

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Wednesday, 24 September 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 - 6)

To confirm as a correct record the minutes of the meeting of the Planning Committee held on 27 August 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 7)

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

ZONE 1 - WESTERN WARDS

(1) **P/14/0208/FP - 39 BRIDGE ROAD PARK GATE SOUTHAMPTON HANTS SO31 7GD (Pages 10 - 15)**

(2) **P/14/0638/FP - PETERS ROAD - LAND TO SOUTH OF - PARCEL B LOCKS HEATH HAMPSHIRE (Pages 16 - 22)**

(3) **P/14/0639/FP - PETERS ROAD- LAND TO THE SOUTH OF - PARCEL C LOCKS HEATH HAMPSHIRE (Pages 23 - 29)**

(4) **P/14/0645/FP - CRABLECK LANE - FIVE OAKS FISHERY - SARISBURY GREEN SO31 7AL (Pages 30 - 33)**

(5) **P/14/0685/FP - AMBLESIDE LODGE 10 HUNTS POND ROAD PARK GATE SOUTHAMPTON SO31 6QA (Pages 34 - 37)**

(6) **P/14/0691/FP - 33 THE TIMBERS FAREHAM PO15 5NB (Pages 38 - 40)**

(7) **P/14/0722/FP - 296 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BQ (Pages 41 - 46)**

(8) **P/14/0731/FP - 14 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU (Pages 47 - 49)**

(9) **P/14/0734/FP - 28 GREENAWAY LANE WARSASH SOUTHAMPTON SO31 9HS (Pages 50 - 52)**

- (10) **P/14/0765/FP - 15 ST CUTHBERTS LANE LOCKS HEATH SOUTHAMPTON SO31 6QR** (Pages 53 - 55)
- (11) **P/14/0778/FP - HOOK PARK ROAD - LAND AT HOOK WARSASH HANTS** (Pages 56 - 62)
- (12) **P/14/0790/FP - 17 POPPY CLOSE LOCKS HEATH HAMPSHIRE S031 6XS** (Pages 63 - 66)
- (13) **P/14/0795/VC - 18 LOCKS HEATH PARK ROAD LOCKS HEATH SO31 6NB** (Pages 67 - 70)

ZONE 2 - FAREHAM

- (14) **P/14/0617/TO - 46 PARK LANE FAREHAM HAMPSHIRE PO16 7LB** (Pages 72 - 75)
- (15) **P/14/0649/FP - 114 KILN ROAD FAREHAM HAMPSHIRE PO16 7UN** (Pages 76 - 79)
- (16) **P/14/0741/FP - 137 GUDGE HEATH LANE - LAND TO REAR OF - FAREHAM HAMPSHIRE PO15 6PR** (Pages 80 - 86)
- (17) **P/14/0827/FP - 29 SOMERVELL DRIVE FAREHAM HAMPSHIRE PO16 7QL** (Pages 87 - 90)

ZONE 3 - EASTERN WARDS

- (18) **P/14/0488/FP - 18 DOWN END ROAD FAREHAM HAMPSHIRE PO16 8RG** (Pages 92 - 95)
- (19) **P/14/0629/FP - 42 STUBBINGTON GREEN - COSTA COFFEE - STUBBINGTON PO14 2LE** (Pages 96 - 98)
- (20) **P/14/0676/FP - 50 HATHERLEY CRESCENT FAREHAM HAMPSHIRE PO16 9DF** (Pages 99 - 101)
- (21) **P/14/0702/FP - 56 WINNHAM DRIVE FAREHAM PO16 8QG** (Pages 102 - 105)
- (22) **P/14/0762/FP - 1 FARM EDGE ROAD FAREHAM HAMPSHIRE PO14 2BU** (Pages 106 - 110)

7. Planning Appeals (Pages 111 - 113)

8. Tree Preservation Orders

To consider the following reports regarding confirmation of Fareham Tree Preservation Orders to which objections have been received.

- (1) **Tree Preservation Order No 693 - 33 Hazel Grove, Locks Heath** (Pages 114 - 117)

To consider a report by the Director of Planning and Development regarding

confirmation of Tree Preservation Order No 693 to which objection (in respect of a provisional order made in June 2014) has been received.

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
16 September 2014

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

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 27 August 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs K K Trott, B Bayford, R H Price, JP and M J Ford, JP.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 30 July 2014 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct Councillor Cartwright declared a non-pecuniary interest in Minute 6(1) – 32 Green Lane, Warsash.

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				
Ms L Stevens (Green Lane Residents Association)		32 Green Lane, Warsash – Proposed erection of two detached dwellings with garaging and parking and access from Green Lane	Opposing	Item 6(1) P/14/0341/FP Page 11
Ms M Leth (Green Lane Residents Association)		-ditto-	-ditto-	-ditto-
Mr P Gage (Green Lane Residents Association)		-ditto-	-ditto-	-ditto-
Mr D Newall (Agent)		-ditto-	Supporting	-ditto-

ZONE 2				
Mr Christian (Agent)	B		142-144 West Street, Fareham – Outline planning permission for 17 residential flats and two retail unites (access, layout and scale to be considered)	Supporting Item 6(4) P/14/0509/OA Page 29
Mr G Jacobs (speaking for Mr & Mrs Levy)			4 Winnington Close, Fareham – 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	Opposing Item 6(5) P/14/0574/FP Page 36
Mr G Jacobs			-ditto-	-ditto- -ditto-
Mr T McAuley			-ditto-	-ditto- -ditto-
Mr Roach			-ditto-	Supporting -ditto-
Mrs G Johns			14 Funtley Lane, Fareham – Relief of condition 2 P/93/0168/RM. Garage to be converted to habitable room	Opposing Item 6(6) P/14/0640/VC Page 40
Mr Burbidge	G		-ditto-	Supporting -ditto-

6. 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 matter applications and miscellaneous matters, including information on Planning Appeals. An Update Report was tabled at the meeting.

(1) P/14/0341/FP - 32 GREEN LANE WARSASH

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

Councillor Cartwright declared a non-pecuniary interest in this item on the grounds that the deputees are known to him as he is the Ward Councillor for this application.

The Committee's attention was drawn to the Update Report which provided the following information:- *Additional condition: Obscure glaze and fix shut first floor windows in south west elevation of Plot 2.*

A motion was proposed and seconded that the application be refused. Upon being put to the vote the motion was CARRIED (Voting: 8 for refusal; 0 against refusal).

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for refusal:

The proposed development would be contrary to CS5 & CS17 of the adopted Fareham Borough Core Strategy and Policy DSP15 of the emerging Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

i) by virtue of its restricted width, condition, lack of passing bays and absence of lighting, Green Lane is unsuitable in its present form to accommodate the additional vehicle movements associated with the two proposed houses. The proposed development would therefore be harmful to the safety and convenience of users of Green Lane;

ii) the development would result in additional dwellings and therefore additional recreational pressure upon the nationally and internationally designated nature conservation sites including the Portsmouth Harbour 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.

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

Upon being proposed and seconded, the officer recommendation to approve the non-material amendment, was voted on and CARRIED. (Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted for the minor amendment to P/14/0429/FP.

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

Upon being proposed and seconded, the officer recommendation to grant planning permission, was voted on and CARRIED. (Voting: 8 in favour; 0 against).

RESOLVED that PLANNING PERMISSION be granted.

(4) P/14/0509/OA - 142 -144 WEST STREET FAREHAM

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

The Committee was referred to the Update Report which provided the following information:- *No comments were received as a result of consulting with Hampshire Constabulary.*

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

(Voting 7 in favour; 1 against)

RESOLVED that, subject to the conditions in the report and an additional condition requiring vehicle bollards to be erected along the south western boundary of the site to prevent vehicles entering and exiting the site from the adjacent open space, OUTLINE PLANNING PERMISSION be granted.

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

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

The Committee was referred to the Update Report which provided the following information:- *Following the second revision and neighbour notification, three letters of objections have been received from nos. 60, 62 and 64 Beaumont Rise stating that the revision does not fully address their concerns over the privacy, scale and proximity of the extension to their gardens and dwellings.*

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

(Voting 7 in favour; and 1 against)

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

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

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

Upon being proposed and seconded, the officer recommendation to grant permission for the relief of condition 2 of P/93/0168/RM (for garage to be converted to habitable room), subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

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

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

The Committee was referred to the Update Report which provided the following information:- *Recommendation should read: Permission subject to the submission of an accurate proposed front elevation plan.*

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

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and amended recommendation in the update report requiring the submission of an acceptable amended plan, PLANNING PERMISSION be granted.

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

The Committee were referred to the Update Report which provided the following information:- *This application has been submitted by an employee of the Council.*

Upon being proposed and seconded, the officer recommendation to grant consent to fell one paulownia tree within Castle Street Conservation Area, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that CONSENT be granted to fell one paulownia tree within the Castle Street Conservation Area.

(9) Planning Appeals

The Committee noted the information contained in the report.

(10) Update Report

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

(The meeting started at 2.30 pm
and ended at 4.25 pm).

Report to Planning Committee

Date: 24 September 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 3.30pm

ZONE 1 - WESTERN WARDS

Park Gate
Titchfield
Sarisbury
Locks Heath
Warsash
Titchfield Common

Reference		Item No
P/14/0208/FP PARK GATE	39 BRIDGE ROAD PARK GATE SOUTHAMPTON HANTS SO31 7GD ERECTION OF TWO BED DETACHED DWELLING WITH ASSOCIATED PARKING WITHIN SITE OF 39 BRIDGE ROAD	1 PERMISSION
P/14/0638/FP LOCKS HEATH	PETERS ROAD - LAND TO SOUTH OF - PARCEL B LOCKS HEATH HAMPSHIRE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING THE ERECTION OF 9 NO. DWELLINGS, TOGETHER WITH NEW VEHICLE AND PEDESTRIAN ACCESS, ASSOCIATED CAR PARKING AND LANDSCAPING.	2 PERMISSION
P/14/0639/FP LOCKS HEATH	PETERS ROAD- LAND TO THE SOUTH OF - PARCEL C LOCKS HEATH HAMPSHIRE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING THE ERECTION OF 18 NO. DWELLINGS, TOGETHER WITH NEW VEHICLE AND PEDESTRIAN ACCESS, ASSOCIATED CAR PARKING, LANDSCAPING AND OPEN SPACE.	3 PERMISSION
P/14/0645/FP SARISBURY	CRABLECK LANE - FIVE OAKS FISHERY - SARISBURY GREEN SO31 7AL ADDITIONAL VEHICULAR ACCESS ON THE NORTHERN BOUNDARY OF THE PROPERTY AND HARD SURFACE AT THE FRONT	4 PERMISSION
P/14/0685/FP TITCHFIELD COMMON	AMBLESIDE LODGE 10 HUNTS POND ROAD PARK GATE SOUTHAMPTON SO31 6QA PROPOSED CONVERSION TO FORM FOUR DWELLINGS, INCLUDING ROOF ALTERATIONS, ALTERATIONS TO FENESTRATION, RECONSTRUCTING EXTERNAL WALLS, NEW FRONT BOUNDARY WALL, BIN AND CYCLE STORAGE AND ASSOCIATED LANDSCAPING	5 PERMISSION
P/14/0691/FP TITCHFIELD	33 THE TIMBERS FAREHAM PO15 5NB SINGLE STOREY SIDE EXTENSION (FOLLOWING DEMOLITION OF EXISTING CONSERVATORY)	6 PERMISSION

P/14/0722/FP SARISBURY	296 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BQ ERECTION OF DETACHED BUNGALOW WITH ROOMS ON ROOF FOLLOWING DEMOLITION OF EXISTING GARAGE AND NEW ACCESS	7 REFUSE
P/14/0731/FP SARISBURY	14 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU RETENTION OF SINGLE STOREY REAR EXTENSION	8 PERMISSION
P/14/0734/FP WARSASH	28 GREENAWAY LANE WARSASH SOUTHAMPTON SO31 9HS PROPOSED SINGLE STOREY FRONT EXTENSION; ALTERATION TO ROOF INCLUDING A PROPOSED DORMER WINDOW	9 PERMISSION
P/14/0765/FP LOCKS HEATH	15 ST CUTHBERTS LANE LOCKS HEATH SOUTHAMPTON SO31 6QR LOFT CONVERSION INCLUDING FRONT ROOF LIGHTS, REAR DORMER WINDOWS AND REAR EXTENSION	10 PERMISSION
P/14/0778/FP WARSASH	HOOK PARK ROAD - LAND AT HOOK WARSASH HANTS PROVISION OF STORAGE CONTAINER, PORTABLE TOILET FOR EXISTING RIDING ESTABLISHMENT	11 PERMISSION
P/14/0790/FP PARK GATE	17 POPPY CLOSE LOCKS HEATH HAMPSHIRE S031 6XS TWO STOREY REAR EXTENSION	12 PERMISSION
P/14/0795/VC TITCHFIELD COMMON	18 LOCKS HEATH PARK ROAD LOCKS HEATH SO31 6NB VARIATION OF CONDITION 1 OF P/13/0717/RM TO VARY THE APPROVED PLANS TO SHOW LIVING ACCOMMODATION WITHIN THE ROOF SPACES OF EACH PLOT; THE ADDITION OF 5 ROOFLIGHTS AND SOLAR THERMAL PANELS IN THE SOUTHWEST ROOF PLANES AND 1 ROOFLIGHT IN THE NORTHEAST ROOF PLANES OF EACH PLOT; THE APPROVED SECOND FLOOR WINDOWS IN THE REAR ELEVATIONS OF EACH PLOT TO BE HINGED AT THE BOTTOM AND FITTED WITH RESTRICTORS TO ENABLE INWARD OPENING BY 10CM ONLY; FRENCH DOORS TO PLOT 1 REPLACED BY BI-FOLD DOORS AND TO PLOT 2 WITH PATIO DOORS, AND REVISED CAR PARKING TO PROVIDE 3 CAR PARKING SPACES FOR EACH PLOT	13 PERMISSION

Agenda Item 6(1)

P/14/0208/FP

PARK GATE

MRS K MAGGS

AGENT: MR I MISSELBROOK

ERECTION OF TWO BED DETACHED DWELLING WITH ASSOCIATED PARKING
WITHIN SITE OF 39 BRIDGE ROAD

39 BRIDGE ROAD PARK GATE SOUTHAMPTON HANTS SO31 7GD

Report By

Rachael Hebden x4424

Introduction

This application follows two related applications. Last year P/13/0146/FP sought permission for one detached, three bed dwelling with associated parking. The application was withdrawn due to officer concerns regarding privacy and the size of the plot. P/13/0939/FP was subsequently submitted and also sought permission for one detached dwelling with associated parking. The plans differed from those previously submitted in that the dwelling only contained one bedroom and the windows at first floor level in the rear elevation had been replaced with high level roof lights. The application was refused for the following reason:

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that:

- i) the proposal would represent a cramped form of development leading to the creation of two markedly smaller plots which would fail to respond positively or be respectful of the prevailing pattern of development in the area;
- ii) by virtue of the limited size of the resultant private garden areas for each dwelling, the proposal would fail to provide adequate external space for either the future occupants of the new dwelling or the occupants of the existing dwelling 39 Bridge Road;
- iii) by virtue of the proximity of an upper floor window in the western flank elevation of the existing dwelling at 39 Bridge Road to the proposed rear garden area to serve the new dwelling, the proposal would give rise to the unacceptable overlooking of that private amenity space to the detriment of the privacy of the future occupants.

Site Description

The application site comprises the curtilage of a two-storey semi-detached dwellinghouse located within the urban area. No. 39 is positioned along the east boundary of the site and as a result the majority of the amenity space is provided to the west side of the property. Vehicular and pedestrian access is provided directly from Bridge Road via an existing highway crossover.

Description of Proposal

Permission is sought for the erection of a detached one-bedroom dwelling with associated parking. The proposed dwelling and its curtilage would be positioned to the west of no. 39. The dwelling would be two storeys in height, with a footprint of 33.5 square metres.

Access to the dwelling is to be via the existing arrangements from Bridge Road. A new hardsurfaced drive and turning area plus three parking spaces to serve the existing and proposed dwelling are shown in the submission.

The application differs from those previously submitted in the following areas:

The current application proposes to demolish the existing rear extension to no. 39. The footprint of the proposed dwelling has been reduced in size and has been amended in shape so that the indent is on the rear elevation rather than the front elevation as previously proposed.

The current application proposes alterations to the first floor layout of no. 39 which would involve replacing the existing clear glazed window (which serves a bedroom) with an obscure glazed window (which would serve a bathroom).

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
- CS15 - Sustainable Development and Climate Change
- CS16 - Natural Resources and Renewable Energy
- CS17 - High Quality Design

Development Sites and Policies

- DSP2 - Design
- DSP3 - Environmental Impact
- DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

- DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/13/0939/FP</u>	PROPOSED DETACHED 1-BED DWELLING WITH ASSOCIATED PARKING (RESUBMISSION OF P/13/0146/FP)
	REFUSE 13/12/2013
<u>P/13/0146/FP</u>	ERECTION OF DETACHED DWELLING WITH ASSOCIATED PARKING
	WITHDRAWN 03/04/2013

Representations

Two representations have been received from 37 Bridge Road and 248 Locks Road. The following is a summary of the issues raised:

- Loss of privacy to 248 Locks Road (south of the site)
- The proposed partial demolition of no. 39 and any re-building of this property would result in structural issues to the adjoining property at 37 Bridge Road.
- Public safety and access issues due to increased traffic. The existing access onto the busy A27 is narrow and close to pedestrian crossing facilities. This would also create highway issues during the construction process.
- Rainfall run-off from hardsurfaced areas will cause water/damp ingress to adjoining

property

Consultations

Director of Community (Environmental Health - Contamination): No objection

Director of Community (Environmental Health - Pollution): A traffic noise assessment should be undertaken to assess whether or not protection against noise is required, for example double glazing and/or acoustically insulated trickle vents.

Director of Planning and Development (Highways): No objection subject to conditions requiring car parking and turning areas to be retained, bicycle spaces to be provided and visibility splays to be provided.

