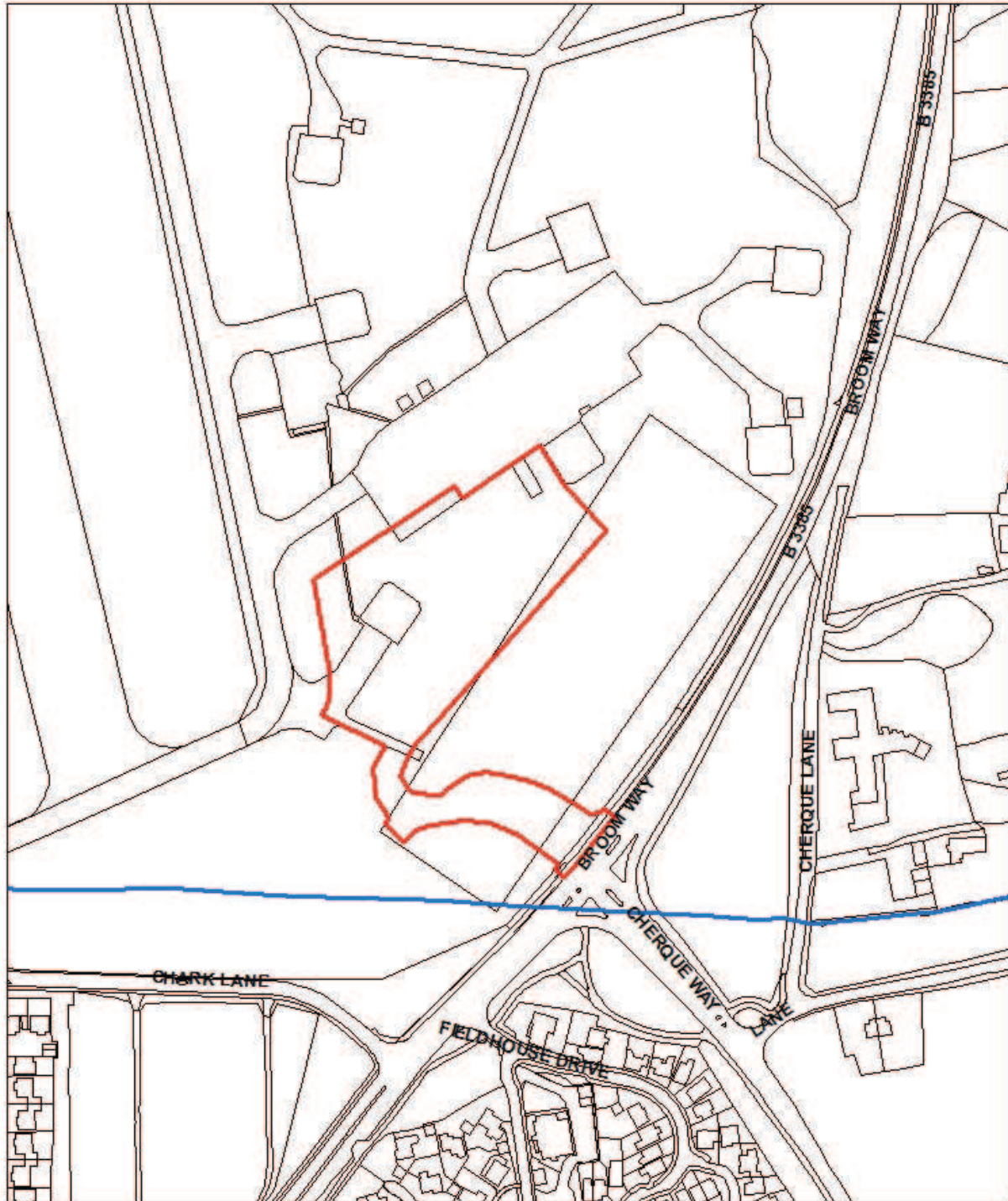
PERMISSION: Commence within 3 years, List of approved plans, material samples, use class B1 only, BREEAM Very Good, Foul and surface water sewerage disposal, Employment and Skills Plan, In accordance with ecology report recommendations, ecology enhancements, construction method statement, cycle parking details, parking laid out on occupation, archaeology, land contamination, landscaping, hard surfacing, boundary treatments, lighting

