

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Wednesday, 27 August 2014

Time: 2:30 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors B Bayford
T M Cartwright, MBE
K D Evans
M J Ford, JP
R H Price, JP
D C S Swanbrow
Mrs K K Trott

Deputies: P J Davies
Mrs C L A Hockley
D J Norris
P W Whittle, JP



1. Apologies for Absence

2. Minutes of Previous Meeting (Pages 1 - 8)

To confirm as a correct record the minutes of the meeting of the Planning Committee held on 30th July 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 9)

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

(1) **P/14/0341/FP - 32 GREEN LANE WARSASH (Pages 11 - 20)**

(2) **P/14/0429/MA/A - 5 EASTBROOK CLOSE PARK GAE SO31 7AW (Pages 21 - 23)**

(3) **P/14/0613/FP - 6 GALLEON CLOSE WARSASH SOUTHAMPTON SO31 9BS (Pages 24 - 27)**

ZONE 2 - FAREHAM

(4) **P/14/0509/OA - 142 -144 WEST STREET FAREHAM (Pages 29 - 35)**

(5) **P/14/0574/FP - 4 WINNINGTON CLOSE FAREHAM HAMPSHIRE PO15 6HS (Pages 36 - 39)**

(6) **P/14/0640/VC - 14 FUNTLEY LANE FAREHAM HAMPSHIRE PO17 5EQ (Pages 40 - 42)**

ZONE 3 - EASTERN WARDS

(7) **P/14/0606/FP - 35 GROVE AVENUE FAREHAM HAMPSHIRE PO16 9EZ (Pages 44 - 46)**

(8) **P/14/0684/TC - 74 CASTLE STREET PORTCHESTER FAREHAM HANTS PO16 9QG (Pages 47 - 49)**

(9) Planning Appeals (Pages 50 - 52)

7. Tree Preservation Order

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
19 August 2014

**For further information please contact:
Democratic Services, Civic Offices, Fareham, PO16 7AZ
Tel:01329 236100
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FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 30 July 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

N J Walker (Chairman)

A Mandry (Vice-Chairman)

Councillors: B Bayford, T M Cartwright, MBE, K D Evans, M J Ford, JP,
R H Price, JP, D C S Swanbrow and Mrs K K Trott

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies for absence made at this meeting.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that, subject to the following amendment to the wording to Minute 6 (11) (i), the minutes of the Planning Committee meeting held on 2 July 2014 be confirmed and signed as a correct record:-

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

- (i) *The Head of Development Management securing a contribution towards mitigation of the impact of the development upon the coastal SPA*

and

RESOLVED that subject to:-

- (i) *The Head of Development Management securing a contribution towards mitigation of the impact of the development upon the coastal SPA*

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

- (i) Members were reminded that the meeting of the Planning Committee in September 2014 will take place on Wednesday 24 September 2014 and not as originally scheduled 10 September 2014.
- (ii) The venue for the October and November Planning Committee meetings has had to be rearranged because of the Welborne Plan Hearings taking place in the Civic Offices. Members were requested to note the meetings scheduled for Wednesday 22 October 2014 and Wednesday 19 November 2014 will both be held in the Octagon Room, Ferneham Hall.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct Councillor Mrs Trott declared a non-pecuniary interest in Minute 7(1) – 170, Locks Road, Locks Heath.

5. DEPUTATIONS

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

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No
ZONE 1				
Mr M Townsend		170 Locks Road, Locks Heath – High hedge complaint at 170 Locks Heath Road	Supporting	7(1) HG/14/0001
Mr C Fox		-ditto-	Opposing	-ditto-
Ms C Martin (Agent)		151 Hunts Pond Road (Plot 3), Park Gate, – Erection of a new dwelling and alterations to existing shared driveway and landscaping.	Supporting	7 (3) P/14/0530/FP
Mr C Moore		Yew Tree Drive, Fareham – Variation of condition 2 of P/13/0547/VC to extend the trial opening of the bus gate for a further six months.	Opposing	7 (4) P/14/0570/VC
Mr M Sealey		-ditto-	Opposing	-ditto-
ZONE 2				
ZONE 3				
Mr J Standen	Miss M Skinner Mr J Lines	1 Hill View Road, Fareham – Erection of rear extension with accommodation above, build up hipped roof to cropped gable with front dormer window and replacement detached garage with covered area.	Opposing	7 (7) P/14/0383/FP
Mrs S Weightman		18 Down End Road, Fareham – Proposed new access way, close	Opposing	7 (9) P/14/0488/FP

		boarded fence at the front boundary and timber panel gate, hard surfacing area at the front and a timber framed car port.		
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6. ACTUAL REVENUE EXPENDITURE 2013/14

The Committee considered a report by the Director of Finance and Resources which provided details of the actual revenue expenditure for 2013/14 in respect of the services for which the Committee is responsible.

RESOLVED that the information contained in the report be noted.

7. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the Director of Planning and Development on development control matters applications and miscellaneous matters, including information on Planning Appeals. An Update Report was tabled at the meeting.

(1) HG/14/0001 - 170 LOCKS ROAD LOCKS HEATH

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

Councillor Mrs Trott declared a non-pecuniary interest in the application on the grounds that one of the deputees is known to her in her capacity as a school governor.

Upon being proposed and seconded, the officer recommendation that a remedial notice be issued requiring the hedge to be brought down to 3.2 metres in height and prevented from exceeding a height of 3.7 metres in the future was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that a remedial notice be issued requiring the hedge to be brought down to 3.2 metres in height and prevented from exceeding a height of 3.7 metres in the future.

Reason for the Decision: The height of the hedge is causing obstruction of daylight and sunlight to the complainant’s garden area and dwelling adversely affecting the complainant’s reasonable enjoyment of their property.

(2) P/14/0519/TO - ESSO LOCKSHEATH SERVICE STN BRIDGE ROAD PARK GATE

It was proposed and seconded to approve the officer recommendation to grant consent to fell one Monterey Pine tree protected by TPO 209 due to stem

defect/significant basal decay identified following detailed investigation, subject to:-

- (i) the conditions in the report, as amended to specify that the replacement tree must be of advanced nursery stock (not less than 6 metres in height); and
- (ii) delegation to the Head of Development Management to approve the species of replacement tree.

was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that subject to:-

- (i) the conditions in the report, as amended to specify that the replacement tree must be of advanced nursery stock (not less than 6 metres in height);and
- (ii) delegation to the Head of Development Management to approve the species of replacement tree

CONSENT be granted to fell one Monterey Pine tree protected by TPO 209 due to stem defect/significant basal decay identified following detailed investigation. be granted.

(3) P/14/0530/FP - 151 HUNTS POND ROAD (PLOT 3) PARK GATE

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

Comments received from Councillor J M Englefield, (Ward Councillor) relating to his concerns about highway safety and visibility from egress to the south of the site were reported at the meeting.

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

- (iii) The applicants providing the necessary contribution towards ecological mitigation for the Solent Disturbance Mitigation Project; and
- (iv) The conditions in the report

was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that subject to:-

- (i) The applicants providing the necessary contribution towards ecological mitigation for the Solent Disturbance Mitigation Project; and
- (ii) The conditions in the report

PLANNING PERMISSION be granted.

(4) P/14/0570/VC - YEW TREE DRIVE FAREHAM

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

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

One further letter has been received raising the following concerns: The application is an imposition on the original understanding that the road would be returned to its restricted state once the trial was complete; HCC has assumed it will remain open until decisions are made; The effect of restricting the road would be helpful when assessing the results; If the decision regarding its opening or otherwise was brought forward to 24 August then the extension would not be necessary.

Upon being proposed and seconded, the officer recommendation to grant temporary permission for the variation of condition 2 of P/13/0547/VC to extend the trial opening of the bus gate for a further six months, subject to the conditions already imposed on P/14/0570/VC, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that subject to the conditions already imposed on P/14/0570/VC, TEMPORARY PERMISSION for the variation of condition 2 of P/13/0547/VC to extend the trial opening of the bus gate for a further six months be granted

(5) P/14/0545/FP - 312 OLD SWANWICK LANE LOWER SWANWICK

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

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

(6) P/14/0559/FP - 27 NICHOLAS CRESCENT FAREHAM

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

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

(7) P/14/0383/FP - 1 HILL VIEW ROAD FAREHAM

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

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.
(Voting: 8 in favour; 1 against)

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

(8) P/14/0458/FP - CAMS RIDGE NURSING HOME 7 CHARLEMONT DRIVE FAREHAM

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

One further comment was received before the consultation period for the revised application closed. The neighbour living at 4 Charlemont Drive is concerned that their property will be overlooked by upper windows in the western elevation of the extension to the care home. The applicant has provided a drawing showing the plotted distance between windows in the neighbour's house and the nearest new windows in the care home as being 23 metres. Appendix 6 of the Local Plan Review sets out the expectation that new windows that overlook adjacent dwellings must be a minimum of 22 metres from facing windows. The case officer has visited the neighbour's home to assess the likely impact and has concluded that, given the separation distance involved meets the guidelines set out in the local plan and in the absence of any other special circumstances requiring a greater distance, there would be no material harm to the privacy of the neighbours.

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

- (i) the conditions in the report, and
- (ii) delegation to the Head of Development Management to secure appropriate signage in the car park and the car parking area in the southern part of the site being surfaced in an appropriate porous material

was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:-

- (i) the conditions in the report, and
- (ii) delegation to the Head of Development Management to secure appropriate signage in the car park and the car parking area in the southern part of the site being surfaced in an appropriate porous material

PLANNING PERMISSION be granted.