Planning Considerations - Key Issues

The key planning considerations are:

- i) Principle of development
- ii) Effect on established character of surrounding area; design and appearance
- iii) Effect on living conditions of neighbours and future occupants
- iv) Highway safety and parking provision
- v) Other matters raised by objectors

- i) Principle of development

This application proposes development of a single dwelling within the private garden area of 39 Bridge Road. Fareham Borough Core Strategy Policies CS2 (Housing Provision) & CS6 (Development Strategy) seek to give priority for residential development to the reuse of previously developed land (PDL) within the existing urban area. By virtue of Annex 2 (page 55) of the National Planning Policy Framework (NPPF), private residential gardens are excluded from the definition of what is to be considered as PDL. Consideration of this scheme is therefore based on the effect of the development on the character of the surrounding area along with other material planning considerations which are set out below.

- ii) Effect on established character of surrounding area; design and appearance

Bridge Road is a long road with a variety of uses and type and scale of buildings. This mixture of form and function is particularly evident in the area immediately surrounding the application site close to the junction with Locks Road/Middle Road. There are blocks of residential apartments in this area as well as commercial premises predominantly on the northern side of the road. Where individual dwellings are to be found along the southern side of the road its character is typified by two storey terraced or semi-detached housing within reasonable size plots.

The application proposes the subdivision of the curtilage of 39 Bridge Road to form two separate residential units. The new proposed dwelling would infill a 'gap' in the streetscene between nos. 39 & 41 and provide a continuity of development within this section of the Bridge Road frontage. The resultant plot sizes of the two dwellings would be smaller than the plot size of neighbouring properties and this was incorporated into the previous reason for refusal, however the application proposes to decrease the footprint of no. 39 by demolishing the existing lean to on the rear elevation and the footprint of the proposed dwelling is also smaller than that previously proposed. The footprint of the proposed dwelling has also been amended so that the step previously incorporated in the front elevation is now incorporated in the rear elevation. The amendments made to the size of

the existing and proposed footprints, combined with the amended shape of the proposed footprint result in an increase in the amount of amenity space which would create a more spacious feel to the development and would address the previous reason for refusal regarding the cramped nature of the development.

It is considered that the proposed dwelling is of an appropriate design, which would sit comfortably within the frontage of Bridge Road and be in keeping with the character of the area when viewed from within the public realm. The increased amount of amenity space would also create more of a sense of spaciousness which would prevent the development from appearing cramped or overdeveloped when viewed from within the rear gardens of neighbouring properties. Overall the proposed development would not have an adverse impact on the character of the area.

iii) Effect on living conditions of neighbours and future occupants

The proposed dwelling is positioned such that there would be no adverse impact on light to or outlook from neighbouring properties.

The two upper floor windows proposed for the southern rear elevation of the house would be constructed with a high level cill so as not to afford any overlooking of the garden area of 248 Locks Road. Outlook from the bedroom proposed at first floor level would be provided by a window fronting the street. A planning condition is suggested to ensure no further windows are constructed at first floor level in the future.

The existing dwelling at 39 Bridge Road has a reasonable sized clear glazed first floor window within the western facing flank elevation. The previous application was refused in part due to the impact that this window would have on the rear garden of the proposed property in terms of overlooking. The current application addresses this by proposing to amend the internal layout of no. 39 to enable the clear glazed first floor window in the west elevation (which currently serves a bedroom) to be replaced with an obscure glazed window (which would serve a bathroom). The amended first floor layout of no. 39, combined with the addition of obscure glazing to the existing first floor window would prevent any overlooking of the garden to the rear of the proposed property and therefore addresses the previous reason for refusal. A condition can be imposed to secure the works to no.39 in advance of development commencing on the new dwelling.

The amenity areas for the existing and new dwelling were previously considered to be cramped and not sufficiently spacious enough to adequately serve the needs of future occupants of either of these houses, however the footprint of the proposed dwelling has been reduced in size and the existing extension to the rear of no. 39 is also proposed to be demolished, therefore increasing the amount of land available for amenity purposes for the occupiers of no. 39 and the proposed new dwelling.

iv) Highway safety and parking provision

The existing means of vehicular access to the site is considered sufficient to serve both the existing and proposed new dwelling subject to the provision of visibility splays as detailed by the Director of Planning & Environment (Highways).

The proposed parking arrangements are satisfactory and meet the required standards as set down in the relevant Council adopted SPD. There would be sufficient space for vehicles to turn on site and leave the properties in a forward gear so as not to adversely affect

highway safety.

A condition is suggested to ensure that construction-related deliveries to the site occur outside of rush-hour times.

v) Other matters raised by objectors

The Director of Community (Environmental Health) has recommended a traffic noise assessment be carried out and any necessary remedial measures implemented. The identification of suitable attenuation measures in regards to traffic noise can be secured by condition.

Concern has been raised by a neighbour over the effect of surface water run-off from the hardsurfaced areas proposed. The submission gives the materials for these areas as being permeable thereby allowing water to penetrate and soakaway on the site.

The owner of the property which is attached to no. 39, has raised concerns regarding the impact that the removal of the existing extension to the rear of no. 39 would have on the structural integrity of their property, however this is a matter for consideration by Building Control and would also fall within the scope of The Party Wall Act. It is recommended that an informative is included to remind the applicant of their obligations under the Party Wall Act.

In view of the above the application is recommended:

PERMISSION

Development within 3 years; development in accordance with approved plans; details of materials to be provided; details of soft and hard landscaping; details of boundary treatment; layout and retention of car parking, provision of cycle storage; visibility splays to be provided; noise traffic report with attenuation measures if required; remove permitted development rights for extensions to no. 39 or proposed dwelling; remove permitted development rights for detached structures within the garden of no. 39 or the proposed dwelling; remove permitted development rights for the addition of windows at first floor level to the rear of the proposed dwelling; extension to rear of no. 39 to be demolished prior to construction; first floor layout of no. 39 to be amended and obscure glazing to be added to the side window prior to the occupation of the new dwelling; details of parking provision during construction; details of provision for the storage of materials during construction; no deliveries during rush hours; standard warning informative.

FAREHAM

BOROUGH COUNCIL



39 BRIDGE ROAD
SCALE: 1:1,250

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Agenda Item 6(2)

P/14/0638/FP

TAYLOR WIMPEY

PARK GATE

AGENT: WOOLF BOND
PLANNING

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING THE ERECTION OF 9 NO. DWELLINGS, TOGETHER WITH NEW VEHICLE AND PEDESTRIAN ACCESS, ASSOCIATED CAR PARKING AND LANDSCAPING.

PETERS ROAD - LAND TO SOUTH OF - PARCEL B LOCKS HEATH HAMPSHIRE

Report By

Kim Hayler - Ext 2367

Site Description

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

This site (Parcel B) and the site (Parcel C - P/14/0639/FP) subject of the following report on this agenda relate to the two remaining parts of the Peters Road Housing allocation.

The site lies on the southern side of Peters Road, close to its junction with Lockwood Road. A number of trees flank the east and west boundaries of the site. The site is longitudinal in shape.

Existing residential dwellings lie to the east and west in Peters Road; the remaining parts of the site would share boundaries with the previously approved development layout.

The main access into the site is from Peters Road. Footpath no.13 runs north south along the eastern boundary of the site.

Description of Proposal

Erection of nine two storey dwellings with access from Peters Road.

The dwelling mix would consist of 7 two bedroom and 2 four bedroom units.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

H1 - Housing Allocations

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Development Sites and Policies

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

H1 - Housing Allocations

Relevant Planning History

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

P/97/0067/OA - Residential Development, access and open space - Non determined - Appeal lodged and dismissed in May 1998

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

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

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

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

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

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

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

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

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

P/12/0717/FP - Residential development, erection of 207 dwellings with new vehicle and pedestrian access associated parking, landscaping and open space - Refused - Allowed on appeal - 13 February 2014

P/14/0639/FP - Erection of 18 dwellings, Parcel C - land at Peters Road, Locks Heath - see following report on this agenda.

Representations

One objection has been received raising the following concerns:

Roads in the area are too busy and to add additional traffic making it unacceptable in safety terms;

Speeding traffic;

Peters Road does not need another vehicle access;

The proposal will ruin the countryside and open spaces.

Consultations

Environment Agency - No objection

Director of Environmental Services (Refuse and Recycling) -

No objection subject to compliance with the guidance on waste storage and collection requirements for new properties.

Natural England -

The application site is located approximately 1.1 kilometres from Lee-on-the Solent to Itchen Estuary Site of Special Scientific Interest (SSSI). This SSSI forms part of the Solent & Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC).

No objection subject to an appropriate contribution to the strategic mitigation scheme as agreed by the Solent Recreation Management Partnership (formerly SDMP) is secured.

Director of Planning and Development (Ecology) -

No objection subject to the submission of a reptile mitigation strategy (with sufficient detail) sought prior to determination. The approved mitigation measures should subsequently be secured through an appropriate planning condition.

Hampshire County Council (Rights of Way) -

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

Hampshire County Council (Archaeology) - No objection

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

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

Hampshire County Council (Highways Development Planning) -

The site is subject to a Section 106 Agreement between the developer and Highway Authority to secure a Travel Plan.

The off-site highway works associated with this development are presently subject to a detailed design check and will be secured through a Section 278 Agreement.

Southern Water Services - No objection subject to conditions.

Director of Community (Environmental Health - Pollution) - No objection

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

Director of Community (Strategic Housing) -

The application has been submitted alongside another planning application for Peters Road parcel C (P/14/0639/FP) for which the same developer is proposing a further 18 units of housing. For the purposes of determining the affordable housing offer it is reasonable to consider the applications in unison.

The combined offer across the two sites equates to 13% of total bedrooms proposed. This is significantly lower than our policy expectations and as such independent viability advice should be sought to ensure the maximum viable proportion of affordable housing is secured.

Planning Considerations - Key Issues

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

The proposal involves the development of one of the two remaining parcels of land within the housing allocation. The design, scale, massing and appearance of the proposed dwellings reflect that of the wider site.

Two detached dwellings are proposed along the Peters Road frontage either side of the vehicle access, reflecting the design and character of the Peters Road street scene.

The proposal would not have any detrimental impact upon the existing residential dwellings to the east and west of the site in Peters Road.

Footpath no.13 currently runs just outside the western boundary of the site. Provision was made within the wider site to realign the footpath eastwards; as a result the footpath will be diverted through the development layout out to Peters Road.

The applicant submitted an affordable housing viability assessment to inform the planning application. The document assessed the viability of both parcels known as parcel B (subject of this application) and parcel C (P/14/0639/FP refers).

The site lies alongside the wider Peters Road development site on which detailed viability evidence was submitted and agreed. The affordable housing contribution was reduced to 10% for the wider site following adoption of CIL.

The current appraisal follows the format and the majority of inputs agreed previously.

The Council has sought independent advice in relation to the viability assessment which has concluded that the general position of the applicant in respect of the case put forward appears reasonable.

As a result the Council's Director of Community (Strategic Housing) has agreed that the affordable housing offer shall comprise six units in total; all for social rent.

Drafting of the Section 106 Legal Agreement is taking place, and a clause has been added which states that if after 48 months of signing the legal agreement the development is not completed, requesting that a revised viability report be submitted to the Council, to take into account any changes in market conditions and economic conditions which prevail at that time. If the Updated Economic Viability Assessment does not show an increase in the Development as reported profitability at that time there will not be an obligation to provide further affordable housing at that time. There is also a requirement that an updated viability report be submitted annually every twelve months until the completion of the development.

Conclusion

The design principles are considered acceptable and follow the adopted Development Brief for the site. The scheme will bring forward a number of affordable housing units. The relationship with neighbouring properties is considered acceptable. The proposed layout would not compromise the comprehensive development of the remaining areas of the allocated housing site allowed on appeal.

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

Recommendation

Subject to:

(i) the submission of a reptile mitigation strategy;

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

- Contribution towards the Solent Disturbance Mitigation project;
- Provision of affordable housing;
- Suspended contributions and economic viability.

PERMISSION:

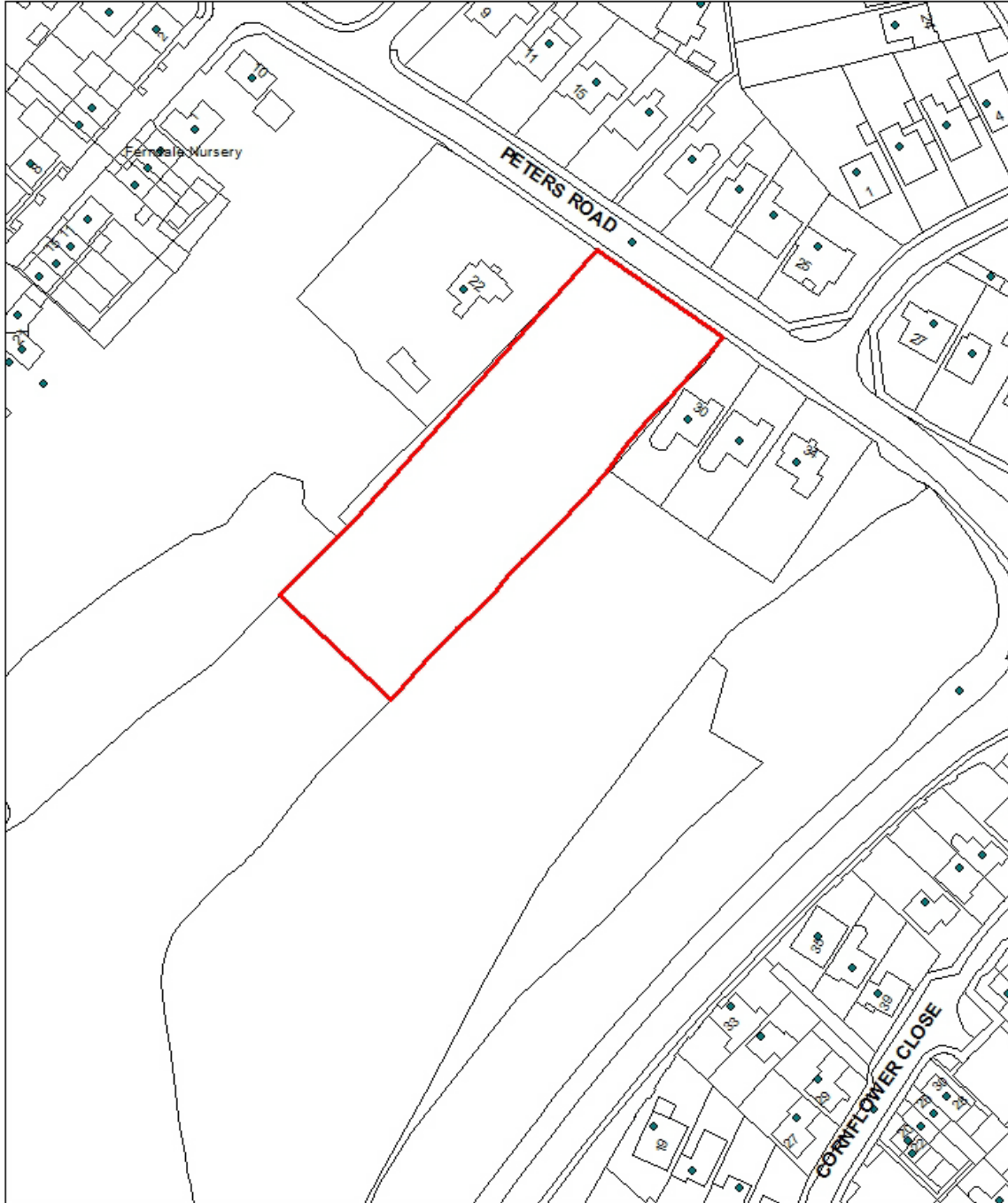
Conditions: materials; levels; boundary treatment; construction traffic management plan; hours of work; no mud on roads; no burning on site; landscaping and implementation; code for sustainable homes level 4; drainage; development in accordance with approved ecology mitigation; details of roads, parking and cycle parking; access and visibility splays; bin storage facilities; contamination; tree protection and remediation of existing soils or the creation of sufficient soil rooting volumes for the proposed amenity tree planting, particularly those within in hard surfaced areas; hard landscaping; works in accordance with Jago's supplementary arboriculture comments.

Background Papers

See planning history above.

FAREHAM

BOROUGH COUNCIL



PETERS ROAD -
LAND TO THE SOUTH OF
PARCEL B
SCALE: 1:1,250

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Agenda Item 6(3)

P/14/0639/FP

TAYLOR WIMPEY

PARK GATE

AGENT: WOOLF BOND
PLANNING

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING THE ERECTION OF 18 NO. DWELLINGS, TOGETHER WITH NEW VEHICLE AND PEDESTRIAN ACCESS, ASSOCIATED CAR PARKING, LANDSCAPING AND OPEN SPACE.

PETERS ROAD- LAND TO THE SOUTH OF - PARCEL C LOCKS HEATH HAMPSHIRE

Report By

Kim Hayler - Ext 2367

Site Description

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

This site (Parcel C) and parcel B (P/14/0638/FP refers) subject of the preceding report on this agenda relate to the two remaining parts of the Peters Road Housing allocation.

The site lies on the southern boundary of the Peters Road allocated housing site. The 15 metre buffer zone to the south of the site forms a continuation through the proposed development layout.

A number of trees are located on the west and north boundaries.

Description of Proposal

Erection of 18 dwellings comprising 6 two storey dwellings to the south of the site and a three storey flatted block on the northern side comprising 12 one and two bedroom flats.

The main access into the site is from the new estate roads to the east and the west, linking the site to the wider road network.

An area of public open space would be provided along the northern boundary of the site, joining onto open space permitted under the wider development layout.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

H1 - Housing Allocations

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Development Sites and Policies

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

H1 - Housing Allocations

Relevant Planning History

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

P/97/0067/OA - Residential Development, access and open space - Non determined - Appeal lodged and dismissed in May 1998

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

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

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

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

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

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

undetermined

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

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

P/12/0717/FP - Residential development, erection of 207 dwellings with new vehicle and pedestrian access associated parking, landscaping and open space - Refused - Allowed on appeal - 13 February 2014

P/14/0638/FP - Erection of 9 dwellings with access from Peters Road - see preceding report.