Background Papers

P/11/0436/OA, P/13/0194/FP, P/13/0201/FP, P/13/1107/FP, P/13/1115/FP, P/13/1122/PA

FAREHAM

BOROUGH COUNCIL



Daedalus - Innovation Centre
Scale 1:2500

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Agenda Item 6(9)

PLANNING APPEALS

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

CURRENT

ENF/13/0009

Appellant: Mr T. Beal Kensington Homes Ltd
Site: 68 High Street Fareham
Date Lodged: 02 January 2014
Reason for Appeal: An appeal against the issue of an enforcement notice by Fareham Borough Council. It relates to the erection of a fence to the rear of the building built between the adjoining boundary walls (burgage walls) to contain the rear of the site in its totality.

P/13/0413/TO

Appellant: MR PAUL BENNETT
Site: 16 St Pauls Road Sarisbury Green Southampton Hampshire SO31 7BP
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 31 July 2013
Reason for Appeal: FELL ONE SYCAMORE PROTECTED BY TPO568

P/13/0688/FP

Appellant: MR STEVE NIELD
Site: 28 Langstone Walk Fareham PO14 3AB
Decision Maker: Committee
Recommendation: APPROVE
Council's Decision: REFUSE
Date Lodged: 14 January 2014
Reason for Appeal: PROPOSED SINGLE STOREY EXTENSION TO CREATE A 1 BEDROOM BUNGALOW AND ASSOCIATED PARKING

PLANNING APPEALS

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

CURRENT

P/13/0739/CU

Appellant: MR C BARNES
Site: 158 Highlands Road - Land To Rear Of - Fareham PO15 5PS
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 27 January 2014
Reason for Appeal: ERECTION OF 1.8 METRE VERTICAL BOARD FENCE

P/13/0834/FP

Appellant: MR BRIAN ROGERS
Site: Hill Park Baptist Church 217 Gudge Heath Lane Fareham PO15 6PZ
Decision Maker: Committee
Recommendation: APPROVE
Council's Decision: APPROVE
Date Lodged: 26 February 2014
Reason for Appeal: Demolition of Existing Building and Erection of Replacement Church Buildings

The Appeal is against the decision to impose condition 13. The premises shall be used for, or in connection with, public worship or religious instruction and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

PLANNING APPEALS

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

CURRENT

P/13/0962/FP

Appellant: MR MATTHEW QUIRK
Site: 72 Hunts Pond Road Park Gate SO31 6QW
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 03 February 2014
Reason for Appeal: ERECTION OF DETACHED GARAGE AND 1.8 METRE HIGH BRICK WALL TO ROAD FRONTAGE WITH ASSOCIATED GATES & HARD SURFACING

P/13/1050/CU

Appellant: MR SANDRO PLACIDI
Site: 29 Middle Road Park Gate Southampton SO31 7GH
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 10 March 2014
Reason for Appeal: CHANGE OF USE OF GROUND FLOOR FROM A1(RETAIL) TO A2 (OFFICE).

P/13/1109/FP

Appellant: MR JEREMY WESTCOTT
Site: 3 Haven Crescent Hillhead Fareham Hampshire PO14 3JX
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 25 February 2014
Reason for Appeal: ALTERATIONS AND EXTENSIONS TO DWELLING INCLUDING TWO STOREY EXTENSION TO EASTERN SIDE, REMODELLING OF EXISTING BAY WINDOW, FIRST FLOOR EXTENSION TO WESTERN SIDE, NEW PORCH, ALTERATIONS TO ROOF, PROVISION OF FIRST FLOOR BALCONIES, NEW CHIMNEY AND PROVISION OF COVERED VERANDA.