(9) P/14/0488/FP - 18 DOWN END ROAD FAREHAM

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

A motion was proposed and seconded that the application be deferred. On being put to the vote the motion was CARRIED.
(Voting: 9 for deferral; 0 against deferral)

RESOLVED that the application be deferred.

Reason for deferral: To allow officers sufficient time to negotiate the re-siting of the three bay carport building adjacent to the north boundary with No.20 Down End Road to a position which will reduce its impact upon the neighbouring property to the north, 20 Down End Road. It would be preferred if the car port were moved to the southern side of the site, or if not, it should be moved forward on the site away from the neighbour's window.

(10) P/14/0537/FP - 32 MAYS LANE STUBBINGTON FAREHAM

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

(Voting: 9 in favour; 0 against)

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

(11) Planning Appeals

The Committee noted the information contained in the report.

(12) Update Report

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

8. TREE PRESERVATION ORDER

(i) Tree Preservation Order No 694 – 56, Maylings Farm Road, Fareham

The Committee considered the confirmation of the above Tree preservation order which had been made by officers under delegated powers and to which no formal objections had been received.

Tree Preservation Order No 694 was made on 3 June 2014 covering 2 individual trees.

RESOLVED that Fareham Tree Preservation Order No 694 be confirmed as made and served.

(The meeting started at 2.30 pm
and ended at 5.05 pm).

Report to Planning Committee

Date: 27 August 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

(1) Items relating to development in the Western Wards; Sarisbury, Warsash, Park Gate, Titchfield, Titchfield Common and Locks Heath will be heard from 2.30pm

2) Items relating to development in the Fareham Town, Fareham South, Fareham North, Fareham North-West, Fareham East, Fareham West, Stubbington, Hill Head and Portchester will be heard no earlier than 3.00pm

Agenda Annex

ZONE 1 - WESTERN WARDS

Park Gate
Titchfield
Sarisbury
Locks Heath
Warsash
Titchfield Common

Reference

Item No

P/14/0341/FP WARSASH	32 GREEN LANE WARSASH SOUTHAMPTON SO31 9JJ PROPOSED ERECTION OF TWO DETACHED DWELLINGS WITH GARAGING AND PARKING AND ACCESS FROM GREEN LANE	1 PERMISSION
P/14/0429/MA/A PARK GATE	5 EASTBROOK CLOSE PARK GATE SO31 7AW FRONT SINGLE STOREY EXTENSION AND ALTERATIONS: NON-MATERIAL AMENDMENT - PROPOSED SIDE WINDOW TO PORCH	2 APPROVE
P/14/0613/FP WARSASH	6 GALLEON CLOSE WARSASH SOUTHAMPTON SO31 9BS SINGLE AND TWO STOREY REAR EXTENSION	3 PERMISSION

Agenda Item 6(1)

P/14/0341/FP

JHE GLOBAL LTD

WARSASH

AGENT: DAVID NEWELL
CONSULTANCY LTD

PROPOSED ERECTION OF TWO DETACHED DWELLINGS WITH GARAGING AND PARKING AND ACCESS FROM GREEN LANE

32 GREEN LANE WARSASH SOUTHAMPTON SO31 9JJ

Report By

Kim Hayler - Ext 2367

Site Description

The application site comprises land within the designated urban settlement area broadly divisible into three parts:

- i) Land to the north-west of the residential property known as 32 Green Lane, including part of the residential curtilage of that dwelling (the development site on which the proposed dwellings would be erected);
- ii) The majority of the unmade private access road Green Lane (classified as a Private Street) leading from the development site to a point close to the lane's junction with Fleet End Road;
- iii) A section of the southern end of the private garden belonging to the residential property 91 Fleet End Road and splays in either direction over the adjacent public highway footpath.

The development site adjacent to 32 Green Lane is open and grassed throughout. Several mature oak trees are on the site and are subject of a tree preservation order (FTPO 431). A low retaining brick wall runs along the south-eastern boundary of the site, the ground levels of the site being approximately 300 - 500 mm higher than the adjacent hardsurfaced driveway, whilst the other boundaries are delineated by close boarded timber fencing.

The development site forms part of an existing housing allocation as identified in Appendix 5 of the adopted Fareham Borough Local Plan Review as "Area 14 - Fleet End Road, Warsash".

Description of Proposal

Permission is sought for the erection of two detached dwellings each with five bedrooms on the development site;

A detached double garage is proposed for Plot 1 whilst the dwelling at Plot 2 would benefit from an integral garage and car port attached to the front elevation;

Parking for three vehicles to each dwelling and turning space is to be laid out within the site, the arrangement of the dwellings, hardsurfacing and garaging being such that three of the mature oak trees would be retained within the frontages of the new properties;

Access to the development site is proposed via Green Lane at its north-eastern end close to the existing access for 32 Green Lane. It is the intention to upgrade the lane in terms of re-surfacing improvement along the entire length;

The proposal also includes the provision of a repositioned vehicular access from Green Lane onto Fleet End Road at its south-western end across the garden of 91 Fleet End Road. The submitted information indicates that the new junction would have a 7.0 metre kerb radius on the north east side and a larger radius to the south west with visibility splays of 2.4 metres back from the edge of the carriageway and 50 metres along Fleet End Road in either direction. The proposal would provide a 1.8 metre wide footpath along Fleet End Road with a crossing, extending the tarmac area of the junction into the lane by 5 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

- CS2 - Housing Provision
- CS5 - Transport Strategy and Infrastructure
- CS6 - The Development Strategy
- CS9 - Development in Western Wards and Whiteley
- CS15 - Sustainable Development and Climate Change
- CS17 - High Quality Design
- CS18 - Provision of Affordable Housing
- 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
- DSP13 - Nature Conservation

Fareham Borough Local Plan Review

- C18 - Protected Species
- DG4 - Site Characteristics
- H1 - Housing Allocations

Relevant Planning History

The following planning history is relevant:

<u>P/13/1064/FP</u>	ERECTION OF TWO DETACHED DWELLINGS WITH GARAGING/PARKING WITH ACCESS VIA GREEN LANE REFUSE 31/01/2014
<u>P/07/1667/CU</u>	CHANGE OF USE OF LAND TO PRIVATE RESIDENTIAL GARDEN AND RETENTION OF NEW DRIVEWAY, SHEDS AND NEW WALL RETAIN DEVLPMT 20/03/2008
<u>P/04/1613/VC</u>	Variation of Condition 2 of P/04/1336/CU (To Erect Double Garage)

PERMISSION 13/12/2004

P/04/1336/CU Change of use of Land to Residential

PERMISSION 22/10/2004

P/03/1707/FP Erection of Detached Dwelling and Double Garage

PERMISSION 06/01/2004

P/02/1334/OA Erection of Detached Dwelling

OUTLINE PERM 18/03/2003

Representations

Thirteen representations have been received raising objections as a result of publicising the application:

Detriment to character and rural outlook of the lane - widening the access will promote speeding traffic and will lose its rural feel;
Increased traffic is unwelcomed;
The existing access is not sub-standard;
Increased deterioration of the land and lane by the use of construction vehicles;
Single carriageway state of the lane;
Noise and disturbance during construction phase and from additional traffic;
No scope for parking of construction traffic;
Lane needs to be accessible at all times;
Damage/removal of long established hedgerow;
Revised proposal has not overcome objections from residents of Green Lane relating to the suitability of the lane;
Similar proposal nearby have caused problems;
Object to proposed surface improvement - surface needs to be taken down a significant depth and re-surfaced properly;
Precedent for further development of Area 14;
Previous applications have been received for more development in Green Lane due to the substandard access;
Impact on privacy;
The proposal would necessitate the repositioning of a telegraph pole;
The Lane is private, owned by the residents of Green Lane. Owners have not been consulted on proposed upgrading or access works;
Loss of mature trees and hedgerows;
No approach has been made to no. 8 which owns the hedgerow to be removed;
Revised access will prevent a trailer being reversed into the lane;
Design and Access Statement is not a true reflection of the condition of the lane;
Area 14 Adopted Brief states development would be from the north; however the DSP says 'potential access'. This has been added at a late stage which is a coincidence;
The site should be described as land rear of 51-61 Fleet End Road, and appropriate access taken from Fleet End Road;
The site is allocated for affordable housing;
The houses are too large, attracting larger cars and more visitors.

Amended plans were received in relation to the access with Green Lane and Fleet End Road. This amendment was advertised and seven further representations were received raising the following comments:

Previous objections still apply, but must emphasise no consultation with residents relating to the new access arrangement and the resurfacing of the lane;
The applicant has no right to change the entrance or cut down the hedge;
All large vehicles are able to only reverse into the lane; the changes will make it worse;
It will be impossible to manoeuvre a boat trailer;
Who would maintain the tarmac?
Residents have a right of way over the existing access; the applicants have no right to block off the exit;
Resident's will be inconvenienced and put at risk;
No mention of construction traffic parking;
The applicant has not confirmed that residents will have continual access to their properties at all times;
Impact on bats from removal of hedgerow.

Consultations

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

Director of Planning and Development (Highways) - no objection

Director of Planning and Development (Ecology) - The application is supported by a Phase I Ecological Survey (Ecosupport Limited, Updated March 2014). This provides an update of the report submitted for a previous application for this scheme at the site.

The revised report provides the results of a further survey of the southern part of the site and reveals no further ecological issues other than those already identified.

The report provides an adequate survey and assessment of the main area of the site to undergo works and the proposals. Overall the site comprises mainly amenity grassland and scattered trees and is of no particular ecological value. Badgers may pass through the site but no setts will be impacted by the proposals.