Representations

One objection has been received raising the following concerns:

Against development due to the traffic and noise problems already existing;
Development will increase the traffic - road is already fast and dangerous;
The access should be off Peters Road in one place;
Contractors' vehicles have made it dangerous;
There is no footway on the other side of the road.

Consultations

Environment Agency - No objection

Director of Environmental Services (Refuse and Recycling) -

No objection subject to compliance with the guidance on waste storage and collection requirements for new properties.

Natural England -

The application site is located approximately 1.1 kilometres from Lee-on-the Solent to Itchen Estuary Site of Special Scientific Interest (SSSI). This SSSI forms part of the Solent & Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC).

No objection subject to an appropriate contribution to the strategic mitigation scheme as agreed by the Solent Recreation Management Partnership (formerly SDMP) is secured.

Director of Planning and Development (Ecology) -

No objection subject to the submission of a reptile mitigation strategy (with sufficient detail) sought prior to determination. The approved mitigation measures should subsequently be secured through an appropriate planning condition.

Hampshire County Council (Archaeology) - No objection

Director of Community (Environmental Health - Pollution) - No objection

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

Director of Community (Strategic Housing) -

The planning application proposes the construction of 18 units of residential accommodation. The site forms part of the wider Peters Road application and as such attracts an affordable housing obligation of 40%.

The developer has proposed 6 units will be brought forward as 'intermediate housing' which is regarded as meaning 'affordable housing' in the general sense of the word with the exact tenure still to be determined.

Current policy requires the level of affordable housing offer to be assessed as a measure of the total bedrooms on any proposed development. The developer is proposing to build 18 units representing a total of 39 bedrooms. Nine bedrooms have been proposed as affordable which is equivalent to 23% of the total development.

Further, the application has been submitted alongside another planning application for Peters Road parcel B (P/14/0638/FP) for which the same developer is proposing a further 9 units of housing (29 bedrooms) none of which are proposed to be affordable housing. For the purposes of determining the affordable housing offer it is reasonable to consider the applications in unison.

The combined offer across the two sites equates to 13% of total bedrooms proposed. This is significantly lower than our policy expectations and as such independent viability advice should be sought to ensure the maximum viable proportion of affordable housing is secured.

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

Hampshire County Council (Highways Development Planning) - The site is subject to a Section 106 Agreement between the developer and Highway Authority to secure a Travel Plan.

The off-site highway works associated with this developer are presently subject to a detailed design check and will be secured through a Section 278 Agreement.

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

Southern Water Services - No objection subject to conditions.

Planning Considerations - Key Issues

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

The proposal involves the development of one of the two remaining parcels of land within the housing allocation. The design, scale, massing and appearance of the proposed dwellings reflect that of the wider site approved under P/12/0717/FP.

A continuation of the 15 metre buffer along the southern boundary is provided and an area of public open space is located at the northern boundary which will provide open space linking onto an area of open space to be provided within the approved scheme.

The nearest existing residential property, The Laurels, a bungalow lies to the south west of the site boundary. The nearest proposed dwelling would be sited some 10 metres away at an oblique angle. Officers are satisfied that the living conditions of this property would not be compromised as a result of the new development.

The applicant submitted an affordable housing viability assessment to inform the planning application. The document assessed the viability of both parcels known as parcel C (subject of this application) and parcel B (P/14/0638/FP refers).

The site lies alongside the wider Peters Road development site on which detailed viability evidence was submitted and agreed. The affordable housing contribution was reduced to 10% for the wider site following adoption of CIL.

The current appraisal follows the format and the majority of inputs agreed previously.

The Council has sought independent advice in relation to the viability assessment which has concluded that the general position of the applicant in respect of the case put appears reasonable.

As a result the Council's Director of Community (Strategic Housing) has agreed that the affordable housing offer shall comprise six units in total; all for social rent.

Drafting of the Section 106 Legal Agreement is taking place, and a clause has been added which states that if after 48 months of signing the legal agreement the development is not completed, requesting that a revised viability report be submitted to the Council, to take into account any changes in market conditions and economic conditions which prevail at that time. If the Updated Economic Viability Assessment does not show an increase in the Development as reported profitability at that time there will not be an obligation to provide further affordable housing at that time. There is also a requirement that an updated viability report be submitted annually every twelve months until the completion of the development.

Conclusion

The design principles are considered acceptable and follow the adopted Development Brief for the site. The scheme will bring forward a number of affordable housing units. The relationship with neighbouring properties is considered acceptable. The proposed layout would not compromise the comprehensive development of the remaining areas of the allocated housing site allowed on appeal.

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

Recommendation

Subject to:

(i) the submission of a reptile mitigation strategy;

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

- Contribution towards the Solent Disturbance Mitigation project;
- Provision of affordable housing;
- Suspended contributions and economic viability;
- Retention of and laying out of open space and buffer, including its future maintenance.

PERMISSION:

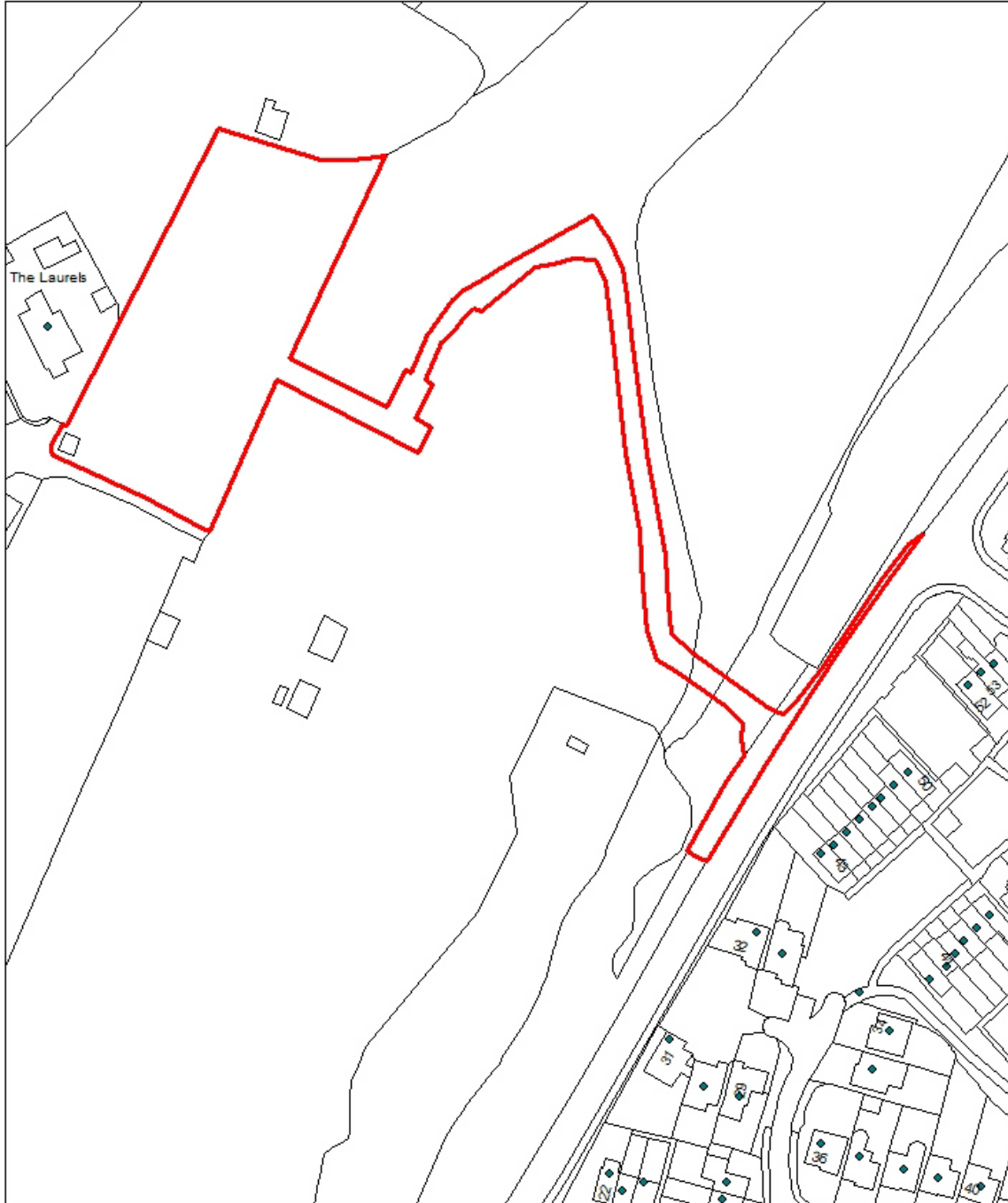
Conditions: materials; levels; boundary treatment; construction traffic management plan; hours of work; no mud on roads; no burning on site; landscaping and implementation; code for sustainable homes level 4; drainage; development in accordance with approved ecology mitigation; details of roads, parking and cycle parking; access and visibility splays; bin storage facilities; contamination; tree protection and remediation of existing soils or the creation of sufficient soil rooting volumes for the proposed amenity tree planting, particularly those within in hard surfaced areas; hard landscaping; parcel A (P/12/0717/FP) to be built out before parcel C.

Background Papers

See site history above.

FAREHAM

BOROUGH COUNCIL



PETERS ROAD
LAND TO SOUTH OF
PARCEL C
SCALE: 1:1,250

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Agenda Item 6(4)

P/14/0645/FP

SARISBURY

MR JEFFREY PURKISS

AGENT: MR JEFFREY PURKISS

ADDITIONAL VEHICULAR ACCESS ON THE NORTHERN BOUNDARY OF THE PROPERTY AND HARD SURFACE AT THE FRONT

CRABLECK LANE - FIVE OAKS FISHERY - SARISBURY GREEN SO31 7AL

Report By

Arleta Miszewska (extension 4666)

Site Description

The application site is located on the southern side of Crableck Lane within the countryside. A recreational fishing lake is on the site along with a timber lodge located north of the lake. The lodge is used as a clubhouse and for overnight accommodation for anglers as well as providing living accommodation for the owners within the roof space.

A vehicular access already exists in the north-western corner of the site with a gated approach from Crableck Lane. Crableck Lane lies at a lower level than the site itself down a grass bank and demarked along much of its boundary with the site by a hedgerow on top of the bank.

Description of Proposal

Planning permission is sought to create a second vehicular access in the north-eastern corner of the site onto Crableck Lane. This would entail the removal of around 5.5 metres of the grass bank along that section of the lane. Also proposed is the formation of a new, graded driveway finished with a top surface of gravel leading from the new access to join into an existing pea shingle driveway. The gravel stones would be large enough so that they would not be easily displaced onto the lane itself.

Policies

The following policies apply to this application:

Relevant Planning History

The following planning history is relevant:

P/12/0184/CU **PROPOSED CHANGE OF USE FROM ANGLING CLUBHOUSE AND OWNERS RESIDENTIAL ACCOMMODATION TO A SINGLE DWELLING WITH RETENTION OF TWO BED AND BREAKFAST ROOMS AND THE RECREATIONAL ANGLING USE OF THE TROUT LAKE**

REFUSE 31/05/2012

P/09/0854/FP **RETENTION OF EXTENSION (ALTERNATIVE TO P/07/0029/FP) & PROVISION OF DECKING**

PERMISSION 05/11/2009

P/07/0029/FP **ERECTION OF EXTENSION TO EXISTING LODGE TO CREATE TWO ADDITIONAL BEDROOMS**

PERMISSION 27/03/2007

Representations

Two letters have been received objecting to the application on the following grounds:

- This is a further attempt to separate the lodge from the trout lake
- They already have a good entrance
- Existing problems using the lane due to their hedge grows into the lane obstructing the view / width
- Drainage on site is poor leading to flooding

Consultations

Director of Planning & Development (Trees) - No objections

Director of Planning & Development (Highways) -

This proposal is to create a second access into this private angling club. The present access, located at the south western end of this private unmade road, has poor visibility.

A new access, as proposed, would reduce the length over which visitors would have to use the unmade road and would introduce a short, informal passing place.

No highway objection is raised to this application, subject to the access being constructed in accordance with the submitted details and to the initial graded section of the access being surfaced in a bound material. Visibility splays of 2.4m by 25m are to be provided at the access.

Director of Planning & Development (Ecology) -

Considering the existing nature of the site, including vegetation on the bank section to be removed and the wider area, there are unlikely to be any ecological concerns with regards to habitats themselves or protected species that might be present and impacted by the works. Should birds associated with the coastal designations of the Solent use the wider site and beyond, the area directly impacted and those areas immediately surrounding it, are unlikely to be used by such birds. Recommended informative.

Planning Considerations - Key Issues

This application proposes the formation of a new vehicular access from Crableck Lane. This would also involve the regrading and resurfacing of land adjacent to where the new access would be created to provide a sloping driveway to join up with an area of existing pea shingle north of the timber lodge.

The creation of the access onto the lane is not considered harmful to highway safety. Visibility along the lane in either direction is seen to be adequate in contrast to the visibility for drivers using the existing access which is poor. Crableck Lane itself has a poor quality unmade surface in this area. Creating a new access would reduce the length of lane over which vehicles would have to travel to get to the site.

The removal of the grass bank and vegetation on it is unlikely to harm any protected species or habitat which may be present. The sloping driveway would be surfaced in large gravel stones which would be in keeping with numerous other such entrances to properties and land off Crableck Lane and would not significantly alter the appearance of the lane or harm its rural character.

The letters of objection received have raised concerns over access along the lane which have been addressed in the above paragraphs, but also drainage on the site and the potential severance of the lodge from the lake. It is not considered that either of these issues are likely to be affected by the proposed new access and driveway.

The proposal accords with Policies CS5, CS14 & CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 & DSP13 of the emerging Local Plan Part 2: Development Sites & Policies.

Recommendation

PERMISSION: Development to commence within three years; in accordance with approved details

Background Papers

P/14/0645/FP

FAREHAM

BOROUGH COUNCIL



CRABLECK LANE - FIVE OAKS FISHERY
SCALE: 1:1,250

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Agenda Item 6(5)

P/14/0685/FP

MR KURT BROWN

TITCHFIELD COMMON

AGENT: PMG BUILDING
DESIGN&CONSULTANC

PROPOSED CONVERSION TO FORM FOUR DWELLINGS, INCLUDING ROOF ALTERATIONS, ALTERATIONS TO FENESTRATION, RECONSTRUCTING EXTERNAL WALLS, NEW FRONT BOUNDARY WALL, BIN AND CYCLE STORAGE AND ASSOCIATED LANDSCAPING

AMBLESIDE LODGE 10 HUNTS POND ROAD PARK GATE SOUTHAMPTON SO31 6QA

Report By

Graham Pretty (Ext.2526)

Site Description

The application site is located on the southwest side of Hunts Pond Road a short distance from the junction with Bridge Road (A27). The property is currently vacant and is a detached bungalow with side and rear flat roofed extensions and a double access on to the road. The rear boundary backs on to the playing field of Park Gate Primary School and is screened by mature vegetation. The side boundaries are fenced.

Description of Proposal

The proposal is to convert the bungalow, which has a large footprint, into three, one-bedroom units and one two-bedroom (utilising the large rear extension). The existing flat roofed extensions would be re-roofed with fully hipped roof structures and an existing flat roofed rear dormer would be removed and fenestration and external walls adjusted to suit. Amended plans have been submitted to meet the requirements of the Director of Planning and Development (Highways) and show the northernmost access would be closed off and the southern access widened and parking and turning provided for 5 allocated spaces and 1 visitor space.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

Approved SPG/SPD

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

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/08/0862/CU</u>	CHANGE OF USE FROM BED & BREAKFAST ACCOMMODATION TO MIXED RESIDENTIAL/ BUSINESS USE (HAIRDRESSERS) PERMISSION 08/09/2008
<u>P/91/0117/FP</u>	REAR EXTENSION AND ALTERATIONS TO INCREASE NUMBER OF REST HOME RESIDENTS FROM 9 TO 10 PERMISSION 29/05/1991
<u>P/05/0050/CU</u>	Change of Use from Residential to Bed & Breakfast Business (Retrospective Application) PERMISSION 17/03/2005
<u>P/05/0049/FP</u>	Retention of Porch PERMISSION 02/03/2005
<u>P/03/1678/FP</u>	Erection of Front Porch PERMISSION 11/12/2003

Representations

Two letters have been received in support of the application, pointing out that property is currently an eyesore

One letter has been received raising concern that there would be insufficient car parking in view of the location and volume of traffic.

Consultations

Director of Planning and Development (Highways) - No objections to amended plan subject to conditions.

Director of Community (Pollution and Suitability) - No objection subject to adequate sound proofing

Director of Community (Contaminated Land) - No objection.

Planning Considerations - Key Issues

The key issues in this case are:

- Principle of Development
- Impact on the character and appearance of the area
- Impact on neighbouring property
- Living conditions
- Highways

Principle of Development -

The site is located within the built up area of Park Gate where the principle of further development is acceptable subject to design and impact. In this case the proposed development would result in the provision of four small dwellings to replace one, contributing to the overall achievement of the housing aims of Policies, CS2, CS6 and CS9 of the Core Strategy.

Impact on the character and appearance of the area -

The application site is currently in a poor condition with the property being unoccupied. It has also been extended in the past with less than attractive flat roofed extensions, part of which are visible from the street. The proposed development involves the re-roofing of the flat roofed areas with hipped and tiled roof areas to match the existing. The development would result in an overall enhancement to the appearance of the site and therefore to the appearance of the area in general.

Impact on neighbouring property -

The property is single storey and it is not proposed to include any first floor accommodation. The boundaries to adjacent properties are screened by fencing. There will be an overall reduction in the number of side openings and side access to the dwellings will be pedestrian only with all vehicle movements restricted to the front. The rear garden will be for communal use. It is considered that the impact upon the amenities of the neighbours will be minimal.

Living conditions -

The Director of Community (Pollution and Suitability) has indicated that sound proofing may be required to the party wall of the bedroom to proposed Flat 2. It is considered that details of this can be required by condition.