DECISIONS

PLANNING APPEALS

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

DECISIONS

HG/12/0001

Appellant: MR DAVID GRAHAM DUNNE
Site: 17a Chapelside Titchfield Fareham Hants PO14 4AP
Decision Maker:
Recommendation:
Council's Decision:
Date Lodged: 18 October 2012
Reason for Appeal: HIGH HEDGE COMPLAINT TREES AT 17A CHAPELSIDE, TITCHFIELD, FAREHAM, PO14 4AP
Decision: DISMISSED
Decision Date: 12 February 2014

P/12/0567/LU

Appellant: MR PAT GREEN
Site: 117 Fareham Park Road Fareham Hants PO15 6LN
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 10 December 2012
Reason for Appeal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED FIRST FLOOR SIDE EXTENSION
Decision: DISMISSED
Decision Date: 04 February 2014

PLANNING APPEALS

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

DECISIONS

P/12/0717/FP

Appellant: TAYLOR WIMPEY (SOUTHERN COUNTIES)
Site: Peters Road - Land To The South Of - Locks Heath
Decision Maker: Committee
Recommendation: APPROVE
Council's Decision: REFUSE
Date Lodged: 15 August 2013
Reason for Appeal: RESIDENTIAL DEVELOPMENT, ERECTION OF 206 NO. DWELLINGS (INCLUDING AFFORDABLE HOUSING) WITH NEW VEHICLE & PEDESTRIAN ACCESS, ASSOCIATED PARKING, LANDSCAPING & OPEN SPACE
Decision: ALLOWED
Decision Date: 13 February 2014

P/13/0137/OA

Appellant: MR & MRS A.F.W. TRIMMINGS
Site: 84 Fareham Park Road Fareham Hampshire PO15 6LW
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 25 September 2013
Reason for Appeal: PROPOSED REDEVELOPMENT BY THE ERECTION OF FOURTEEN TWO-BEDROOMED BUNGALOWS FOR OCCUPATION BY ELDERLY PERSONS (OUTLINE).
Decision: DISMISSED
Decision Date: 07 February 2014

PLANNING APPEALS

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

DECISIONS

P/13/0271/FP

Appellant: MR D SELBY
Site: 203 Locks Road Locks Heath Southampton SO31 6LD
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 24 October 2013
Reason for Appeal: DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF TWO-STOREY DETACHED BUILDING WITH ACCOMMODATION AT ROOF LEVEL TO FORM SIX RESIDENTIAL FLATS WITH ASSOCIATED LANDSCAPING & CAR PARKING
Decision: DISMISSED
Decision Date: 12 February 2014

P/13/0460/FP

Appellant: MR I. JUPP
Site: 53-55 Uplands Crescent - Land To The Rear Fareham PO16 7JZ
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 01 November 2013
Reason for Appeal: PROPOSED DEVELOPMENT BY THE DEMOLITION OF AN EXISTING GARAGE AND THE ERECTION OF A SEMI-DETACHED PAIR OF TWO-BEDROOMED HOUSES. (RESUBMISSION).
Decision: DISMISSED
Decision Date: 28 February 2014

PLANNING APPEALS

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

DECISIONS

P/13/0556/FP

Appellant: THE MALINS GROUP
Site: 31 Stubbington Green Fareham PO14 2LE
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 14 October 2013
Reason for Appeal: CONVERSION, ALTERATIONS & EXTENSION TO THE EXISTING FIRST FLOOR A1 USE TO CREATE THREE TWO-BED RESIDENTIAL DWELLINGS
Decision: DISMISSED
Decision Date: 12 February 2014

P/13/0709/CU

Appellant: MR M HILL
Site: 69 Botley Road - Land To West Park Gate Southampton Hants SO31 1AZ
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 04 December 2013
Reason for Appeal: CHANGE OF USE OF LAND TO RESIDENTIAL GARDEN
Decision: DISMISSED
Decision Date: 12 March 2014