General mitigation measures have been set out with regards to nesting birds (which may be present within vegetation on site) and any lighting to avoid illumination of adjacent habitats and potential impacts to foraging bats. Measures are also set out with regards to avoiding any impact to badgers.

The scheme shall be implemented in full accordance with the ecological mitigation and enhancement measures set out within the Phase 1 Ecological Survey (PV Ecology, January 2014), and a contribution should be sought towards the Solent Disturbance Mitigation Strategy.

Director of Community (Housing) -

The Council require the provision of affordable housing on all schemes that can deliver a net gain of 5 or more dwellings. On sites that can deliver 15 or more dwellings developers are expected to provide 40% affordable units on site. This site forms part of a wider strategic site identified by the Council for new housing and as such requires 40% of new homes developed to be affordable.

Our preference in line with Government Policy is that affordable housing will be provided on the land which is the subject of the application in order to contribute towards the creation of mixed and balanced communities. The affordable housing provision equates to the transfer

of serviced land, free of cost to a Registered Provider.

The Council's preferred method for determining the affordable housing quota is to base the provision on the number of bedrooms to be developed. This development comprises a total of 10 bedrooms (2 x 5 bedroom houses), the affordable housing obligation therefore equivalent to 4 bedrooms (2 x 2 bedroom houses).

In the context of the proposed development it would not be possible for the affordable housing provision to be made on site. This is regrettable given the size of the site and the desire to facilitate the development of sustainable communities. With no affordable housing proposed on site, the application is not compliant with Policy CS18. Were the Council to accept provision either off site or via a commuted sum then the contribution would need to be based on broad equivalence.

The developer has stated that it is not viable to make a contribution to affordable housing in this instance as it will impact upon developer profit. The figures used to reach this conclusion will need to be disclosed to the Council in full and further investigation undertaken to determine whether the appraisal can be accepted.

Director of Community (Environmental Health) - no objection

Planning Considerations - Key Issues

Main issues

Recent planning history
Principle of development
Provision of affordable housing
Design, appearance and amenity considerations
Access and highway safety
Protected species and habitat
Other matters

Recent planning history

Planning permission was refused on 31 January 2014 for the erection of two detached dwellings with garaging/parking with access via Green Lane. The delegated reason for refusal stated:

The proposed development would be contrary to Policies CS5, CS17 & CS18 of the adopted Fareham Borough Core Strategy and Saved Policy C18 of the Fareham Borough Local Plan Review and is unacceptable in that:

i) the application is made on a site which is demonstrably part of a potentially larger developable site and fails to provide a financial contribution towards the off-site provision of affordable housing;

ii) in the absence of adequate improvements to Green Lane, which is unsuitable in its present form to take the type and amount of traffic which the proposed development would generate, and to the access between Green Lane and Fleet End Road, which is currently substandard and inadequate to safely accommodate this additional traffic, the proposal would be harmful to the safety and convenience of highway users;

iii) insufficient information has been provided to demonstrate that any protected species that may be present on the site will not be harmed or that adequate mitigation will be provided if necessary;

iv) the development would result in additional dwellings and therefore additional recreational pressure upon the nationally and internationally designated natureconservation sites including the Portsmouth Harbour Site Site of Special Scientific Interest(SSSI), the Portsmouth Harbour Special Protection Area (SPA) and RAMSAR site. In the absence of an appropriate assessment to ascertain that there will not be an adverse effect on the integrity of these designated sites or mitigation measures it is considered that the proposed development would result in significant harm to the nature conservation interests of these important sites.

This application has been submitted in order to overcome the previous reasons for refusal.

i) Principle of development

The principle of residential development on this site is supported by Policies CS2 (Housing Provision) and CS6 (Development Strategy) of the adopted Fareham Borough Core Strategy, and by Saved Policy H1 (Housing Allocations) of the Fareham Borough Local Plan Review.

The development site, that portion of the application site adjacent to 32 Green Lane, lies within the urban area and also part of the designated housing allocation identified in Appendix 5 of the Fareham Borough Local Plan Review as "Area 14, Fleet End Road, Warsash". Appendix 5 identifies the housing allocation to have the capacity to provide land for 18 dwellings and the Council's emerging Local Plan Part 2: Development Sites & Policies document gives an indicative figure of the net minimum number of dwellings on the same allocation of 26.

Whilst the density of development hereby proposed falls below that indicative capacity it would not be out of keeping with the surrounding area. The presence of protected trees on the site further supports a lower density on this portion of the wider allocated site owing to the need to accommodate their retention where possible. The proposed layout and means of access into the site from Green Lane would not prejudice the further comprehensive development of the housing allocation.

ii) Provision of Affordable housing

The National Planning Policy Framework (NPPF), at paragraph 50, states that local planning authorities should "where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified...".

Policy CS18 (Provision of Affordable Housing) of the adopted Fareham Borough Core Strategy sets out that: "The Council will require the provision of affordable housing on all schemes that can deliver a net gain of 5 or more dwellings". The policy also explains that: "Should a site fall below the above identified thresholds but is demonstrably part of a potentially larger developable site, the Council will seek to achieve affordable housing on a pro rata basis".

This application proposes the erection of two new dwellings, however the site is clearly part

of the Area 14 housing allocation which has a capacity for a larger number of dwellings to be delivered. The requirement for a pro rata financial contribution as set out in Policy CS18 is therefore triggered.

The applicant has submitted a viability assessment which concludes that the development is not able to provide any affordable housing contribution on top of the CIL contributions. Furthermore the assessment indicates that the deliverability of this scheme is also hindered due to the additional expenses to be incurred for access improvements to the junction with Fleet End Road and the improvements to the road surface of Green Lane itself.

The Council has sought independent scrutiny of the viability assessment which confirms that the proposal cannot support an affordable housing contribution in this instance.

iii) Design, appearance and amenity considerations

The proposed dwellings are considered appropriate in terms of their coverage of the site, scale, design and appearance which would not be out of keeping with the prevailing pattern of development or architectural variety of the surrounding area.

The layout of the dwellings within the site has been arrived at in order to accommodate the retention of three mature trees within the frontages of the two properties. This has dictated the layout so that the front gardens are generous in size, particularly in relation to Plot 1, whilst the rear gardens meet the minimum required separation distance to ensure no adverse overlooking would be created from first floor windows in the rear elevations. Planning conditions could be used to control the glazing in windows on the south-western side elevation of the dwelling at Plot 2 to ensure no adverse overlooking of the garden area of the adjacent property 27 Green Lane. Any loss of light to or outlook from that neighbouring property is not considered likely to be materially harmful to the living conditions of those residents.

The proposal accords with the design and amenity related criteria set out in Core Strategy Policy CS17 (High Quality Design).

iv) Access and highway safety and convenience

Policy CS5 (Transport Strategy and Infrastructure) of the Fareham Borough Core Strategy explains that: "The Council will permit development which: does not adversely affect the safety or operation of the strategic and local road network...". Policy CS17 (High Quality Design) of the Core Strategy expects development will be designed to: "Ensure that the public realm has pedestrian priority, is safe, secure, functional and accessible, and is constructed of quality materials and well maintained".

Green Lane is an unadopted privately owned lane approximately 200 metres in length which is used by both pedestrians and vehicles to access a number of dwellings on both sides of the street. It is unlit and its surface unmade with some notable and significant depressions along certain sections. The lane is between 3 and 4 metres wide, locally widening within 50 metres of the residential part of the site.

The existing vehicular crossover access onto Fleet End Road is substandard having an acute angle where the lane joins the road whilst the intervening hedgerow and boundary treatment severely impedes visibility along Fleet End Road in a north-easterly direction. The standard of the access, in terms of its design and provision of visibility, and the form of the

lane, in terms of its poor surface, is at present unsuitable to take the type and amount of traffic which the proposed development would generate both in terms of large works vehicles during construction of the dwellings and the number of vehicle movements created by the new residents.

The application proposes improvements in the form of a new junction of Green Lane with Fleet End Road over the garden area of no. 91 Fleet End Road, acquired by the applicant, as shown on the submitted drawing. The supporting statement also indicates that Green Lane would be upgraded in terms of surfacing improvements, the details of which would be secured through a Grampian condition, together with confirmation as to how these works would be delivered before development commences.

Officers consider that subject to the implementation of the proposed improvements to Green Lane and its junction with Fleet End Road prior to development commencing, the erection of two dwellings with access from Green Lane is acceptable in highway safety terms.

v) Effect on protected species and habitat

The Director of Planning & Development (Ecology) has advised that further survey work has been carried out which reveals no further ecological issues other than those already identified in the previous application. This further survey work has overcome the previous concerns raised in relation to protected species.

A financial contribution would be sought towards strategic mitigation measures in line with the interim Solent Disturbance Mitigation Strategy (SDMP).

vi) Other matters

The Director of Planning & Development (Arboriculture) has reported no concerns in respect of the mature protected trees on the site subject to relevant conditions being imposed.

Conclusion

Notwithstanding the objections received from local residents, officers consider the proposal overcomes the previous reasons for refusal and as a result complies with adopted Development Plan Policies and is therefore recommended for conditional approval.