Highways -

The access to the site will be rationalised with only the southeastern access point remaining open. In accordance with the requests of the Director of Planning and Development (Highways) the access would be widened up to the southeastern boundary. The front hardstanding has been adjusted to show the provision of 1 car parking space each for the 1-bed units and 2 spaces for the 2-bed. The scheme also includes a visitor space. On the basis of the amended plans no highway objection is raised.

Recommend:

PERMISSION:

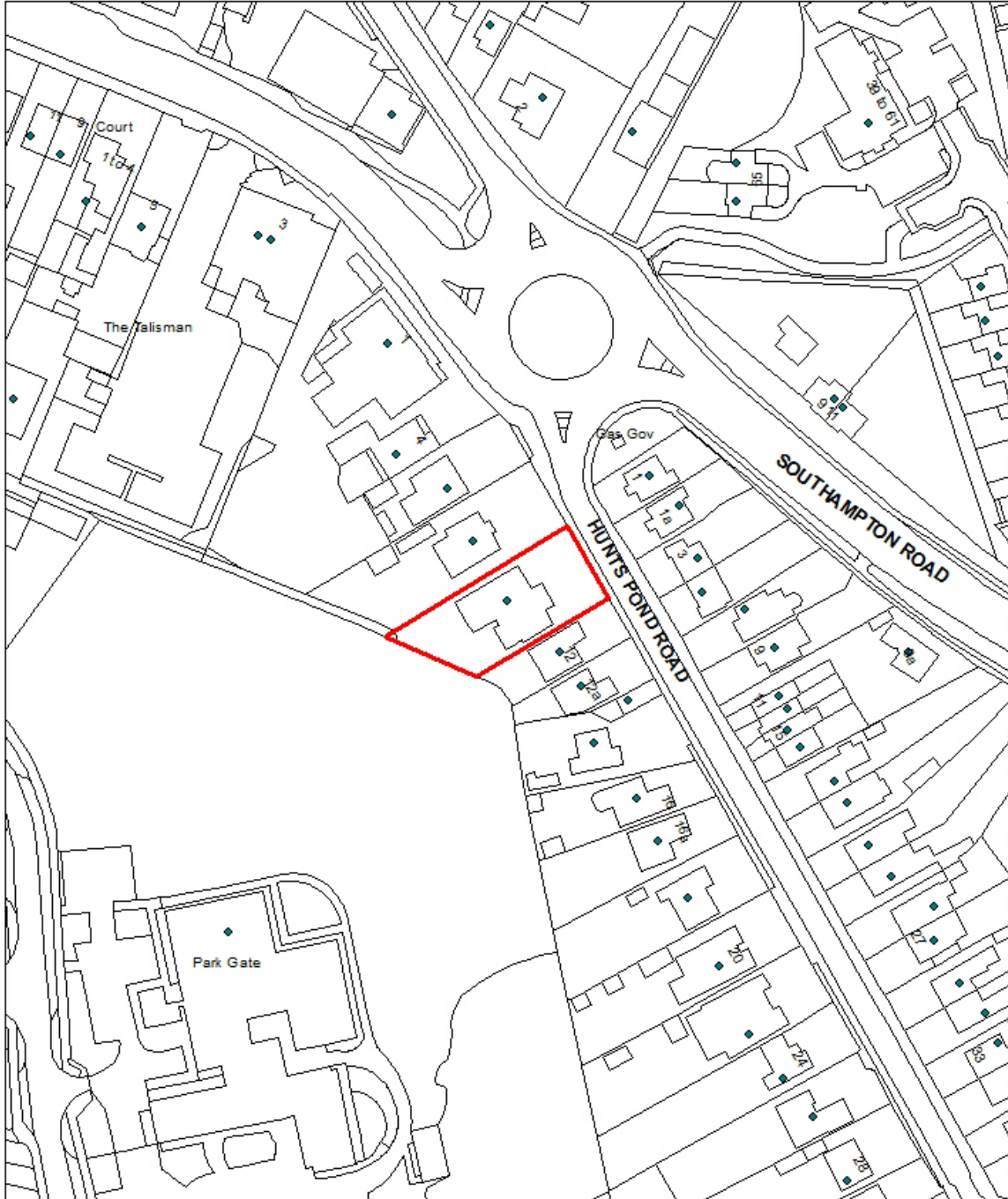
Matching materials; provision of car parking; details and provision of cycle storage; construction of access; landscaping; details of soundproofing.

Background Papers

P/14/0685/FP

FAREHAM

BOROUGH COUNCIL



10 HUNT'S POND ROAD -
AMBLESIDE LODGE
SCALE: 1:1,250

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Agenda Item 6(6)

P/14/0691/FP

MR A GEACH

TITCHFIELD

AGENT: PMG BUILDING DESIGN
& CONSULTANCY LTD

SINGLE STOREY SIDE EXTENSION (FOLLOWING DEMOLITION OF EXISTING
CONSERVATORY)

33 THE TIMBERS FAREHAM PO15 5NB

Report By

Arleta Miszewska ext. 4666

Site Description

The application site consists of a two storey detached dwelling located at the western end of The Timbers.

The property benefits from a side conservatory and two detached outbuildings located to the side, one serving as a family room.

Description of Proposal

Planning permission is sought for a single storey side extension to replace an existing conservatory and to join the main dwelling with the existing detached family room to the side of the property.

The extension would accommodate a bedroom and would be 400mm higher than the currently detached family room.

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:

<u>P/09/0863/FP</u>	ERECTION OF DETACHED DOUBLE GARAGE (ALTERNATIVE TO P/09/0406/FP)	
	PERMISSION	10/11/2009
<u>P/09/0406/FP</u>	ERECTION OF DETACHED DOUBLE GARAGE AND SHED	
	PERMISSION	19/06/2009
<u>P/08/0125/FP</u>	RETENTION OF BBQ WOODEN HUT AND GAZEBO	
	PERMISSION	10/03/2008
<u>P/91/1096/FP</u>	ALTERATIONS TO FORM SELF- CONTAINED GRANNY ANNEXE	

Representations

One letter of representation raising the following concerns has been received from no. 104 The Avenue:

- proposal is against neighbours' agreement;
- tree branches which overhang the common boundary should be cut back;
- no opening windows should face neighbour's property.

Planning Considerations - Key Issues

Impact on residential amenities:

The proposed development would be located to the side of the dwelling and sufficiently away from other neighbouring properties so as not to cause material harm, in terms of loss of light, outlook and privacy. The nearest property at no. 104 The Avenue benefits from a high hedge growing on its eastern boundary that would completely screen the proposed development.

The occupier of number 104 has requested that there are no opening windows facing their property. There would be one opening window on the ground floor within the proposed extension. The window would be over 13 metres away from the boundary. Officers consider that this window would not cause a loss of privacy due to the separation distance and the existence of the high hedge on the common boundary.

Concerns have also been raised by the neighbouring occupier about tree branches overhanging their boundary. The cutting back of overhanging branches is a matter separate from this planning application.

Design considerations:

Concerns have also been raised by this neighbour over the addition being located to the front of their dwelling, which is contrary to her agreement with the previous owners of the property. Officers do not consider that the location of the extension would harm the neighbour's outlook.

Whilst the proposal would be visible from The Avenue, it would not be prominent, being largely concealed by the currently detached family room, and therefore would have a limited impact on the character and appearance of the wider area. As to the immediate street scene, the property is located at the end of a cul-de-sac and the addition would not be prominent enough to alter the character and appearance of the street scene.

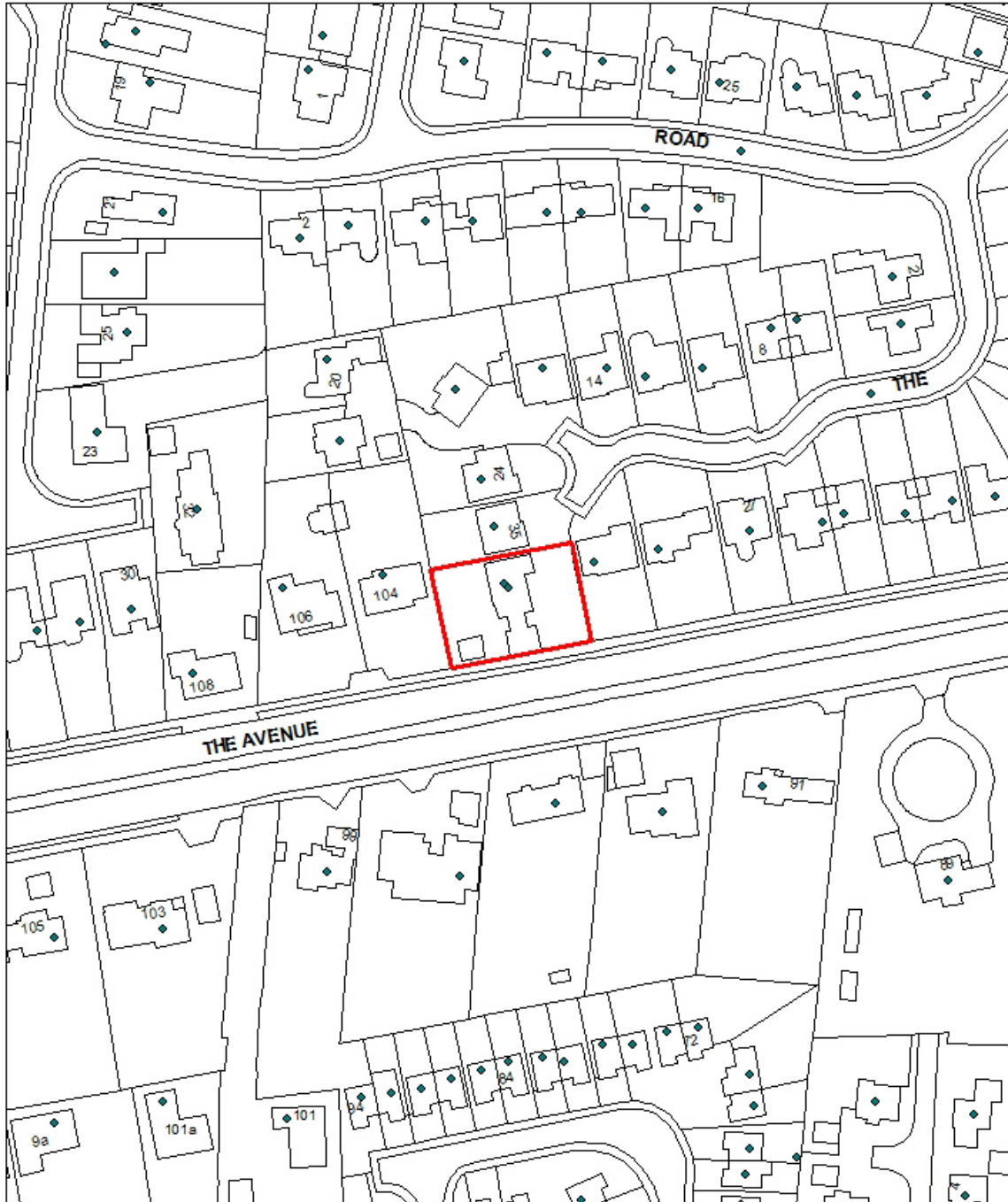
For the reasons given above, it is considered that this application accords with the local development plan for Fareham and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

PERMISSION

PERMISSION: Development to commence within three years, in accordance with approved plans, materials matching existing.

FAREHAM

BOROUGH COUNCIL



33 THE TIMBERS
SCALE: 1:1,250

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Agenda Item 6(7)

P/14/0722/FP

MRS PAYNE

SARISBURY

AGENT: SOUTHERN PLANNING
PRACTICE

ERECTION OF DETACHED BUNGALOW WITH ROOMS ON ROOF FOLLOWING
DEMOLITION OF EXISTING GARAGE AND NEW ACCESS

296 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BQ

Report By

Mark Wyatt - x 2412

Introduction

This application is reported to the Planning Committee in accordance with the Adopted Scheme of Delegation.

Site Description

The application site is on the eastern side of Botley Road on the south side of the junction of Whiteley Lane. The site is a broadly rectangular plot created as a result of the subdivision of the garden of number 296 Botley Road. The application site currently consists of the front garden area for 296 and the detached garage building as well as a portion of the rear garden.

Description of Proposal

The application seeks full planning permission for the demolition of the existing double garage to the side of 296 and the erection of a chalet style dwelling in its place. A new access is to be created onto Botley Road with a shared parking and turning area for the retained dwelling at 296 and the proposed new dwelling at the front of the site.

Policies

The following policies apply to this application:
National Planning Policy Framework (NPPF):

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS8 - Fareham Town Centre Development Location

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

DSP7 - New Residential Development Outside of the Defined Urban Settlement Boundaries

Fareham Borough Local Plan Review

DG4 - Site Characteristics

H14 - Frontage Infill in the Countryside

Relevant Planning History

The following planning history is relevant:

<u>P/14/0562/FP</u>	DEMOLITION OF GARAGE AND ERECTION OF A DETACHED DWELLING	
	WITHDRAWN	23/07/2014
<u>P/00/1349/FP</u>	Erection of Double Garage	
	PERMISSION	25/01/2001
<u>P/95/0627/FP</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION	
	PERMISSION	20/07/1995
<u>FBC.92/1</u>		
	PERMISSION	28/06/1978

Representations

One letter from 294 Botley Road:

NO OBJECTION:

- As immediate neighbours we have absolutely no objection to this development.

One letter from 298 Botley Road:

OBJECTION:

- In line with my objection to the previous application the proposal is completely out of context with nearby properties which are substantial family homes.

- It is true that there are narrow properties on Botley Road but not in this context and not in this part.

- The application does not meet with 4.7 a, b, c and 4.8 b.

- I have no objection to an extension or a one dwelling re-build.

Consultations

Director of Planning & Development:

- Highways: No objection subject to conditions.

Planning Considerations - Key Issues

The key considerations are:

- The principle for development

- Character and appearance

- Amenity

- Highways

- Solent Disturbance Mitigation

THE PRINCIPLE FOR DEVELOPMENT:

The application site is, for the purposes of planning policy within the countryside as defined on the inset maps of the Borough Local Plan Review. Policy CS14 of the Core Strategy seeks to restrict new development in the countryside to types that require an essential need for a rural location such as development essential to agriculture.

However, Policy H14 of the Borough Local Plan Review remains part of the development plan and this policy facilitates the development of new housing in the countryside providing it

- a) occupies a gap between dwellings in an otherwise continuously built up frontage and would not harm the character of the area
- b) the new dwellings and plots are similar in size and character to adjoining properties
- c) it does not result in the extension of a frontage or the consolidation of an isolated group of dwellings and
- d) it does not involve the sitings of the rear of the existing dwellings.

The application site can therefore benefit from the application of policy H14 of the Local Plan Review such that the principle for some form of additional residential development may be acceptable. The key assessment in terms of impact on the character and appearance of the area is addressed later in this report.

The emerging policies in the Local Plan Part 2 are gathering weight in decision making as the Plan has now been submitted to the Inspectorate for examination in public. Policy DSP7 addresses the matter of new residential development outside of the defined urban settlement boundaries. There is no infill provision in the emerging policy and the inset maps place the application site within the Countryside.

Paragraph 216 of the NPPF requires weight to be afforded to emerging policies dependant on the level of unresolved objections that apply to the policy. In this case the wording of the policy has not been subject to major objections, however the principle behind the policy and the urban area boundary review has been objected to. As such this policy is afforded only 'moderate' weight.

Policy H14 remains part of the development plan and this is the definitive document for determining the application in this case.

CHARACTER AND APPEARANCE:

The first test of policy CS17 of the Core Strategy is that development must "...respond positively to and be respectful of the key characteristics of the area, including...scale, form, spaciousness".

The character of the immediate area is defined by a mixture of house styles and designs with bungalows, chalet bungalows and two storey dwellings present. The dwellings are set in rectangular plots with a generous set back from the road.

The application submits that there is a range of plot sizes along the road and that there are a number of plot widths and that the application proposal sits comfortably within this range.

Width range: 4m - 17m = application site; 8m
plot size: 539sq.m - 1,982sq.m = application site; 1,310sq.m

The application also submits that the development must be considered in the whole context of Botley Road and not just the area/properties surrounding the site.

The architecture along Botley Road varies significantly as do the plot widths and building sizes. As a consequence the character changes along the Road from the south to the north. It would be wrong to rely on the whole of this road given that the more narrow plots are significantly further south closer to the M27 motorway and the plots are generally larger and

houses more generous at the location of the application site and further northward. To rely on the houses from the southern part of the Road in the vicinity of the application site would jar with the prevailing character of the area.

Whilst the majority of the plot width for the application site is 12m (the bulk of the rear garden), it does pinch down to the 8m quoted by the applicant as a result of the site wrapping around the existing house of 296.

It is not a case of simply analysing a range of plot sizes and widths however. It is how these plots relate to the character of the area and their neighbouring plots that is the key test in criterion a) of policy H14. In this case the proposed dwelling with the approximate 8m wide building sits within 1.2m of 296 Botley Road. Numbers 294, 296 and 298 have building widths of at least 14.5m by comparison. These reasonably wide frontages are complemented by reasonable separation distances of at least 2m between buildings.

It is considered that the narrow width of the plot frontage proposed coupled with the siting of the dwelling is such that the proposal will have a cramped appearance in the street scene, would not relate well to the house to be retained at number 296 and would be out of keeping with the character defined above. Whilst the site can benefit, at the current time, from the application of policy H14, the overall effect of this development would appear cramped and discordant within its setting. The proposal therefore fails to comply with the tests in policy H14 and the tests in policy CS17 of the Core Strategy.

It is accepted that the application site already accommodates a detached double garage. However, a building that is used and has the appearance as being incidental to the residential occupation of the dwelling at 296 does not have the same effect as a new dwelling in terms of the overall impact upon the countryside.

AMENITY:

The retained garden for 296 Botley Road includes a detached conservatory style building that appears to be used as a play room. This building has a brick rear (west) wall along side the application site such that the proposed dwelling protrudes just under 4m in length beyond this play room and is offset from the retained garden for 296 by 5m. This rear element of the proposed house includes a bedroom and bathroom window, is of single storey design with a hipped roof such that the proposal is not considered to result in a dominant or overbearing effect on the garden of 296. Additionally, given that there could be a boundary fence erected up to 2m in height between plots, there would not be any significant impact upon the amenity of the retained garden by virtue of overlooking.