Recommendation

Subject to the applicant providing the necessary contribution towards ecological mitigation for the Solent Disturbance Mitigation Project:

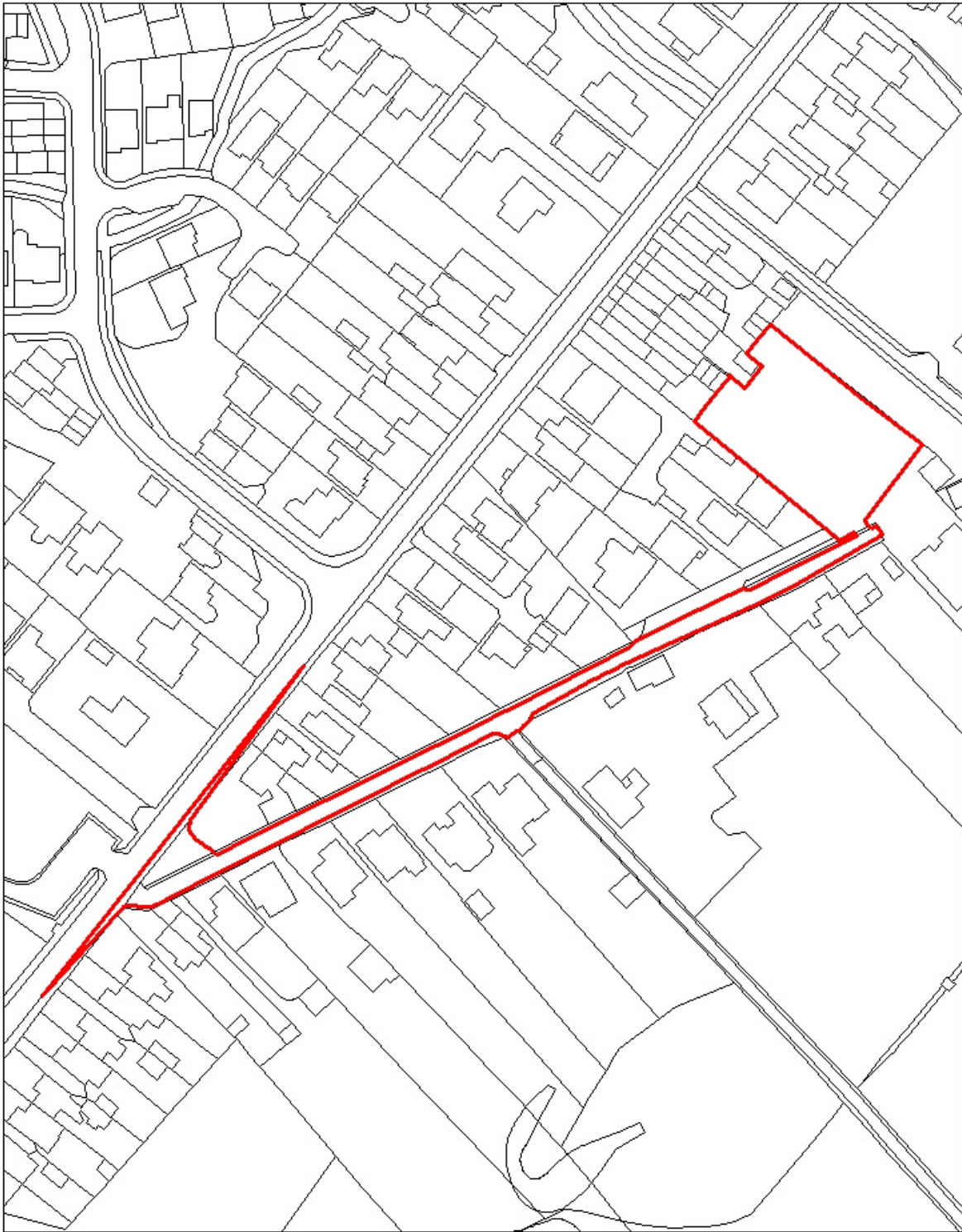
PERMISSION: Materials, levels, tree protection measures; works in accordance with ecological and mitigation strategy; details of improvements to Green Lane to be submitted and carried out before development commences and made good following construction; improvements to Green Lane and Fleet End Road junction to be carried out before development commences; hours of work; construction traffic management plan, including wheel washing; no burning; parking and cycle parking; boundary treatment; landscaping scheme for improved access and its implementation.

Background Papers

See relevant planning history above.

FAREHAM

BOROUGH COUNCIL



32 Green Lane
Scale 1:1,250



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Agenda Item 6(2)

P/14/0429/MA/A

MR & MRS J EGNER

PARK GATE

AGENT: STEVEN M NORTON
CHARTERED SURVEYOR

FRONT SINGLE STOREY EXTENSION AND ALTERATIONS: NON-MATERIAL
AMENDMENT - PROPOSED SIDE WINDOW TO PORCH

5 EASTBROOK CLOSE PARK GATE SO31 7AW

Report By

Arleta Miszewska ext. 4666

Introduction

This application has been referred to the Planning Committee Meeting because the applicant is employed by the Fareham Borough Council.

Site Description

The application site consists of a two storey mid terrace dwelling located on the eastern side of Eastbrook Close, which is a residential street located in Park Gate, Fareham.

Description of Proposal

Planning permission has been recently granted by the Planning Committee for a single storey extension to the front of the property. The extension is to provide a study room and a porch and have a sloping roof.

This non-material amendment submission seeks approval of a high level window to be inserted within the side elevation of the approved front extension.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

The following planning history is relevant:

P/14/0429/FP

FRONT SINGLE STOREY EXTENSION AND ALTERATIONS

APPROVE

08/07/2014

Planning Considerations - Key Issues

The main consideration of this proposal includes the impact on the adjacent neighbours, in particular privacy.

The high level window would not provide a view of any habitable areas but a flank wall of the garage of the adjacent property at number 6. Therefore, it can be concluded that this

non-material amendment would have no impact on the residential amenities of these neighbours and in particular their privacy.

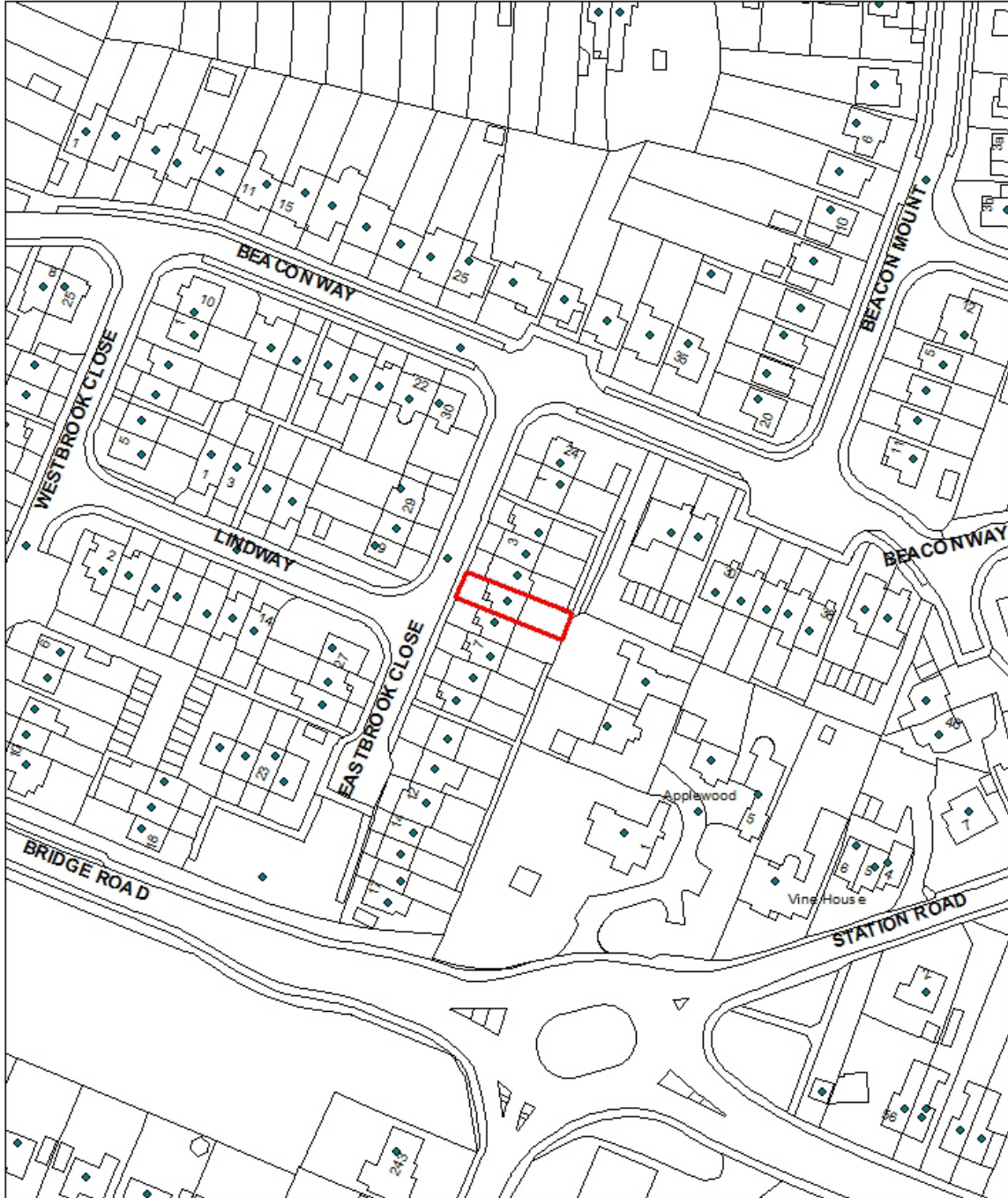
For this reason, it is considered that this application accords with the local development plan for Fareham and there is no other material considerations to justify refusal. Therefore, approval is recommended.