HIGHWAYS:

296 currently takes its access off Whiteley Lane along the northern site boundary. The proposal seeks to close this access and a new access formed onto Botley Road to serve the existing dwelling and the proposed dwelling. Direct access to Botley Road is not unusual with neighbouring plots and neither is forward driveway and parking areas. The provision of a shared access is preferable to individual access points onto the highway. There is no highway objection to the proposal.

SOLENT DISTURBANCE MITIGATION PROJECT CONTRIBUTIONS:

Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the Core Strategy sets out that the habitats of importance to the borough, including SPA's will be protected. The policy also proposes that Fareham Borough Council will work with other authorities in the PUSH area to develop and implement a strategy to protect European Sites

from recreational pressure. CS4 sets out that developments likely to have an individual or cumulative adverse impact will not be permitted unless the necessary mitigation measures have been secured.

Emerging policies DSP14 (Supporting Sites for Brent Geese and Waders) & DSP15 (Recreational Disturbance on the Solent Protection Areas) have not been the subject of public consultation yet so the weight attributed to these policies is minimal. However, under the Habitat Regulations 2010, the Local Planning Authority has a legal requirement not to adversely affect the integrity of the SPA.

Recently gathered evidence by Natural England demonstrates that new development can reduce the quality of the habitat in the Solent SPA's. Any development that would result in an increase in the local population may have an impact either alone or in combination with other development on the coastal habitat. Development can increase the population at the coast and thus increase the level of disturbance and the resultant effect on the SPA's conservation objectives.

In the absence of a legal agreement to secure a financial contribution toward the Solent Disturbance Mitigation Project interim strategy, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas.

CONCLUSION:

The application proposal will result in a cramped development that would be harmful to the character and appearance of the area and the scheme fails to mitigate its impact upon the Solent coastal protection area. As such the proposal is unacceptable and is recommended for refusal.

Recommendation

REFUSE for the reasons:

01) The development is contrary to the Saved policy H14 of the Fareham Borough Local Plan Review, policy CS17 of the Fareham Borough Core Strategy and advice in the National Planning Policy Framework paragraphs 53 and 58. By virtue of the detailed design of the proposed dwelling and its siting in proximity to number 296 Botley Road plus the narrowness of the plot as a result of the development will adversely affect the character of the street scene and create a cramped and discordant element in this part of the Borough.

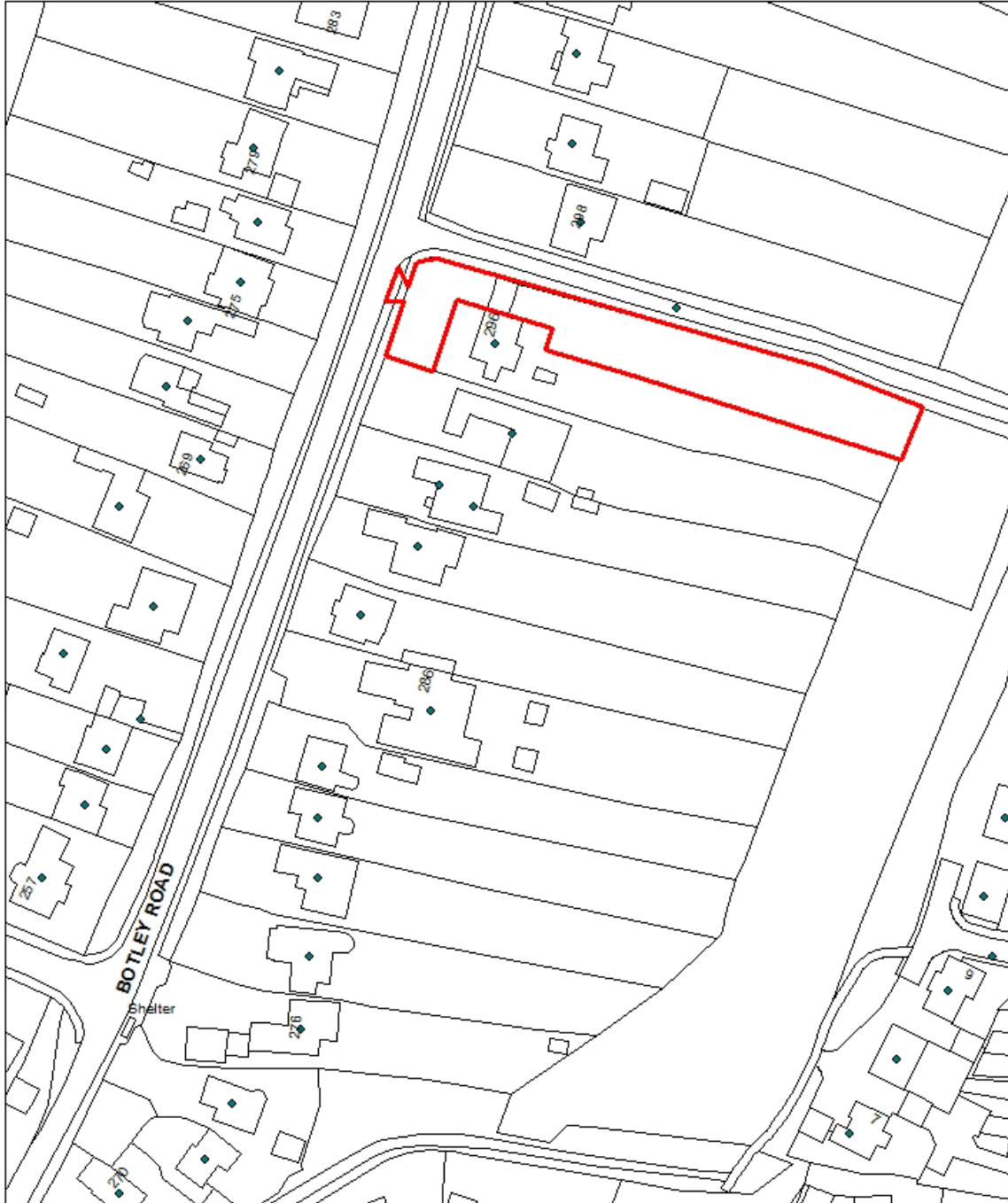
02) In the absence of a legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas. The development would therefore be contrary to Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the adopted Fareham Borough Core Strategy, Policy DSP14 (Recreational Disturbance on the Solent Special Protection Areas) of the emerging Local Plan Part 2: Development Sites and Policies and paragraph 118 of the National Planning Policy Framework.

Background Papers

FBC.92/1, P/95/0627/FP, P/00/1349/FP, P/14/0562/FP

FAREHAM

BOROUGH COUNCIL



296 BOTLEY ROAD
SCALE: 1:1,250

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Agenda Item 6(8)

P/14/0731/FP

MR & MRS G EDMUNDS

SARISBURY

AGENT: JENKINS
ARCHITECTURE LTD

RETENTION OF SINGLE STOREY REAR EXTENSION

14 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU

Report By

Arleta Miszewska ext. 4666

Site Description

This application relates to a two storey terraced dwelling located on the southern side of Buchan Avenue, within the urban area of Whiteley.

Description of Proposal

Planning permission is sought to retain a single storey rear extension.

The extension is 3.9 metres deep and has a flat felt roof of a maximum height at 2.5 metres above the ground level with a glazed lantern on top. The extension serves as a dining area.

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

Two letters of representations have been received.

One representation from the owners of number 16 Buchan Avenue commenting that the extension provides more privacy than the previous conservatory and no objection is raised to the proposal.

The second representation from the owner of number 12 objecting to the way the felt has been attached to the outside wall.

Planning Considerations - Key Issues

Generally single storey rear extensions up to three metres in depth are acceptable. In this particular case the extension measures 3.9 metres in depth.

No objections have been received from neighbouring residents about the effect of the extension upon light and outlook. Notwithstanding this fact Officers have assessed any

impact on site.

With respect to number 16 Buchan Avenue, it has an integral garage on the boundary closest to the extension. As a result habitable rooms are set away from the extension. Furthermore the rear garden of 16 Buchan Avenue is relatively broad. As a result of these factors the extension would not dominate the outlook from that property nor appear overbearing in its garden.

Number 12 sits to the west of the extension. Immediately to the rear of number 12 there is a raised decking area which is used for outside seating. The rear garden backs onto a large wooded area.

The application site is separated from number 12 by a wooden fence. Whilst the extension is visible above the fence, the overall height of the extension is not excessive nor does it feel overbearing. There is some impact upon the outlook from the rear of number 12 but the impact is not considered so great as to warrant refusal of the proposal.

Objection has been raised by the owner of number 12 over the way the felt has been attached to the outside wall.

The inspections on this extension have been undertaken by this Authority's Building Control Surveyors. The planning case officer has discussed this particular aspect with the Surveyor who has undertaken the inspections. That Surveyor has confirmed that the work as currently executed complies with the Building Regulations.

In visual terms Officers do not consider that the way the felt has been attached to the wall is harmful when viewed from the rear gardens of adjoining properties.

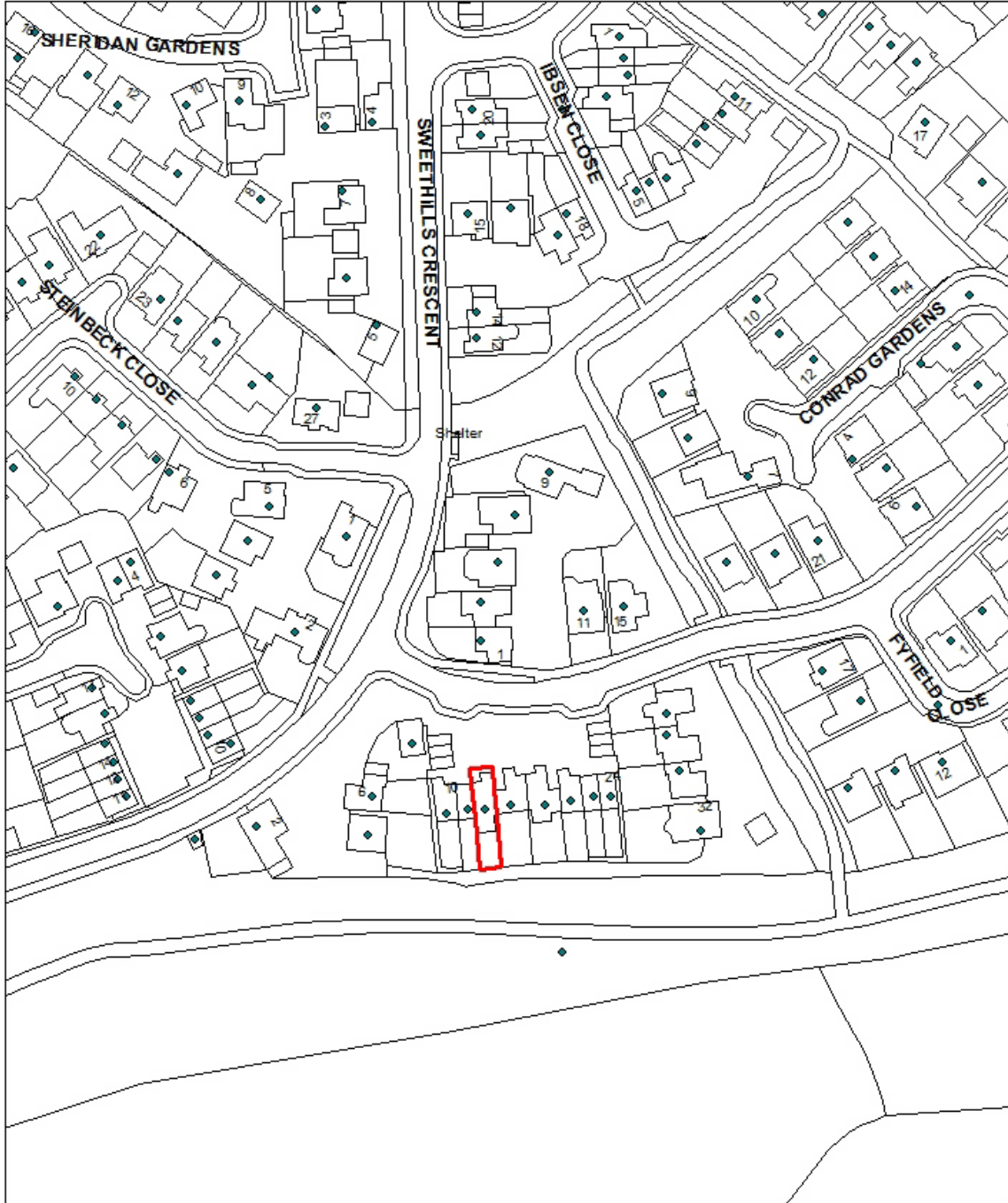
Notwithstanding the objections received Officers consider the proposal to be acceptable and that planning permission should be granted to retain this extension.

Recommendation

PERMISSION: In accordance with approved drawings

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14 BUCHAN AVENUE
SCALE: 1:1,250

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Agenda Item 6(9)

P/14/0734/FP

WARSASH

MR ANDERS BERG

AGENT: MR ANDERS BERG

PROPOSED SINGLE STOREY FRONT EXTENSION; ALTERATION TO ROOF INCLUDING A PROPOSED DORMER WINDOW

28 GREENAWAY LANE WARSASH SOUTHAMPTON SO31 9HS

Report By

Brendan Flynn X 4665

Introduction

This application is before the Planning Committee in accordance with the Council's scheme of delegation.

Site Description

The application site comprises a, detached bungalow set centrally within a broadly rectangular plot on the north side of Greenaway Lane. The existing dwelling consists of a chalet style bungalow with bedrooms in the roof.

The front garden is laid to lawn and a mature laurel hedge 2.5 metres high fronts the highway.

The area consists predominantly of post-war detached dwellings set on good sized plots strung along an informal road layout. The road is a mix of detached bungalows and two storey detached dwellings.

Description of Proposal

The applicant proposes to construct a dormer to the front roof slope and a conservatory to the front elevation.

Policies

The following policies apply to this application:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Approved Fareham Borough Core Strategy

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

There is no relevant planning history:

Representations

One letter of objection from N0.23 Greenaway Lane:- The proposed front dormer would overlook their property.

Consultations

None

Planning Considerations - Key Issues

The key issues in the determination of the application are:

- The principle of development
- Impact on the character of the area
- Residential Amenity

THE PRINCIPLE OF DEVELOPMENT:

The application site is located within the defined settlement boundary as delineated on the inset map of the Borough Local Plan Review. The principle of development is therefore acceptable subject to other relevant matters being duly considered.

IMPACT UPON THE CHARACTER OF THE AREA:

As described previously the area has a spatial character. The addition of the front dormer window and conservatory would not be out of keeping given the variety of architectural styles of properties in the street scene and the previously described frontage hedge. The proposal is considered to be acceptable without demonstrable harm to the character of the area.

NEIGHBOURING AMENITY:

The proposed dormer will provide for some views across the public highway into the front garden of No.23. Such relationships are not uncommon within the defined urban area. However the degree of separation habitable window to habitable window is over 22 metres. This window will serve an en-suite bathroom to existing, but enlarged bedrooms. As such in the interest of privacy and to further help address the concerns of third parties, these windows are conditioned to be fitted with obscure glazing and to be non-opening up to a height of 1.7m above the internal finished floor level. The proposed conservatory would have no impact on the neighbouring amenity.

CONCLUSION:

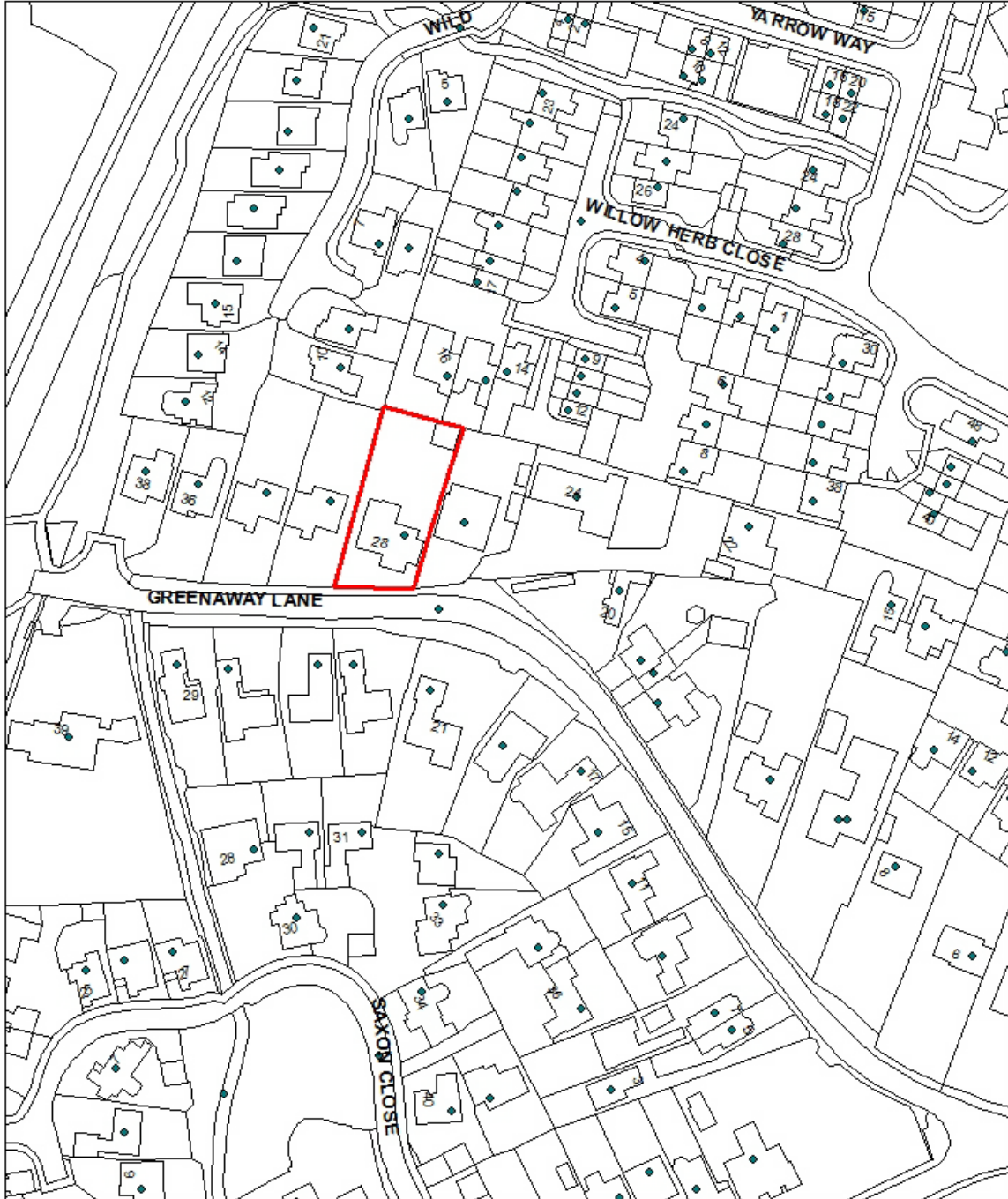
The proposal is acceptable for permission without demonstrable harm to the character of the area or the amenity of neighbouring properties.

Recommendation

PERMISSION subject to conditions: Development to commence within 3 years: Materials to match: Windows in the south facing dormer to be obscure glazed and non opening design to a height of 1.7 metres.

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28 GREENAWAY LANE
SCALE: 1:1,250

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Agenda Item 6(10)

P/14/0765/FP

MR & MRS C BRADBURY

LOCKS HEATH

AGENT: JENKINS
ARCHITECTURE LTD

LOFT CONVERSION INCLUDING FRONT ROOF LIGHTS, REAR DORMER WINDOWS
AND REAR EXTENSION

15 ST CUTHBERTS LANE LOCKS HEATH SOUTHAMPTON SO31 6QR

Report By

Emma Marks Extn.2677

Site Description

This application relates to a detached bungalow on the east side of St Cuthberts Lane.

The site is within the urban area.

Description of Proposal

Planning permission is sought for a loft conversion which includes the installation of front roof light and a rear dormer window. In addition an existing flat roofed rear extension is to be widened and a pitched roof with side dormer window constructed above it.

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

Representations

One letter of representation has been received from a resident in Crispin Close objecting on the grounds that the development would result in the loss of their privacy and overlooking.

Planning Considerations - Key Issues

Concern has been raised by the occupier of 17 Crispin Close that the first floor window within the rear of the property would create overlooking and a loss of privacy.

The windows proposed within the rear of the property would be around 31 metres from the rear boundary of the site, and 38 metres to the property of 18 Crispin Close which sits directly to the rear. Number 17 Crispin Close is a very similar distance from these windows.

These distances considerably exceed the minimum distances (11 metres and 22 metres respectively) which are generally sought to achieve an acceptable level of privacy to neighbouring gardens and properties.

The design of the development is acceptable and the only change to the front elevation would be the installation of roof lights therefore no adverse impact would be created to the

appearance of the bungalow or the wider streetscene.

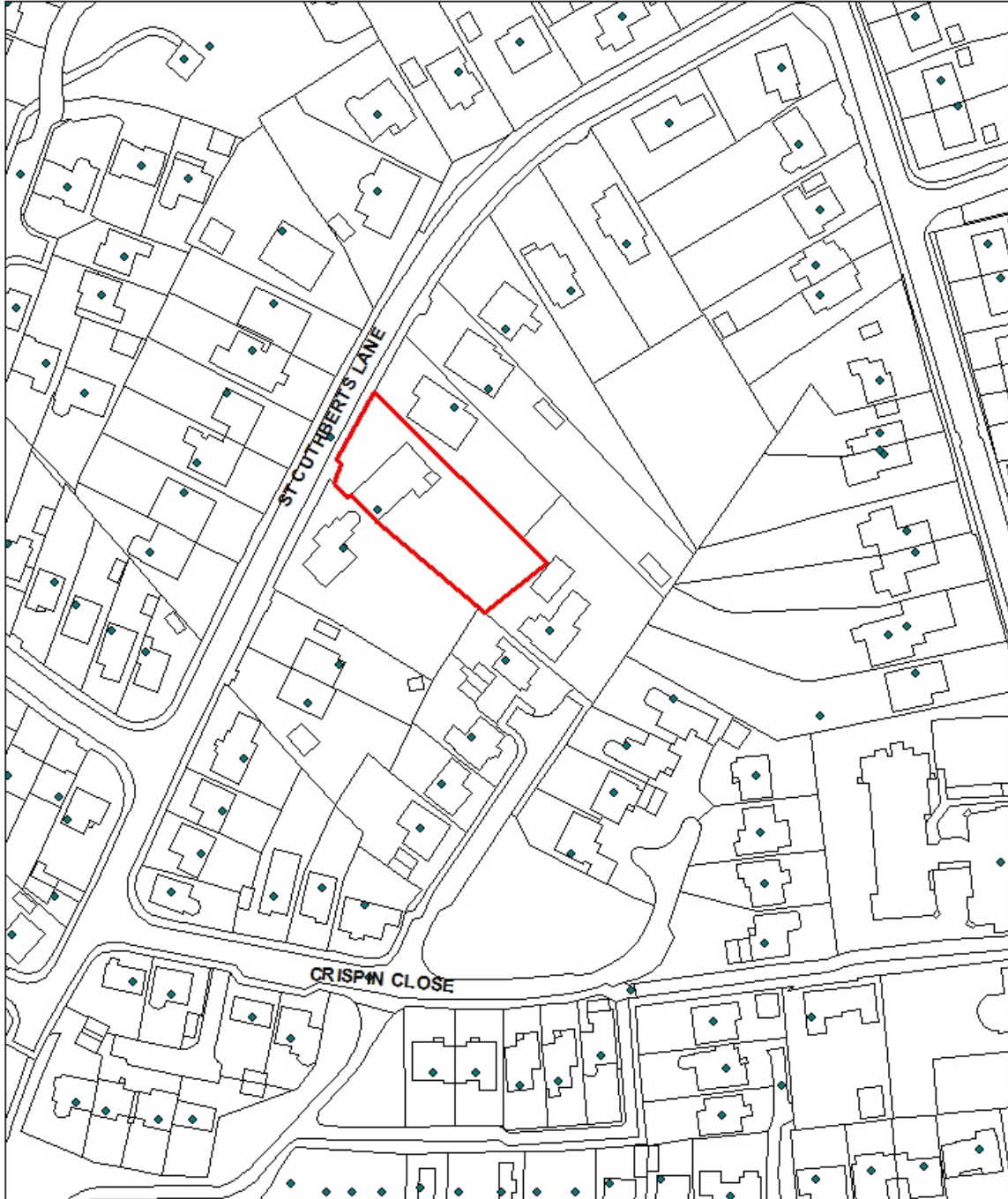
Officers are of the view that the development is acceptable and complies with the Adopted Fareham Borough Core Strategy and the emerging Local Plan Part 2.

Recommendation

PERMISSION - Development to commence within three years; Dormer window serving bedroom 3 shall be glazed with obscure glass and fixed shut up to a height of 1.7 metres from the internal finished floor level.

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15 ST CUTHBERTS LANE
SCALE: 1:1,250

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Agenda Item 6(11)

P/14/0778/FP

WARSASH

MS R SNOWDEN

AGENT: MRS A HEWITT

PROVISION OF STORAGE CONTAINER, PORTABLE TOILET FOR EXISTING RIDING ESTABLISHMENT

HOOK PARK ROAD - LAND AT HOOK WARSASH HANTS

Report By

Mark Wyatt - x2412

Introduction

This application is reported to the Planning Committee in accordance with the Scheme of Delegation.

Site Description

The application site is, for the purposes of planning policy, in the countryside. The proposals map of the Local Plan Review also locates the site within the Meon Strategic Gap. The site itself is principally laid to grass with a post and rail fence defining a menage within the field. The field is bounded on three sides by native vegetation and earth bunds, to the east the field shares a fence with the adjacent field. The site is generally flat with no significant change in levels. There are views of the site from Hook Park Cottages situated on higher ground to the south of the site.

Description of Proposal

The Planning Committee granted a temporary planning permission for the ongoing use of the land for a small riding school and associated container and toilet facilities earlier this year under reference P/13/1054/FP.

The previous application was presented to the Committee twice, the second time following a deferral of the application, with the applicant providing further information on the hours of the proposed use and the means of access to the site for customers. A temporary planning permission for three years was granted on 28th April which allowed the riding school to operate as follows:

- January to July in any calendar year;
- Tues & Thurs - 4pm - 6pm (light permitting);
- Saturday - 9am - 3pm; and
- Mon - Friday in school Holidays - 9am - 3pm.

The applicant has since advised the Local Planning Authority that the existing enterprise cannot operate within the terms of this planning permission. The applicant has advised the LPA that the business also offers ad-hoc lessons for which the timings in the planning conditions do not allow. Officers had previously interpreted the applicant's case that the ad-hoc lessons were undertaken within the defined opening hours set out above.

As such this application seeks to provide some flexibility to the existing planning permission to allow for the above hours plus the applicant's ad-hoc lessons as follows:

- no more than seven hours of lessons per week at any time between 1000 - 1600 Monday to Friday outside of the school holidays with a maximum of 7 riders per day between these

times.

Policies

The following policies apply to this application:
National Planning Policy Framework (NPPF)

Approved Fareham Borough Core Strategy

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS17 - High Quality Design

CS22 - Development in Strategic Gaps

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP8 - New Leisure and Recreation Development Outside of the Defined Urban Settlement

DSP9 - Economic Development Outside of the Defined Urban Settlement Boundaries

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/13/1054/FP</u>	PROVISION OF STORAGE CONTAINER, PORTABLE TOILET AND SMALL RIDING ESTABLISHMENT
	APPROVE 28/04/2014

Representations

Three letters from 19 Romford Road, 16 Rossan Avenue, 6 Mariners Way:
OBJECTION:

- The access to the site is not suitable or fit for purpose to serve a business of this kind and would impede the use by others
- Recently large vehicles servicing the riding establishment have blocked the access to the neighbouring properties. An ambulance would not get pass and the hedgerow has been damaged.
- the problems of access and nuisance to residents are a major issue.
- I cannot understand why the application says that the business has been operating for 15-20 years from these fields. I know who used to rent these fields until very recently and it was not the applicant.
- The increased hours will cause even more disruption as rights of way will be blocked. surely this is not acceptable or even legal?
- The agent states that the land has not been used since August 2013 - this is not true. I witnessed the land used for riding school activities this June. This caused a nuisance as the

right of way was blocked.

- The last application took a balanced view to trial the use by restricting hours and on a temporary basis. This should be refused and the existing permission stands as it is.

Consultations

DIRECTOR OF PLANNING & DEVELOPMENT:

- Ecology: No objection
- Highways: No objection subject to condition limiting the age of riders for the extended hours to those under 19

DIRECTOR OF COMMUNITY:

- Environmental Health - Pollution: No adverse comments
- Environmental Health - Contamination: No objection

Planning Considerations - Key Issues

The key issues in the consideration of this application are:

- The principle for development
- Character and appearance
- Neighbouring amenity
- Highways
- Period of operation
- Conditions

THE PRINCIPLE FOR DEVELOPMENT:

Policy CS14 of the Fareham Borough Core Strategy seeks to restrict development in the countryside unless it has been demonstrated there is an essential need for the development, such as being essential to agriculture, or if it is a type of development appropriate for a countryside location. The applicant seeks permission to vary the terms of an existing planning permission for a small secure container and a portable toilet to enable local children to continue to receive riding tuition at the site. Paragraph 5.146 of the small text of Policy CS14 supports countryside recreation.

Planning permission P/13/1054/FP accepted the principle for the development in this countryside location. What is being proposed here is essentially an additional seven hours of lessons per week at any time between 1000 - 1600 Monday to Friday outside of the school holidays. The means of getting to the site would remain as previously permitted - park and walk - and the additional hours would not require any further associated equipment.

Given that the principle for the use of the site for a small riding school has been accepted the proposed increase in activity is considered to be acceptable as an appropriate use in a countryside location subject to the consideration of the other relevant matters.

CHARACTER AND APPEARANCE:

As per the commentary above with regard to the principle for development; the landscape impact has also been previously considered. The Committee previously resolved to grant a permission that allowed the container to be retained on site for the period of the planning permission rather than have it removed at the end of each season. However the retention of the container was subject to the applicant providing additional screen planting.

This planting was previously secured by planning condition on permission P/13/1054/FP. However the applicant has indicated as part of this application that a hawthorn hedge is to

be planted to the south side of the container location. This planting proposal is considered to be acceptable such there would be no demonstrable harm to the character and appearance of the area over and above that considered previously.

NEIGHBOURING AMENITY:

The key assessment in this matter is whether the teaching of a further seven hours of lessons per week at any time between 1000 - 1600 Monday to Friday outside of the school holidays would be harmful. The existing planning permission is only temporary such that there is a chance to give the proposal a "trial run". The relatively small increase in hours is considered to be acceptable when couched against the terms of the existing temporary planning permission. The proposal is not considered to result in significant demonstrable harm to the amenity of neighbouring properties.

HIGHWAYS:

The applicant has set out previously that parents are asked not to park or drive and drop off children in the lane. Children are walked to the site with parents, with drop off points located at Church Road, Nook and Cranny Car Park and the junction of Cowes Lane and Hook Park Road. Hook Park Road is an unclassified byway open to all through traffic.

The assessment surely must focus on whether the level of additional traffic from a potential additional seven hours of lessons per week would be harmful to the amenity of and users of the lane.

The Highway Officer has expressed some caution at the extended hours and suggested that it would be right to restrict the proposed extension of use to riders under the age of 19 years, so that the use is specialist, rather than for general public use on weekdays outside of school holidays.

However, the highway impact of the customers being under 19 or over 19 is likely to be the same given the need to park and walk to the site. The guidance on the use of planning conditions is set out the national Planning Practice Guidance (PPG). The tests for planning conditions are reflective of those that used to be in Circular 11/95 such that the imposition of a an age restriction is not likely to be necessary to make the development acceptable in planning terms or relevant to the development proposed. Such a restrictive condition could not be justified.

Given that there is no highway objection to the increase in use other than a restriction on customer age, the proposal for the additional seven hours of teaching time during the week day, term time is considered to be acceptable.

Public representation has indicated that there has been a blocking of the right of way as a result of the permitted scheme. Any blocking of the right of way would be outside of the application site and any obstruction would be a matter for the police who, it is understood, dealt with the situation referred to.

PERIOD OF OPERATION:

Third party comments suggest that there is mis-leading information within the application with specific reference to the length of time that the enterprise has been operating from the application site. The application does not seek to demonstrate that the use of the land would be lawful. The application seeks an express planning permission for the proposed use and the most appropriate means of considering this is against the policies of the development plan or any other material considerations that would weigh in favour of the

proposal.

CONDITIONS:

The applicant intends on using this site between January and July only such that the site is only really used for six months in any one year. The temporary permission ceases on 27th April 2017. In this case it is considered reasonable to extend this to the end of the 2017 season.

As set out in describing the proposal above, there was some ambiguity in the applicant's submission previously that led to the existing permission being too restrictive for the applicant's needs. As such, as part of the recommendation, the conditions are set out in full.

CONCLUSION:

The application for a further seven hours of lessons at any time between 1000-1600 Monday to Friday during term time is acceptable as part of the existing temporary planning permission without undue harm to the amenity of the area, neighbours or detriment to highway safety. As such the proposal continues to be acceptable for temporary planning permission.

Recommendation

TEMPORARY PERMISSION Subject to conditions:

01) The use hereby permitted shall cease, the container removed and the land reinstated to its former condition on or before 31st July 2017 unless a further planning permission has been granted before the expiry of such period

REASON: To retain planning control over the development hereby permitted and to enable the circumstances leading to the grant of permission to be reviewed; in accordance with Policies CS17 and CS5 of the Fareham Borough Core Strategy.

02) The use hereby permitted shall only take place on the site between 1st January and 31st July in any one calendar year and shall not be used for the permitted use outside of these times:

- (i) between 1600 - 1800 on Tuesdays and Thursdays
- (ii) between 0900 - 1500 Monday to Friday during school holidays
- (iii) no more than seven hours of lessons per week at any time between 1000 - 1600 Monday to Friday outside of the school holidays and
- (iv) between 0900 - 1500 on Saturdays
- (v) There shall be no classes on Sundays or recognised bank/public holidays

REASON: In order to protect the amenities of the area in accordance with Policies CS17 and CS5 of the Fareham Borough Core Strategy.

03) There shall be:

- (i) A maximum of six riders/customers on a Tuesday and Thursday between 1600-1800
- (ii) A maximum of twenty riders/customers between 0900 - 1500 on a weekday during the school holidays.
- (iii) A maximum of six riders/customers per day between the hours of 1000 - 1600 on a weekday outside of the school holidays at the times permitted in the previous condition of this permission.
- (iv) A maximum of twenty riders/customers on a Saturday at the times permitted in the previous condition of this permission.

REASON: In order to protect the amenities of the area in accordance with Policies CS17 and CS5 of the Fareham Borough Core Strategy.

04) The temporary toilet facilities shall be removed from the site outside of the period 1st January to 31st July.

REASON: In order to protect the amenities of the area in accordance with Policies CS17 and CS5 of the Fareham Borough Core Strategy.

05) Parking space for a maximum of three vehicles shall be provided on site prior to the first use of the land for a riding school following this decision. This area for the parking of vehicles shall thereafter be retained and kept available at all times during the life of the planning permission.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Adopted Fareham Borough Core Strategy.

06) Prior to the installation of the container on the site the planting detailed within the application submission shall be undertaken in accordance with the approved details.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality; in accordance with Policies DG4 of the Fareham Borough Local Plan Review and Policy CS17 of the Adopted Fareham Borough Core Strategy.