Recommendation

APPROVE

FAREHAM

BOROUGH COUNCIL



5 EASTBROOK CLOSE
SCALE: 1:1,250

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Agenda Item 6(3)

P/14/0613/FP

MR & MRS P THOMPSON

WARSASH

AGENT: JENKINS
ARCHITECTURE LTD

SINGLE AND TWO STOREY REAR EXTENSION

6 GALLEON CLOSE WARSASH SOUTHAMPTON SO31 9BS

Report By

Richard Wright

Site Description

The application site comprises a detached house and its garden located in the urban area of Warsash. A two-storey extension to the eastern side of the house has previously been approved and constructed as has a rear conservatory partially wrapping around the western side of the dwelling.

Description of Proposal

The proposal involves the erection of an extension to enlarge the ground floor living space across the extended width of the house. The existing conservatory would be removed. A first floor extension would be constructed over two-thirds of the width of the ground floor extension and projecting out approximately 1.7 metres beyond the rear of the existing house.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

The following planning history is relevant:

P/07/0236/FP

ERECTION OF SIDE & REAR CONSERVATORY

PERMISSION 30/03/2007

P/00/0925/FP

Erection of Two Storey Extension (Alternative to P/98/1183/FP)

PERMISSION 11/09/2000

Representations

One objection has been received from the neighbours living adjacent at 7 Galleon Close who are concerned about the loss of light to their garden.

Planning Considerations - Key Issues

i) Design

The extension is designed to a high standard and is in keeping with the appearance of the

existing dwelling. The materials used would match the rest of the house.

ii) Effect on living conditions of neighbours

The dwelling immediately to the east of the application site is number 7 Galleon Close. Within the rear face of this property at ground floor level there is a window serving a utility room. The single storey element of the proposed extension would extend 3.845 metres beyond the rear wall of number 7. In the view of Officers the limited effect on the outlook from this utility room is acceptable.

The neighbours living at 7 Galleon Close have raised concerns over the loss of light to their north facing rear garden which they describe as small and already affected by the existing extension at no. 6 and the house at no. 8.

Officers have visited the neighbouring property to assess the present situation. Whilst acknowledging that sunlight into the rear garden is limited, Officers do not believe that the proposed extension would materially worsen this situation.

There would be two bedroom windows facing northwards in the first floor part of the extension. These windows would be 8.5 metres from the rear boundary with 174 & 176 Warsash Road, 1.7 metres closer than the single bedroom window there at present.

Both houses at 174 & 176 Warsash Road are far enough away to mean views into rooms within them would be so distant as not to be harmful in terms of privacy. Views into the rear garden of 174 Warsash Road would still not be possible due to the high trees/hedge planting along the party boundary. Similarly with regards the garden of 176 Warsash Road, the view from the new first floor extension would be little different to that already possible and would not provide any further overlooking.

Whilst the first floor windows would be less than 11 metres from the rear garden boundary (11 metres being the minimum distance this Authority normally seeks), Officers believe the relationship is acceptable in this particular instance for the preceding reasons. No objections have been received from the occupiers of those properties fronting Warsash Road.

Officers do not believe the extension would materially harm light to, outlook from or the privacy of neighbouring properties.

iii) Summary

In summary, the proposed extension would not harm the living conditions of neighbours either in terms of loss of light or outlook or through increased overlooking harmful to their privacy. The design of the extension is also acceptable.

The proposals accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

Recommendation

PERMISSION: time period for implementation; list of approved drawings.

Background Papers

P/14/0613/FP

FAREHAM

BOROUGH COUNCIL



6 Galleon Close
Scale 1:1,250



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Agenda Annex

ZONE 2 - FAREHAM

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

Reference		Item No
P/14/0509/OA FAREHAM EAST	142 -144 WEST STREET FAREHAM HAMPSHIRE PO16 0EL OUTLINE PLANNING PERMISSION FOR 17 RESIDENTIAL FLATS AND TWO RETAIL UNITS (ACCESS, LAYOUT & SCALE TO BE CONSIDERED)	4 OUTLINE PERMISSION
P/14/0574/FP FAREHAM NORTH-WEST	4 WINNINGTON CLOSE FAREHAM HAMPSHIRE PO15 6HS TWO STOREY SIDE EXTENSION TO END OF TERRACE HOUSE, CREATING NEW UPSTAIRS BEDROOM WITH EN- SUITE AND NEW DOWNSTAIRS FAMILY ROOM WITH NEW UTILITY AND DOWNSTAIRS WC.	5 PERMISSION
P/14/0640/VC FAREHAM NORTH	14 FUNTLEY LANE FAREHAM HAMPSHIRE PO17 5EQ RELIEF OF CONDITION 2 P/93/0168/RM. GARAGE TO BE CONVERTED TO HABITABLE ROOM	6 PERMISSION

Agenda Item 6(4)

P/14/0509/OA

FAREHAM EAST

DENHAM PROPERTIES LTD

AGENT: VAIL WILLIAMS LLP

OUTLINE PLANNING PERMISSION FOR 17 RESIDENTIAL FLATS AND TWO RETAIL UNITS (ACCESS, LAYOUT & SCALE TO BE CONSIDERED)

142 -144 WEST STREET FAREHAM HAMPSHIRE PO16 0EL

Report By

Kim Hayler - Ext 2367

Site Description

The site lies within Fareham Town Centre, south of West Street;

The site is bounded by West Street to the north, retail units (with residential above) to the east, Holy Trinity Church, a Grade II* Listed Building and its grounds to the west, a public open space to the south west and semi detached housing to the south in Kings Road;

Pedestrian access is from West Street with vehicular access to the east from Kings Road;

A single storey retail unit, with an office at first floor level currently occupies the site (to be demolished) which lies within the Fareham Town Centre Secondary Shopping Area;

The rear of the site is laid out to parking, previously associated with the office use;

To the west of the site, adjacent to the church lies a scout hall which has rights of access across the site.

Description of Proposal

The application has been submitted in outline with all matters reserved other than access, scale and layout.

The application incorporates the provision of 17 flats, within three buildings at 2 - 2.5 storeys high, including two retail units at ground floor fronting West Street.

Block 1 would be orientated to face West Street with retail units addressing the pavement, continuing the retail frontage. A side path is proposed to allow residents to access to a central core which faces onto a rear courtyard.

Block 2 is sited behind block 1, set back from the church to create a courtyard area and improving the space between and setting with the church.

Block 3 is sited south of block 2, allowing for the continued access to the Scout Hall. Car parking is to the south of the site with access from Kings Road.

Eight parking spaces would be provided. Access to existing garages in Kings Road is maintained within the proposed parking arrangement.

The central courtyard would be grassed and landscaped.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

- CS2 - Housing Provision
- CS3 - Vitality and Viability of Centres
- 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

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
- DSP20 - New Retail Development in Fareham Town Centre
- DSP22 - Secondary Shopping Area

Fareham Borough Local Plan Review

- DG4 - Site Characteristics

Relevant Planning History

The applicant entered into pre-application discussions with officers. The advice given was generally supportive subject to a number of suggested changes which have been incorporated within the submission.

Representations

Seven representations have been received raising the following concerns and objections:

- The access is narrow (only 10 feet wide) and not suitable for large vehicles;
- The owners show little interest in maintaining the access;
- Vehicles bounce up and down shaking the house;
- Damage to corner of house and walls;
- Effect of construction traffic;
- Loss of privacy/overlooking;
- Concern that the proposal will impact on the Scout's access now and in the future;
- Limited parking;
- Responsibility for future surfacing and maintenance of the access;
- Access for deliveries/bin collection to both retail and residential;
- Is it possible to allocate spaces for the Scouts/Church?
- How will the boundary treatment and access throughout the development be considered?
- Inadequate amenity areas for the new residents;
- Over development;

Conflict between cars/turning of vehicles and cars accessing garages.

Consultations

Director of Community (Strategic Housing) -

The proposal if consented would deliver a net gain of 17 new units of residential accommodation. A development of this size would attract an affordable housing contribution of 40%. Our preferred method of determining the provision of affordable housing is the bedroom model. Accordingly the number of bedrooms required as affordable to comply with policy CS18 is 7.2 (rounded to 7).

The applicant has stated that they wish to withhold agreeing the affordable housing contribution until a reserved matters application is submitted. In principle Strategic Housing are not adverse to this proposal, however the applicant will need to ensure that any designs proposed at the outline stage will be able to accord with the Council's requirements for affordable housing in terms of unit type, size, and standards. The applicant has been given advice previously on the size of units required.

On the assumption that 40% overall provision can be achieved the Council would look to secure a tenure split of 65:35 in favour of affordable rented accommodation over shared ownership.

Director of Streetscene (Recycling Co-ordinator) - no objection

Environment Agency - no objection

Director of Planning and Development (Urban Design) -

The proposal is supported from an urban design perspective. The following would help to improve the scheme, but it is acknowledged that these are for consideration at reserved matters stage:

Break the full mansard to the west elevation of block 1 such that the roof is set behind a parapet;
Change the false sash windows to block 1.

Director of Planning and Development (Conservation) -

The proposed site would affect the setting of The Church of the Holy Trinity, a grade II* listed building and also the grade II listed adjacent war memorial. There is a tight relationship between the existing buildings on the site and the church, wrapping around the east end of the church with an unsightly tall black wall. This relationship is harmful in views of the church from the street. This proposal is an opportunity to improve both the setting of the listed building and the street scene.