07) The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan
- Block Plan
- Willbox Container specification
- Landscaping Plan

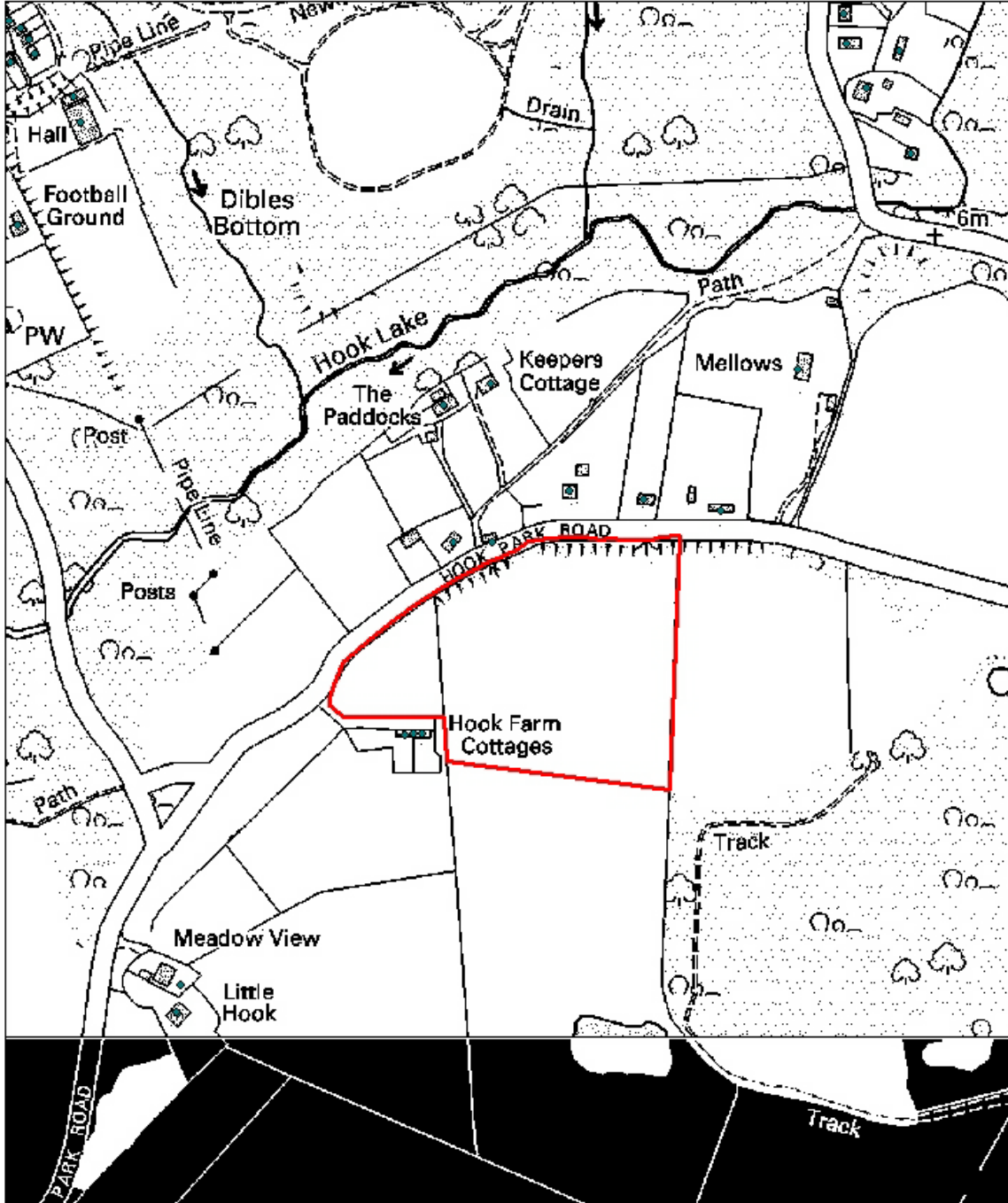
Reason: For the avoidance of doubt and in the interests of proper planning.

Background Papers

P/13/1054/FP

FAREHAM

BOROUGH COUNCIL



HOOK PARK ROAD
SCALE: 1:4,188

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Agenda Item 6(12)

P/14/0790/FP

MR & MRS LEE

TWO STOREY REAR EXTENSION

17 POPPY CLOSE LOCKS HEATH HAMPSHIRE S031 6XS

PARK GATE

AGENT: ANDREW JOHNS

Report By

Richard Wright (extension 4758)

Site Description

The application site lies at the end of Poppy Close, a residential cul-de-sac in Locks Heath. The property at 17 Poppy Close is a two-storey house with a conservatory at the rear and detached single garage close to rear of the house also.

Description of Proposal

A planning application was made earlier this year (reference P/14/0375/FP) for a two-storey rear extension spanning most of the width of the house and projecting 6 metres in depth. The application was withdrawn following concerns from neighbours and feedback from Officers that the proposed extension was too large and would have an unacceptable effect on neighbouring property.

This current application has been submitted after discussions took place with Officers as to what would be an acceptable sized extension to the house. The revised scheme now proposes a rear extension with a two storey part within the middle of the rear elevation of the house and a single storey element between it and the boundary with the adjacent dwelling to the east, 16 Poppy Close. The extension has also been reduced in depth compared to the previous submission and is now proposed to be 5 metres in depth from the rear of the original house. The extension would provide a ground floor family room/kitchen and an additional bedroom at first floor level.

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:

<u>P/14/0375/FP</u>	TWO STOREY REAR EXTENSION
	WITHDRAWN 28/05/2014

<u>P/09/1099/FP</u>	ERECTION OF SINGLE STOREY FRONT EXTENSION TO EXISTING PORCH
	PERMISSION 01/02/2010

Representations

Three representations have been received from neighbours living adjacent to the application site and objecting to the proposal on the following grounds:

- Restriction to outlook, view and natural light to neighbouring properties next door
- Overshadowing of next door neighbours' garden
- Imposing and dominating effect on garden located to rear (7 Gorse Close)
- Overlooking and loss of privacy
- Garden space will be reduced meaning increased noise and disturbance from its use by children associated with the applicant's childminding business
- Parking problems

Planning Considerations - Key Issues

i) Effect on light to and outlook from the adjacent property 16 Poppy Close

In comparison to the previously submitted application, the scale of the first floor part of the proposed extension has been reduced significantly. The drawings now show a distance of around 3.8 metres from the party boundary between the site and 16 Poppy Close and the flank wall of the two storey part of the new extension. The single storey part would be closer at around 1 metre from the boundary, a similar distance as the existing conservatory. The house at 16 Poppy Close has a rear conservatory also set around 1 metre away from the boundary.

In considering the effect of the new extension, Officers acknowledge that the proposed ground floor footprint remains a large addition to the house and the single storey part of the extension would be close to the party boundary at a depth of 5.0 metres. It would however replace the existing conservatory at the application site which measures 4.1 metres at its deepest, and would not project far enough into the garden to have a significant effect on the light to the conservatory next door.

The two storey part of the extension has been set back a significant way from the boundary reducing the bulk, making it far less imposing and cutting down on any resultant loss of light to the neighbouring house. The two storey element would have very little effect on light available to or outlook from the first floor bedroom window nearest the boundary in 16 Poppy Close. When viewed from the conservatory or neighbouring garden it would be seen against a backdrop of the house already extended on the other side of the application site, 18 Poppy Close and a backcloth of tall mature trees beyond that.

Officers have concluded that the effect on light into or outlook from 16 Poppy Close would not be materially harmful.

ii) Effect on light to and outlook from the adjacent property 18 Poppy Close

The proposed extension would not have a materially harmful effect on light to or outlook from the adjacent property at 18 Poppy Close. The extension would be set 4 metres from the party boundary and would be behind both the garage at the application site and the neighbour's own garage when viewed from the rear garden of 18 Poppy Close. Given the separation distance involved and the positioning of the extension relative to the neighbouring rear garden there it would not appear overbearing or detract from the enjoyment of that garden space.

iii) Effect on privacy of neighbours living at 7 Gorse Close

The rear garden of the neighbouring property 7 Gorse Close lies at the end of the rear garden of the application site. The distance from the new bedroom window in the rear of the extension to the boundary between the two properties would be 12 metres. This is more than the minimum separation distance of 11 metres ordinarily sought in such circumstances as recommended in Appendix 6 of the adopted Fareham Borough Local Plan Review and the Council's approved Extension Design Guide.

Officers have considered also the effect of views into windows within 7 Gorse Close from the new first floor bedroom window in the extension. The northern flank wall of 7 Gorse Close runs parallel to the party boundary and has within it an obscure glazed window to a first floor bathroom and an obscure glazed kitchen door at ground floor level. Even though the bathroom window has a top opening section and the door is openable, no material harm to the privacy of the neighbours would occur. The house also has a conservatory on the far southern side of the rear elevation. Officers consider that the distance from this conservatory to the new bedroom window in the extension would be more than sufficient to prevent any material loss of privacy.

iv) Effect on other living conditions

Concern has been raised by two of the neighbours on the fact that the applicant runs a childminding business from home. The concern is that the extension is likely to result in increased noise and disturbance to the neighbours as well as additional parking problems.

Officers understand that, regardless of whether there was to be an increase in the size of the property, Mrs Lee would not be able to care for any more children than she currently does under the limitations set down by Ofsted. At present that limit enables Mrs Lee to care for a maximum of 6 children under 8 years of age. No childminding takes place at weekends. Whilst the construction of the proposed extension would mean more internal and less external living space at the property this is unlikely to make much difference to the living conditions of neighbours in terms of noise from children playing in the garden. Similarly there would be no effect on parking through an increase in business activity.

Conclusion

After careful consideration of the likely impact on the light to, outlook from and privacy enjoyed by the occupants of neighbouring properties, Officers have concluded there would be no material harm to the living conditions of neighbours as a result of the proposed extension and the proposal is acceptable.

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

Recommendation

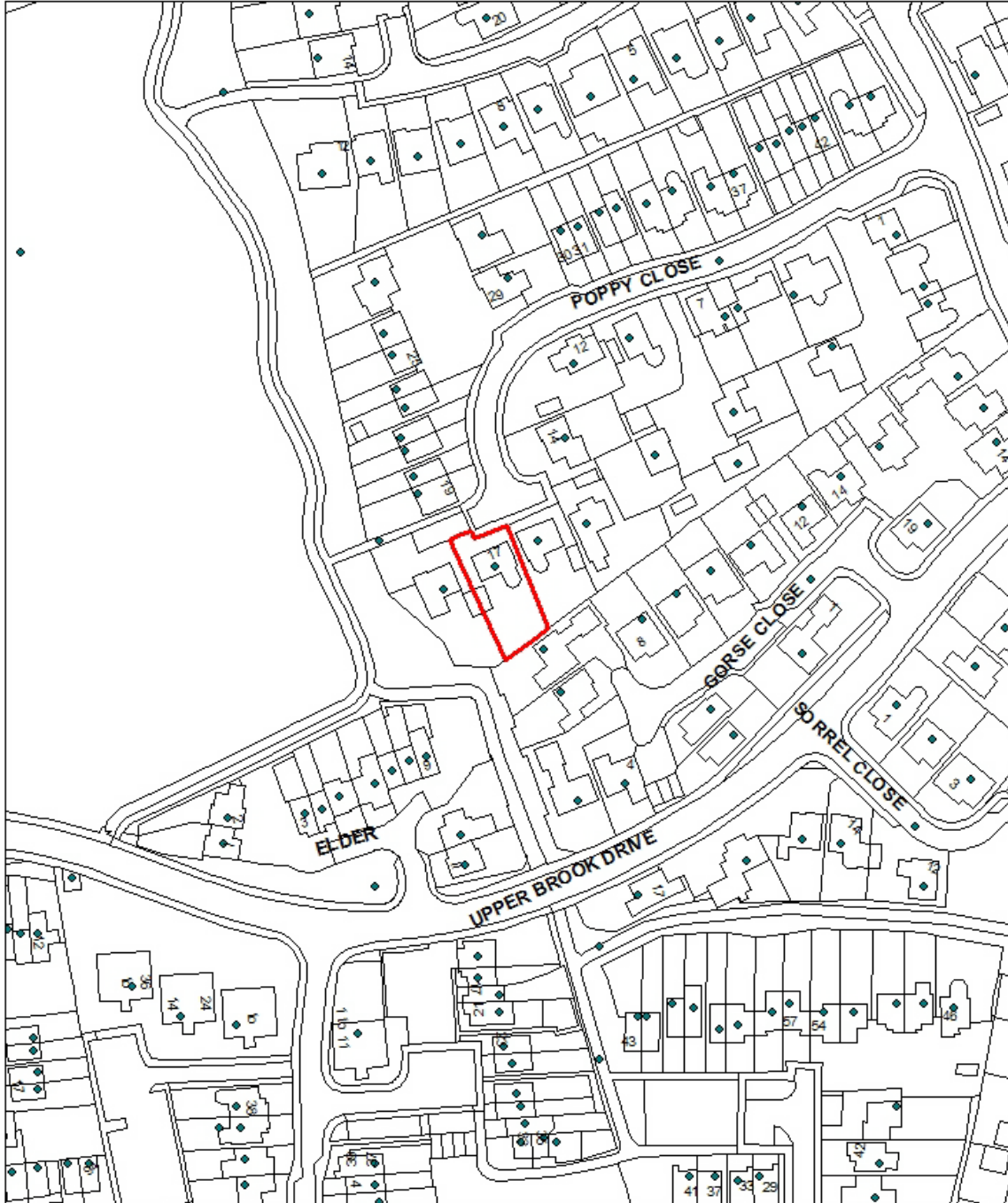
PERMISSION; Development to commence within three years; Development to be undertaken in accordance with approved drawings.

Background Papers

P/14/0790/FP

FAREHAM

BOROUGH COUNCIL



17 POPPY CLOSE
SCALE: 1:1,250

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Agenda Item 6(13)

P/14/0795/VC

MR & MRS A HEAD

TITCHFIELD COMMON

AGENT: ROBERT TUTTON
TOWN PLANNING CONS LTD

VARIATION OF CONDITION 1 OF P/13/0717/RM TO VARY THE APPROVED PLANS TO SHOW LIVING ACCOMMODATION WITHIN THE ROOF SPACES OF EACH PLOT; THE ADDITION OF 5 ROOFLIGHTS AND SOLAR THERMAL PANELS IN THE SOUTHWEST ROOF PLANES AND 1 ROOFLIGHT IN THE NORTHEAST ROOF PLANES OF EACH PLOT; THE APPROVED SECOND FLOOR WINDOWS IN THE REAR ELEVATIONS OF EACH PLOT TO BE HINGED AT THE BOTTOM AND FITTED WITH RESTRICTORS TO ENABLE INWARD OPENING BY 10CM ONLY; FRENCH DOORS TO PLOT 1 REPLACED BY BI-FOLD DOORS AND TO PLOT 2 WITH PATIO DOORS, AND REVISED CAR PARKING TO PROVIDE 3 CAR PARKING SPACES FOR EACH PLOT

18 LOCKS HEATH PARK ROAD LOCKS HEATH SO31 6NB

Report By

Graham Pretty (Ext. 2526)

Site Description

This application relates to a site within the urban area to the east side of Locks Heath Park Road just to the south of the junction with Summerfields where two dwellings are nearing completion as permitted by planning permissions P/13/0060/OA and P/13/0717/RM.

Description of Proposal

The application is to vary the approved plans broadly to alter the fenestration of the dwellings add solar thermal panels to reflect the development as built, and adjustments to the car parking.

Policies

The following policies apply to this application:

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,

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/13/0060/DP/A DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO

DETACHED DWELLINGS (OUTLINE APPLICATION) : DETAILS PURSUANT - CONDITION 5 (MATERIALS), CONDITION 6 (HARD SURFACING), CONDITION 7 (BOUNDARIES), CONDITIONS 13 (WHEEL WASHING) AND CONDITION 15 (OPERATIVE VEHICLES & STORAGE)

APPROVE 07/02/2014

P/13/0717/DP/A DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (RESERVED MATTERS TO OUTLINE APPLICATION P/13/0060/OA):- DETAILS PURSUANT CONDITION 2 (INTERNAL FLOOR LEVEL)

APPROVE 07/02/2014

P/13/0717/RM DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (RESERVED MATTERS TO OUTLINE APPLICATION P/13/0060/OA)

APPROVE 13/09/2013

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

APPROVE 14/03/2013

Representations

One letter of objection has been received on the grounds that there is no need for opening windows in the rear second floor since the developer stated that the space was for storage.

Any further representations will be reported if received.

Planning Considerations - Key Issues

The key considerations in this case are:

- Impact on the appearance of the dwellings in the street scene
- Impact on neighbouring properties
- Parking

Impact on the appearance of the dwellings in the street scene -

The proposed changes make no alteration to the height or scale of the approved dwellings. The main changes are the introduction of rooflights and the consequent positioning of the proposed solar thermal panels. Internally, living accommodation is now proposed within the roofspace which was previously, as approved, to be used for storage. In principle, the use of the roofspace for accommodation is not unacceptable provided that the changes ensuing from that use do not result in any material harm.

In terms of the visual impact of the proposals this is limited to the side roofplanes where rooflights and solar panels are not unusual features even in two storey properties. There is no addition to the bulk or design of the buildings which would otherwise affect the overall impact of the buildings in the streetscene. In this respect the proposals are considered to be acceptable.

Impact on neighbouring properties -

Rooflights - The rooflights on the north facing roofplanes serve only a stairwell. In the south roofplanes they serve hobby, exercise and shower rooms. Those on Plot 1 look only on to the roof of Plot 2. Those on Plot 2 look towards the existing drive to the properties to the rear and towards the rear garden of No.14, however, the windows are set at a cill height of 1.7m above internal floor level to prevent overlooking. It is considered that these windows do not result in an unacceptable loss of privacy.

Rear gable windows - These windows are in elevations already having rear bedroom windows where the garden depths are 11m and 12.7m to Plots 1 and 2 respectively. These distances are such that there would not be any objection were they to be clear and fully opening. However, the windows are obscure glazed and it is proposed to change the side hung design to bottom hung with restrictors to prevent the top from opening by more than 10cm. In all respects this is considered to be acceptable.