The street elevation is appropriate and the shopfront turns the corner with room for a footpath. It is suggested that the use of a traditional parapet with a roof behind and perhaps a break in the building to add some interest. Any flat roof should be hidden by recessing it below the ridge using a traditional ridge detail.

English Heritage - No objection

Director of Planning and Development (Highways) - No objection subject to conditions

Director of Community (Environmental Health - Noise) - No objections subject to conditions

Hampshire Constabulary - comments awaited

Director of Community (Environmental Health - Contamination) - no objection subject to conditions

Planning Considerations - Key Issues

The main consideration in this case are:

Principle of development

Scale and character

Impact on living conditions of neighbours and future residents

Affordable housing

Access and parking

Other matters

Principle of development

The site is within a highly sustainable, town centre location close to public transport links and shops and facilities. Policies CS2 (Housing) and CS7 (Development in Fareham) of the adopted Fareham Borough Core Strategy set out housing requirements and in particular the levels of development expected in Fareham and the Town Centre respectively and it is the case that this development will contribute towards achieving this.

Scale and character

The appearance of the proposed buildings is illustrative only, however the scale and layout is for consideration.

The scale of the development is the result of careful consideration of the massing, proportions and location of the existing buildings.

Block 1 is a 2.5 storey building fronting onto the street. The second floor is set back from the building edge with dormer windows to the front and rear elevation. The ridgeline of block 1 is in keeping with the adjacent properties.

Blocks 2 and 3 are two storey in height and are shown with a pitched roof with gable ends in keeping with the architecture seen in West Street and Kings Road.

Officers consider the scale and massing of the blocks would sit comfortably within the streetscape, without compromising the setting of the adjacent church. The final detailed appearance of the building would be considered at the reserved matters stage.

Impact on living conditions of neighbours and future residents

The nearest residential properties that could be affected by this development are in Kings Road to the south east of the site. These properties have rear gardens of approximately 18 metres in depth. Block 3 would be sited approximately 10 metres from the rear garden boundaries of these properties. It is not considered that the proposal would adversely affect

the amenities of these properties to an unacceptable degree in terms of light, outlook or privacy.

The development will be constructed to Code for Sustainable Homes Level 4 standards. The units would each feature appropriate outdoor amenity space in the form of balconies, terraces or private courtyard garden.

Affordable housing

In accordance with Policy CS18 of the Adopted Fareham Borough Core Strategy, 40% affordable housing is proposed in a mix appropriate to the local housing needs, details of which will be provided with the reserved matters application.

Access and parking

Vehicles will continue to access the site from Kings Road. A pedestrian link would be created from the site into West Street and from the site into the adjacent public open space.

Bicycle and bin storage would be included integral to the buildings. The Council's Refuse/Recycling Manager has been consulted on the proposal and raises no objection to the refuse facilities.

The scheme proposes eight parking spaces for 17 flats. The parking is provided without compromising the quality of the accommodation or the amenity space for residents.

The proposed parking includes eight unallocated parking spaces. The Council's adopted Residential Car and Cycle Parking Standards SPD sets out an expectation that proposed developments should provide shared/unallocated parking spaces at a rate of 0.75 per 1 bed dwelling. The Residential Car and Cycle Parking Standards SPD also explains that lower levels of car parking is acceptable in areas of high accessibility or for specific types of residential development that create a lower demand for parking.

The site is located within the heart of the town centre, in extremely close proximity to the main bus station and with the town's railway station a short walk away. It is within easy walking distance of numerous shops including major supermarkets, banks, doctors and dental surgeries as well as other facilities and employment opportunities.

Given the accessibility of the site and the nature of the development, Officers consider the level of parking provision to be acceptable. The proposed layout also respects the right of way afforded to the Scout Hall.

The adjoining neighbour to the north east is alleging that the access is not as wide as has been shown on the submitted plans and that the access shown includes land within his ownership. The access is owned by the church and land registry documents have been provided demonstrating that the width of the access is reflected by the submitted plans.

On-going maintenance of the access would be a private matter for the applicant and the owners of the access to agree.

Other matters

Policy DSP15 of the Local Plan Part 2: Development Sites and Policies sets out the

expectation that, where proposals result in an increase in residential units, a financial contribution shall be made to satisfactorily mitigate the 'in combination' effects of increased recreational visits to the Solent Coastal Special Protection Areas. The applicant has made such a financial contribution.

Conclusion

The application seeks to provide much needed affordable housing provision on a previously developed under used site in a highly sustainable town centre location. The development scale and siting is considered appropriate and will not materially impact upon the neighbouring properties. The level of car parking provision is considered appropriate given the site's highly sustainable location and close access to Fareham Town Centre with its facilities and public transport links.

The application accords with local and national planning policy and is recommended for approval subject to conditions.

Recommendation

Subject to the comments of Hampshire Constabulary;

PERMISSION: Reserved matters - appearance and landscaping; list of approved drawings; materials; boundary treatment; hardsurfacing materials; implementation of landscaping; Code for Sustainable Homes Level 4; bin storage; parking and turning spaces to be provided and retained; cycle storage; construction traffic management plan; access details; hours of work; mud on highway; levels; noise insulation measures; affordable housing, including tenure mix; contamination; levels; retail units.

FAREHAM

BOROUGH COUNCIL



142 - 144 West Street
Fareham
Scale 1:1,250



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Agenda Item 6(5)

P/14/0574/FP

MRS JANINE ROACH

FAREHAM NORTH-WEST

AGENT: MRS CRYSTAL
MINTRAM

TWO STOREY SIDE EXTENSION TO END OF TERRACE HOUSE, CREATING NEW UPSTAIRS BEDROOM WITH EN-SUITE AND NEW DOWNSTAIRS FAMILY ROOM WITH NEW UTILITY AND DOWNSTAIRS WC.

4 WINNINGTON CLOSE FAREHAM HAMPSHIRE PO15 6HS

Report By

Arleta Miszewska ext. 4666

Site Description

The application site consists of a two storey end-of-terrace dwelling located within the southern part of Winnington Close, which is a residential street in Fareham North West.

A private access way runs adjacent to the southern side and rear boundary of the property.

Description of Proposal

Planning permission is sought for a two storey side extension.

The extension under consideration would be 3.9 metres wide and 7.3 metres deep. It would be set back from the front building line by 0.5 metre and would be flush with the rear wall. The roof ridge would be lower than the ridge of the main house. The roof would be hipped with eaves at 5.2 metres above the ground level.

The construction materials would match the existing dwelling.

The extension would accommodate a family room, utility area and WC on the ground floor and a master bedroom with en-suite and walk-in wardrobe on the first floor. The first floor windows proposed to be inserted within the rear elevation would serve an en-suite and walk-in wardrobe. There are no windows proposed within the side elevation.

The scheme has been revised twice. The main amendments include a reduction in the width of the extension from 4.9 metres to 3.9 metres and the incorporation of a hipped rather than a gabled end roof.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

No relevant planning history.

Representations

The original and first revised scheme attracted four letters of objections from the neighbours to the south of the application site, raising the following concerns:

- rear windows will overlook my property (no.58),
- too close to my property (no.60),
- due to the application site being higher than our house, the proposed bedroom window and front room will facilitate overlooking of our house and garden (no.64),
- too close to my property (no.62), design including flank brick wall will be ugly, offensive and imposing, our privacy will be invaded by first floor and ground floor windows, the extent of work would double the size of the house and is out of keeping with the surrounding properties, car parking provision is not clear.

The neighbours have been notified of the recent amended plans and any further letters received will be reported to Members in the form of an update at the meeting.

Consultations

Director of Planning and Development (Highways) - No highway objection would be raised to the application, subject to the present front garden area being given over for the parking of three cars associated with a new footway crossover access. The existing crossover should then be reinstated as a footway.

Planning Considerations - Key Issues

The application site lies within the urban area of Fareham where development of this nature is supported in principle, subject to no adverse impact on residential amenities of adjacent neighbours, the character and appearance of the surrounding area and sufficient car parking provision.

Concerns have been raised over privacy, overbearing impact and outlook. In terms of privacy, the neighbour at no. 58, after having seen the proposed plans, confirmed no concerns due to the first floor windows within the rear elevation serving an en-suite and walk-in wardrobe. The neighbour from no. 64 is concerned that the proposed front elevation windows will provide a view of his property and the garden. However, the existing boundary treatments, including a high fence running along the side boundary of the application site, and the spatial relationship between the two properties would prevent direct overlooking and would not cause a demonstrable harm that would justify refusal of the application.

Further concerns have been raised over loss of outlook and overshadowing. Fareham's Extension Design Guide requires 12.5m separation distance between two storey extensions and windows of habitable rooms in an existing dwelling to avoid loss of outlook. The proposed extension would be 15 metres away from the nearest properties to the south. The extra distance, together with the hipped roof design would mitigate the fact that the application site is situated on a slightly higher level than the properties to the south. In addition, from the movement of the sun and the orientation of the extension in relation to the adjacent properties, Officers are not concerned over harmful overshadowing of garden areas and habitable room windows.

Further concerns have been raised over the proposed design. However, the property is situated at the end of the road and the extension would be largely screened by the host dwelling. Therefore, the introduction of a two storey side extension within this area would not be prominent enough to alter the character of the area to extent justifying a refusal of

this scheme.

Finally, concerns have been raised over car parking provision. The revised plans shows a car parking area to the front of the property. The Director of Planning and Development (Highways) raises no objection. Officers consider that the application accords with the local development plan for Fareham and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

Recommendation

PERMISSION: Approve subject to standard conditions (time, in accordance with approved plans, materials matching existing, car parking provision; no windows at first floor southern elevation)

FAREHAM

BOROUGH COUNCIL



4 Winnington Close
Scale 1:1,250



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Agenda Item 6(6)

P/14/0640/VC

FAREHAM NORTH

MR GEOFF BURBIDGE

AGENT: MR GEOFF BURBIDGE

RELIEF OF CONDITION 2 P/93/0168/RM. GARAGE TO BE CONVERTED TO HABITABLE ROOM

14 FUNTLEY LANE FAREHAM HAMPSHIRE PO17 5EQ

Report By

Graham Pretty (Ext.2526)

Site Description

The application site is located on the south side of Funtley Lane which is a narrow spur on the north side of Funtley Road. The property is one of two detached dwellings constructed in the 1990s separated by a pair of semi-detached garages with hard standing areas in front.

Description of Proposal

The existing garages are subject of a restrictive planning condition (condition 2 of P/93/0168/RM) preventing their use other than for storage and car parking. The application is to vary the condition to allow the use of the garage relating to No.14 as living accommodation.

Policies

The following policies apply to this application:

National Planning Policy Framework

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

Approved SPG/SPD

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

Relevant Planning History

The following planning history is relevant:

<u>P/93/0168/RM</u>	ERECTION OF 2 NO. DWELLINGS WITH GARAGES AND ACCESS.
	APPROVE 14/04/1993

<u>P/04/0305/DP/A</u>	Erection of Side Conservatory and New Retaining Wall; Details Pursuant; Condition2 (Retaining Wall)
	DETAIL 27/04/2004
	APPROVAL

<u>P/04/0305/FP</u>	Erection of Side Conservatory and New Retaining Wall
	PERMISSION 15/04/2004

Representations

1 letter has been received objecting for the following reasons:

- The hard standing in front of the garage is not as large as indicated on the submitted plans
- The parking of a vehicle parallel with the house in front of a car parked in front of the garage hinders access to the driveway to the property opposite (no.5)

Consultations

Director of Planning and Development (Highways) - No objection subject to a condition to require the leveling of the patio area in front of the dwelling to enlarge the parking area available.

Planning Considerations - Key Issues

The key consideration in this case relates to highways -

Highways

In principle there is no objection to the use of the existing garage for residential accommodation provided that adequate car parking is available at the site. Indeed the Residential Car and Cycle Parking Supplementary Planning Document does not allow garages to be set against the required car parking for new developments.

In this case, the objector has indicated that as currently laid out, the car parking areas are insufficient and cause manoeuvring problems on this narrow lane, and has pointed out that the area shown on the submitted plan is larger than shown on the original planning permission for the dwelling because of encroachment on to the highway. Parking in this position makes manoeuvring from the opposite access difficult.

It would appear that when the dwellings were constructed some 20 years ago, the hardstanding area was extended out to the back edge of the tarmaced highway as a form of vehicle crossover resulting in the extended depth of the hardstanding area over and above the approved driveway depth of 6.5m. Notwithstanding this the 6.5m depth of hardstanding in front of the garage, within the site is sufficient for a car to be parked and the Director of Planning and Development (Highways) is satisfied that provided that the slightly raised 'patio' area in front of the house as shown on the submitted plans, is made level to the remainder of the hardstanding then there would be adequate space in front of the first car space to park a second car parallel to the front elevation of the house. This would represent an overall improvement to the current parking arrangements since the garage is not currently used for car parking.

Recommendation

PERMISSION: subject to a condition to the following effect:

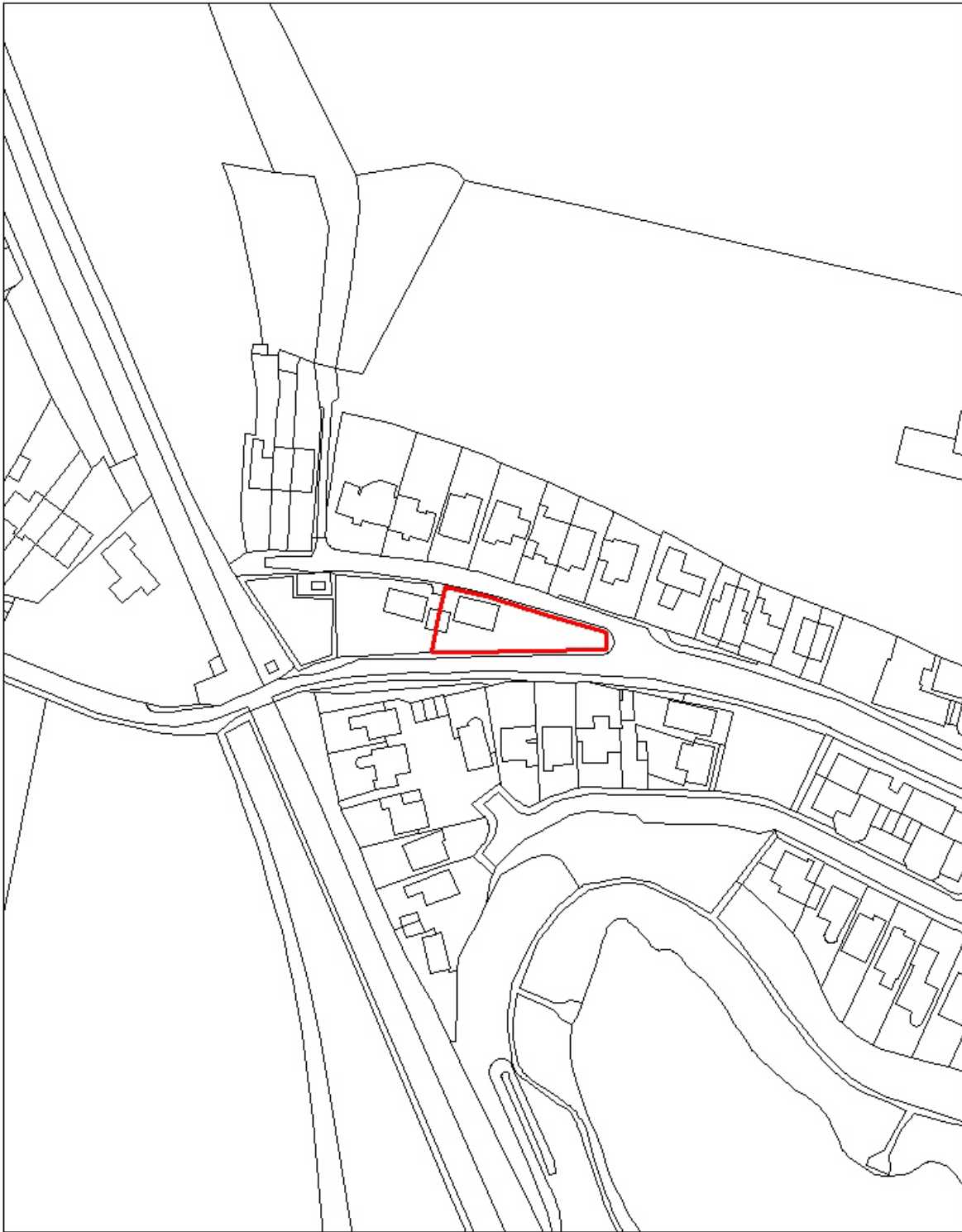
Leveling of small patio area to the front of the dwelling to form part of the available parking area

Background Papers

P/93/0669/RM; P/14/0640/VC

FAREHAM

BOROUGH COUNCIL



14 Funtley Lane
Scale 1:1,250



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ZONE 3 - EASTERN WARDS

Portchester West
 Hill Head
 Stubbington
 Portchester East

Reference

Item No

P/14/0606/FP 35 GROVE AVENUE FAREHAM HAMPSHIRE PO16 9EZ
 PORTCHESTER PART TWO STOREY, PART SINGLE STOREY REAR
 EAST EXTENSION, LOFT CONVERSION WITH HIP TO GABLE BUILD-
 UP AND FRONT DORMERS.

7
PERMISSION

P/14/0684/TC 74 CASTLE STREET PORTCHESTER FAREHAM HANTS PO16
 PORTCHESTER 9QG
 EAST FELL 1 NO PAULOWNIA WITHIN CASTLE STREET
 CONSERVATION AREA

8
CONSENT

Agenda Item 6(7)

P/14/0606/FP

MR & MRS S GOLDSTONE

PORTCHESTER EAST

AGENT: MR & MRS S
GOLDSTONE

PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH HIP TO GABLE BUILD-UP AND FRONT DORMERS.

35 GROVE AVENUE FAREHAM HAMPSHIRE PO16 9EZ

Report By

Arleta Miszewska ext. 4666

Site Description

The application relates to a single storey semi-detached dwelling located on the eastern side of Grove Avenue, which is a residential street in Portchester East.

The property benefits from a side dormer window and a conservatory at the back.

Description of Proposal

Planning permission is sought for:

- a roof extension to build up the hipped roof to form a barn hip,
- two pitched roof front dormers,
- a rear extension measuring 4 metres in depth with a ridge height of 6.3 metres and accommodation within the roofspace.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

No relevant planning history.

Representations

One letter of representation has been received from the other semi-detached pair at no. 37 Grove Avenue raising the following concerns:

1. loss of symmetrical gable will affect the appearance of the dwellings and street scene,
2. the proposed front gable is not symmetrical with the bay window below,
3. site layout of my property is incorrect,
4. extension would be overbearing,
5. overshadowing.

Planning Considerations - Key Issues

The application site lies within the urban area where sustainable development is supported in principle, subject to no adverse impact on residential amenities of adjacent neighbours

and the character and appearance of the local area.

Concerns have been raised over the impact of the rear additions on the amount of light currently received at no. 37 Grove Avenue. The proposed rear extension would project from the original rear wall by 4 metres. Over the first 2.7 metres closest to the main dwelling the roof would be pitched with a cropped gable end and its maximum height would be the same as the height of the main dwelling. The eaves height would be 3.7 metres above the ground level. The remaining 1.3 metres of the extension would have a sloping roof of maximum height at 3.5 metres and eaves height at 2.4 metres above the ground level.

The adjacent property benefits from a rear dormer window and a rear conservatory. The dormer window has two windows. The window closest to the application site serves a bedroom. The conservatory is a similar size to the one currently at the application site, approximately 1.9 metres deep. Taking into account the orientation of the site, the projection of the extension, the design of the roof and the existing additions to the adjacent property, officers conclude that the proposed development would not cause a demonstrable harm to the adjacent property, in terms of loss of light, outlook or privacy.

Further concerns have been raised over the proposed design. The loss of the front gable is considered a minor change that would not alter the appearance of the area, in particular given that similar roof alterations have been undertaken within this street. Furthermore, roof extensions and dormer windows of this kind are common throughout Portchester and therefore Officers consider the appearance of the dwelling acceptable. Whilst the lack of neighbour permission to alter the front gable of their roof is acknowledged, this is a private matter not of public interest and therefore cannot justify refusal of this submission.

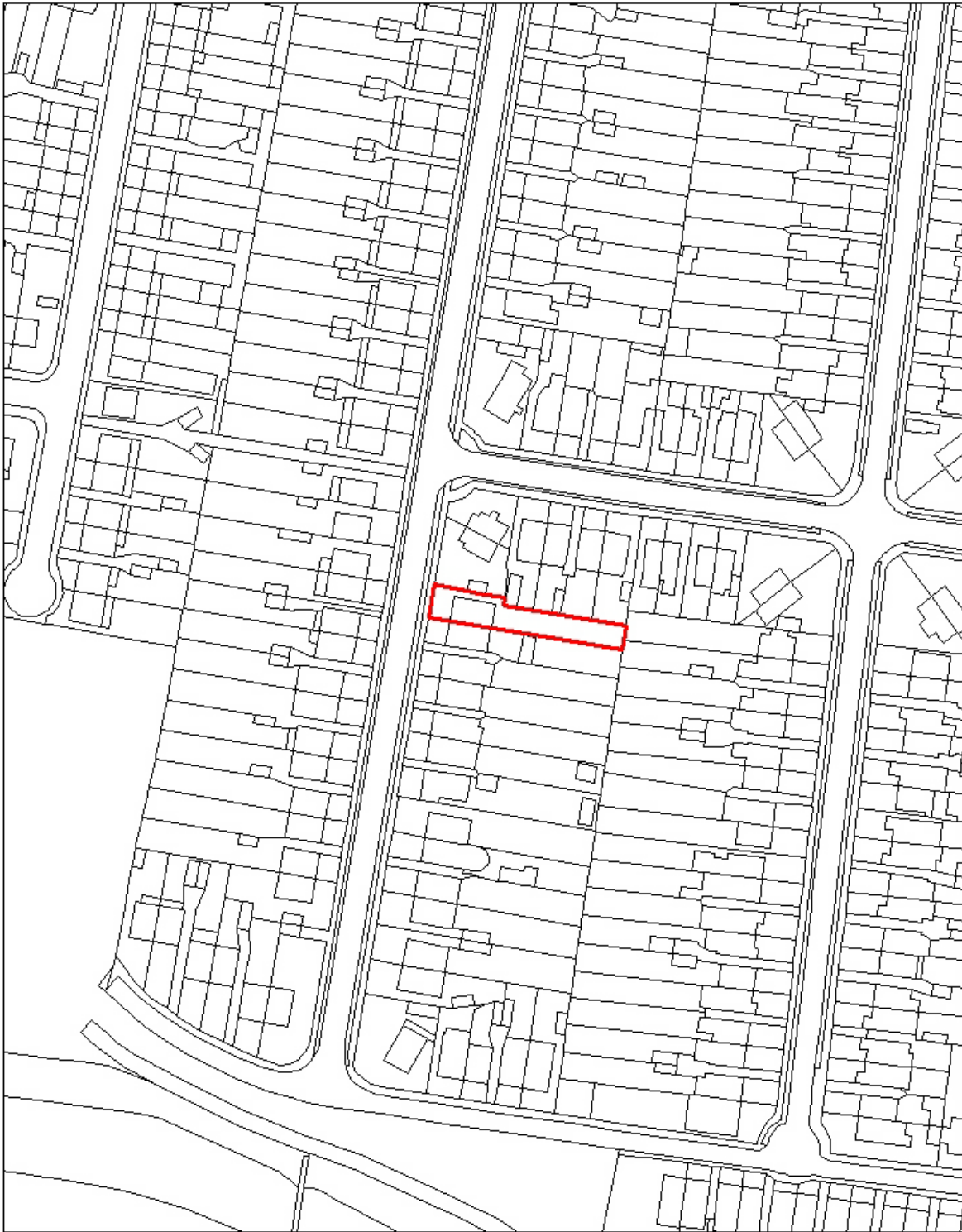
For the reasons given above, it is considered that this application accords with the local development plan for Fareham and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

Recommendation

PERMISSION: Approve subject to standard conditions (time, in accordance with approved plans, materials matching existing)

FAREHAM

BOROUGH COUNCIL



35 Grove Avenue
Scale 1:1,250



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Agenda Item 6(8)

P/14/0684/TC

PORTCHESTER EAST

MRS C CALLABY

AGENT: MRS C CALLABY

FELL 1 NO PAULOWNIA WITHIN CASTLE STREET CONSERVATION AREA

74 CASTLE STREET PORTCHESTER FAREHAM HANTS PO16 9QG

Report By

Paul Johnston - extn.4451

Site Description

This application relates to a tree situated within the curtilage of a detached property on the east side of Castle Street and south of Cow Lane.

Description of Proposal

Consent is sought to fell 1no paulownia within Castle Street Conservation Area.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/10/0279/TC

**CARRY OUT VARIOUS WORKS TO PAULOWNIA AND LIME TREES
WITHIN CASTLE STREET CONSERVATION AREA**

CONSENT 07/05/2010

P/07/0491/TC

**FORMATIVE PRUNING TO REDUCE ANNUAL GROWTH BY 50% OF
FOXGLOVE TREE WITHIN CASTLE STREET CONSERVATION AREA**

CONSENT 23/05/2007

P/06/0309/TC

**Formative Pruning to Reshape Crown of Foxglove Tree within
Castle Street Conservation Area**

CONSENT 24/04/2006

Representations

None.

Planning Considerations - Key Issues

The removal of the paulownia will have no significant adverse impact on the character of the conservation area.

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

Recommendation

No objection.

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.

Background Papers

Please see planning history above.

FAREHAM

BOROUGH COUNCIL



74 Castle Street
Portchester
Scale 1:1,250



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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/13/0891/FP

Appellant: MR & MRS MARK SEDGELEY
Site: 23 The Avenue - Land To Rear Of - Fareham Hampshire PO14 1NT
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 05 August 2014
Reason for Appeal: DEVELOPMENT TO LAND TO THE REAR OF BLACKBROOK GROVE WITH FOUR DETACHED FOUR AND FIVE BEDROOM HOUSES AND ACCESS DRIVE AND ANCILLARY PARKING AND AMENITY SPACE

P/13/0919/FP

Appellant: RYAN ALLEN & CAROLINE ALLEN
Site: 247 Titchfield Road Titchfield PO14 3EP
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 24 June 2014
Reason for Appeal: NEW DWELLING WITH ASSOCIATED CAR PARKING AND DRIVEWAY

PLANNING APPEALS

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

CURRENT

P/13/1045/FP

Appellant: MR JOHN ROSS
Site: 63 Bridge Road Park Gate
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 07 August 2014
Reason for Appeal: DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2 X THREE BEDROOM DETACHED HOUSES AND 2 X THREE BEDROOM DETACHED CHALET BUNGALOWS, INCORPORATING CAR PARKING IMPROVEMENTS.

P/14/0056/CU

Appellant: MR ROY HOLT
Site: 68 High Street Fareham Hampshire PO16 7BB
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 12 June 2014
Reason for Appeal: CHANGE OF USE FROM CLASS A3 (RESTAURANT) TO CLASS C3 (DWELLING HOUSE)

P/14/0245/FP

Appellant: MR & MRS HUMPHREYS
Site: 2 Irvine Close Fareham Hampshire PO16 7QB
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 10 June 2014
Reason for Appeal: SINGLE STOREY FRONT, SIDES & REAR EXTENSIONS

HEARINGS

PLANNING APPEALS

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

HEARINGS

P/13/0859/LU

Appellant: MR L DUNKASON
Site: 46 Glen Road Sarisbury Southampton Hants SO31 7FF
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 18 July 2014
Reason for Appeal: USE OF DETACHED ANNEXE AS AN INDEPENDENT RESIDENTIAL UNIT (CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE)

P/13/1121/OA

Appellant: VILLAGE GREEN PLC
Site: The Navigator - Land Adjacent - Swanwick Lane Swanwick Southampton
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 17 June 2014
Reason for Appeal: ERECTION OF 37NO DWELLINGS TOGETHER WITH ASSOCIATED ACCESS AND PARKING FOR EXISTING PLAY AREA (OUTLINE APPLICATION)