Parking -

As approved the dwellings are proposed to have 3 bedrooms and 2 car parking spaces are approved for each plot. Although the roofspace is not proposed to be used for bedroom accommodation it is clear that the internal access and floorspace within the roofs is such that the space could be used as additional bedroom accommodation. The applicants have submitted an amended layout plan showing 3 car parking spaces per dwelling which meets the Council's standard for dwellings of 4 bedrooms or more.

Recommendation

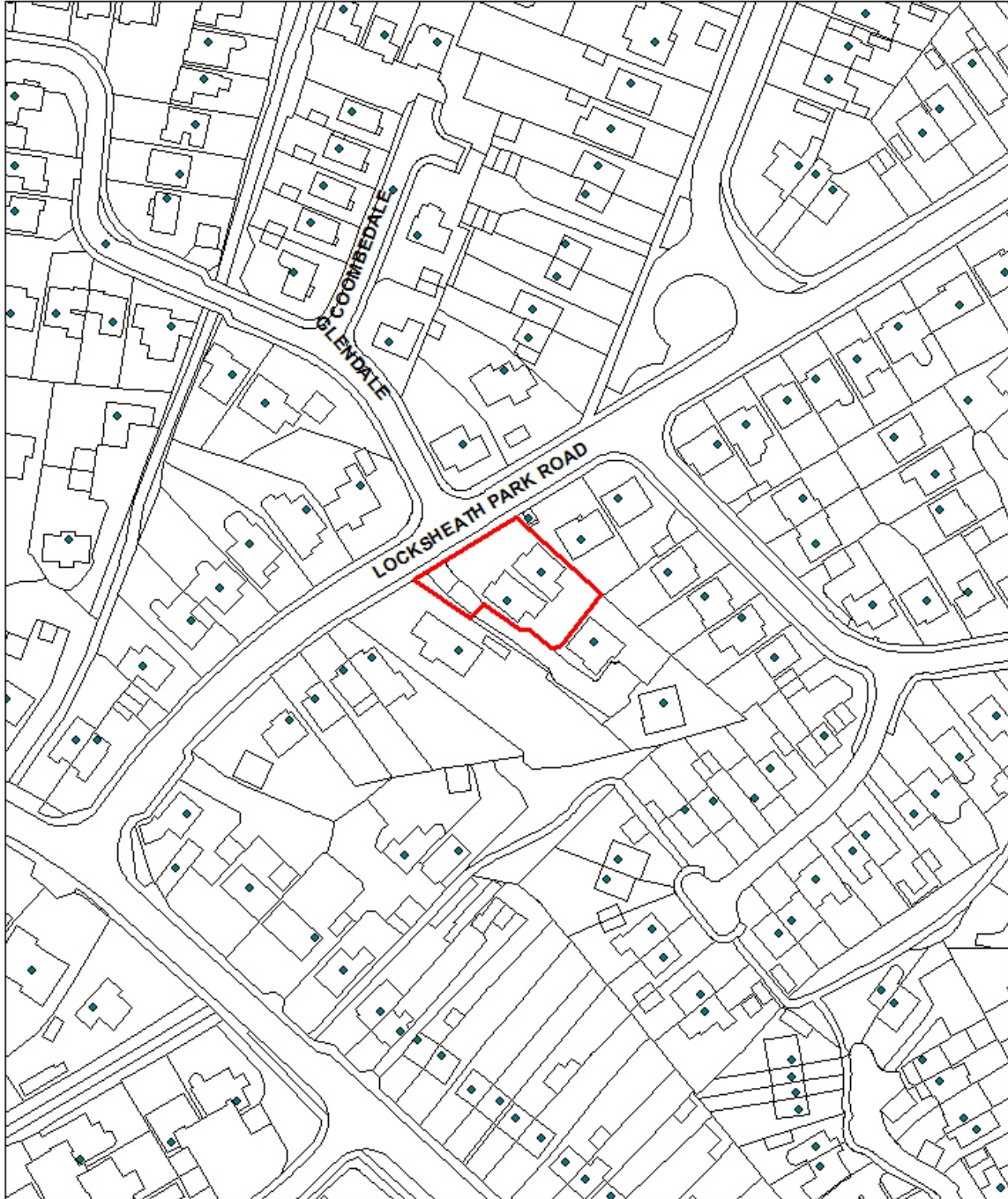
PERMISSION subject to conditions:
in accordance with approved plans

Background Papers

P/13/0060/OA; P/13/0717/RM; P/14/0795/VC

FAREHAM

BOROUGH COUNCIL



18 LOCKS HEATH PARK ROAD
SCALE: 1:1,250

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ZONE 2 - FAREHAM

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

Reference		Item No
P/14/0617/TO FAREHAM EAST	46 PARK LANE FAREHAM HAMPSHIRE PO16 7LB (A) FELL TWO OAKS (T6 AND G1.1 OF THE TPO) AND (B) FELL ONE OAK (T5 OF THE TPO). THE TREES ARE PROTECTED BY TPO601	14 SPLIT DECISION
P/14/0649/FP FAREHAM NORTH	114 KILN ROAD FAREHAM HAMPSHIRE PO16 7UN SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS	15 PERMISSION
P/14/0741/FP FAREHAM NORTH-WEST	137 GUDGE HEATH LANE - LAND TO REAR OF - FAREHAM HAMPSHIRE PO15 6PR ALTERATIONS OF EXISTING DWELLING AND ERECTION OF A 4 BEDROOM DWELLING AND CARPORT AND ASSOCIATED WORKS	16 PERMISSION
P/14/0827/FP FAREHAM NORTH	29 SOMERVELL DRIVE FAREHAM HAMPSHIRE PO16 7QL SINGLE STOREY PITCHED AND FLAT ROOF CAPPED EXTENSION TO THE SIDE OF THE PROPERTY WITH NEW PITCHED ROOF TO EXISTING SINGLE STOREY STRUCTURE TO THE REAR OF THE BUILDING.	17 PERMISSION

Agenda Item 6(14)

P/14/0617/TO

ELLIPTA LIMITED

FAREHAM EAST

AGENT: INNOVATION GROUP
ENVIRONMENTAL

(A) FELL TWO OAKS (T6 AND G1.1 OF THE TPO) AND (B) FELL ONE OAK (T5 OF THE TPO). THE TREES ARE PROTECTED BY TPO601

46 PARK LANE FAREHAM HAMPSHIRE PO16 7LB

Report By

Paul Johnston - extrn.4451

Site Description

This application relates to trees situated within the curtilage three detached properties, 44a, 46 and 48 Park Lane adjacent to each other and on the east side of Park Lane.

Description of Proposal

Consent is sought to fell three oaks protected by TPO 601 which have been implicated in subsidence.

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/95/0346/TO

PRUNING OF ONE OAK TREE COVERED BY HTPO41

REFUSE

14/06/1995

Representations

One representation has been received objecting to the works due to the impact on the street scene. It was also commented that the roots of the trees may be drawn to the high moisture level at the property.

Planning Considerations - Key Issues

Government guidance suggests that in considering applications the Local Planning Authority are advised:

(1) to assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area, and

(2) in the light of their assessment at (1) above, to consider whether or not the proposal is justified, having regard to the reasons put forward in support of it.

They are advised also to consider whether any loss or damage is likely to arise if consent is

refused or granted subject to conditions.

In general terms, it follows that the higher the amenity value of the tree or woodland and the greater the impact of the application on the amenity of the area, the stronger the reasons needed before consent is granted. On the other hand, if the amenity value of the tree or woodland is low, the impact of the application in amenity terms is likely to be negligible.

Tree preservation orders seek to protect trees in the interest of public amenity; therefore it follows that the removal of a protected tree should only be sanctioned where its public amenity value is outweighed by other considerations.

Fareham Borough Council has received an application to remove three mature oak trees situated at 44a Park Lane, 46 Park Lane and 48 Park Lane, Fareham on the grounds that they are causing subsidence to the dwelling at 46 Park Lane. Damage first occurred in 1993 and in 1996 underpinning and superstructure repairs were undertaken, which involved deepening the foundations to 2.5 metres.

During the summer of 2012 the current owner of the property reported additional damage to the property to his buildings insurers. Following more significant damage during the following year the insurers agreed an engineering solution to deepen the foundations further and the work commenced in February 2014. Shortly after work began exceptionally high ground water levels were encountered, which prevented the excavation works taking place and the additional underpinning was abandoned.

In June 2014 the buildings insurers arboriculturist and engineer proposed the removal of three oak trees situated to the front of the property citing them as the primary influence on the soil beneath the original 1996 underpinning.

Several trial pits have been excavated and boreholes sunk around and beneath the dwelling, which identified a highly shrinkable clay subsoil. In one of the seven boreholes (borehole no 4) situated in front of the garage to the north west of the building, roots identified as oak were recovered at a depth of 3 metres.

The three application trees predate 46 Park Lane, which was built in 1954 and form part of a significant treed frontage along the eastern side of Park Lane. These trees make a significant contribution to the character and public amenity of Park Lane due to their size and prominence in the landscape. One of the application trees situated to the front of 48 Park Lane is a very old and large specimen, arguably approaching veteran status.

In this instance it is concluded that the supporting evidence is not conclusive in terms of identifying all three trees as a material cause of damage to the property. This case seems to be complicated, even by subsidence standards, due to the failure of previous underpinning, a high water table and an initial proposal to undertake further underpinning as part of the current claim.

In light of the foregoing, officers can only sanction the removal of the two closest oak trees (A) Application Tree 2 - TPO 601 T6 and Application Tree 3 - TPO 601 G1.01 which are within 16 metres of the dwelling. Officers are unable to justify the removal of the most significant oak, as per (B) Application Tree 1 - TPO 601 T5, which is furthest from the damaged building approximately 22 metres away.

Recommendation

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

A) Fell Application Tree 2 (T6 of the TPO) and Application Tree 3 (G1.01 of the TPO).

REFUSE: Insufficient arboricultural evidence, harmful to visual amenities and character of the area:

B) Fell Application Tree 1 (T5 of the TPO).

Notes for Information

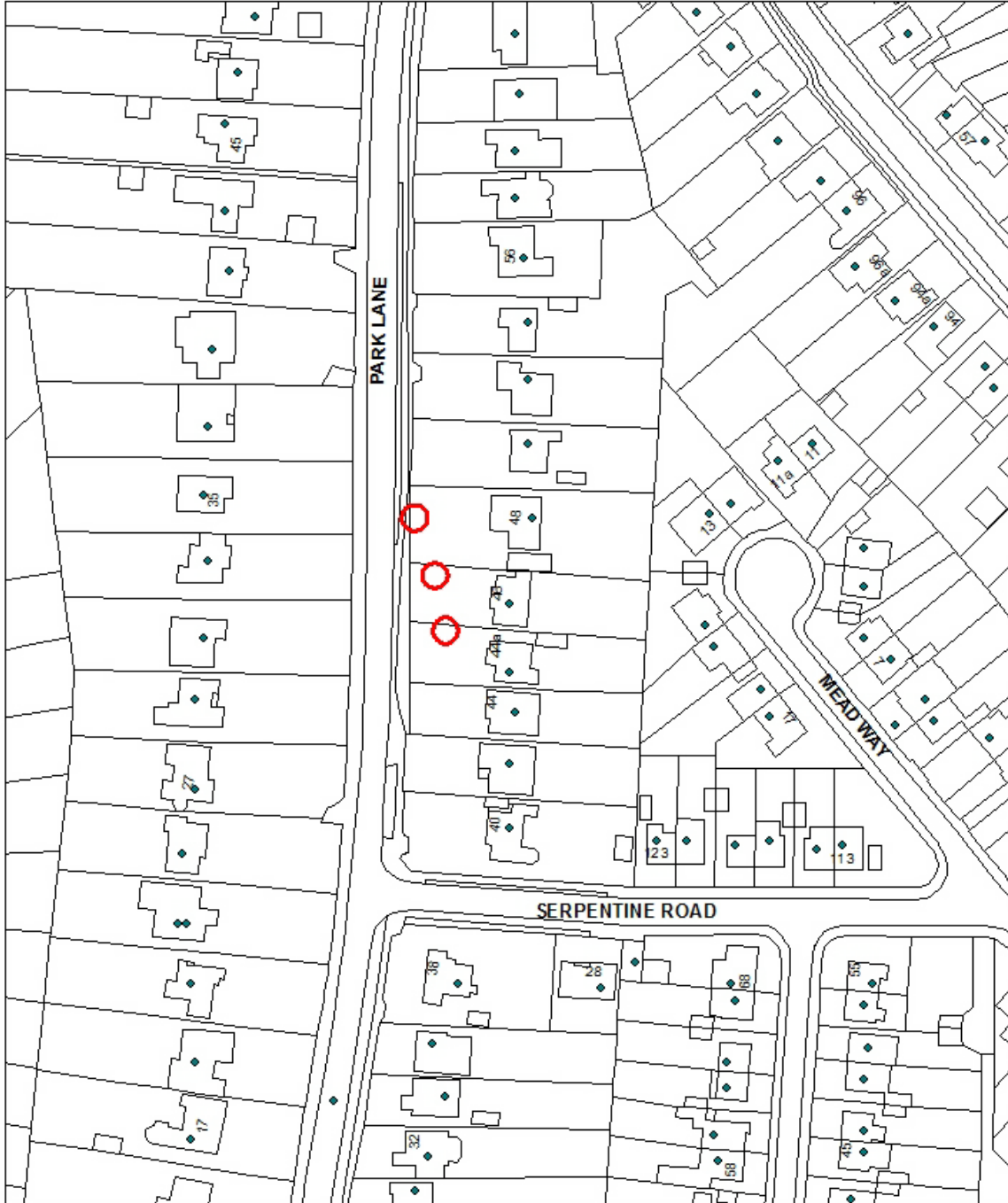
Notice of work commencement; Right to carry out work over property other than applicant's own; Terms as BS3998 and work in accordance with recent arboricultural research; Care to wildlife and bat protection.

Background Papers

Please see Planning history above, letter from Ellipta date 13 June 2014 and accompanying report reference T.18899.RE/HM.

FAREHAM

BOROUGH COUNCIL



46 PARK LANE
SCALE: 1:1,250

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Agenda Item 6(15)

P/14/0649/FP

TRUECARE GROUP LTD

FAREHAM NORTH

AGENT: JACKSON DESIGN
ASSOCIATES

SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS

114 KILN ROAD FAREHAM HAMPSHIRE PO16 7UN

Report By

Arleta Miszewska ext. 4666

Site Description

This application relates to a single storey residential care home situated on the northern side of Kiln Road, which is located within the urban area.

Description of Proposal

Planning permission is sought for a single storey rear extension with a staircase leading down into the rear garden. The extension would project beyond the existing rear wall by 5 metres. It would be flush with the eastern flank wall and project by 2.2 metres beyond the western wall, leaving a one metre gap between the extension and the common boundary with no. 116 Kiln Road. The extension would have maximum height of 4 metres above the ground level.

The extension would accommodate two bedrooms and a lounge and would be a part of a series of internal and external alterations to the care home. As a result of these alterations an additional bedroom for a service user will be provided.

The alterations also entail the insertion of four new windows in the eastern elevation of the building and two windows and a set of French doors with external steps in the western elevation.

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/05/1381/CU

Change of Use of Property to Residential Care Home (Class C2)

PERMISSION

23/11/2005

Representations

Two representation letters have been received from both adjacent properties objecting to the original scheme. Following the revision of the proposed development, only the

neighbour at no. 16 raised the following concerns:

- excessive development: the property has been already substantially extended, the existing extension projects further than any other neighbouring properties and is wider than the original building, the proposed extension will overshadow one third of my garden;
- visually intrusive due to its height and the changes in levels,
- overlooking, loss of privacy from proposed standing areas and new windows;
- asbestos present in the roof of the garage to be demolished.

Consultations

Director of Community (Environmental Health-Pollution) - no objection subject to conditions.
Director of Community (Environmental Health-Contamination) - no objection.
Director of Planning and Development (Highways) - no objection subject to improvements being made to the access to the site.

Planning Considerations - Key Issues

The main issue to be considered in determining this application is how the proposal may effect the living conditions of neighbours living either side of the site.

Proposed extension

Since the submission of the planning application the roof proposed over the extension has been reduced in scale.

The ridge of the roof of the proposed extension would be approximately 400mm higher than the eaves of the existing building. It would be hipped on all sides with the eaves height approximately 1 metre lower than the eaves of the original building.

Given the reduced height and bulk of the extension, Officers are of the view that there would be no material harm to the light and outlook available to the adjacent properties.

Proposed new windows and doors

Officers have carefully assessed the impact of the proposed new openings in the western and eastern elevations of the existing building. Because of the positioning of the windows, the raised internal floor level of the care home and the proximity to the party boundaries either side, these windows would provide views into the adjacent gardens harmful to the privacy of the neighbours. For that reason the windows will need to be either obscure glazed and fixed shut up to a height of 1.7 metres above internal finished floor level or changed to high level windows with a sill at the same height.

The proposed pair of French doors will need to be altered to a single door in the same approximate position as an existing external door already in the side of the building.

Subject to amended drawings showing these changes there would be no harmful effect on the privacy of the neighbours.

Highway safety

The comments of the Director of Planning and Development (Highways) have been carefully considered. Having fully assessed the proposals on site, Officers do not believe that the additional bedroom generates the need for the improvements to the existing vehicular access and car parking arrangements. On this basis Officers do not believe that

improvements are needed to the existing access.

Asbestos in existing garage to be demolished

Concerns have been raised over the potential presence of asbestos within the roof structure of the existing garage to be demolished. The planning agent has confirmed that, should the roof be found to contain asbestos, an appropriate licensed contractor will be used to ensure the hazardous materials are removed and disposed of safely.

Summary

For the reasons set out 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. Notwithstanding the representations received, conditional permission is recommended.

Recommendation

Subject to amended drawings showing:

- the windows proposed to be inserted into the western elevation of the existing building to be either obscure glazed and fixed shut up to a height of 1.7 metres above internal finished floor level or high level windows with a sill height of no less than 1.7 metres above internal finished floor level;
- the French doors proposed to be inserted into the western elevation of the existing building to be changed to a single door;

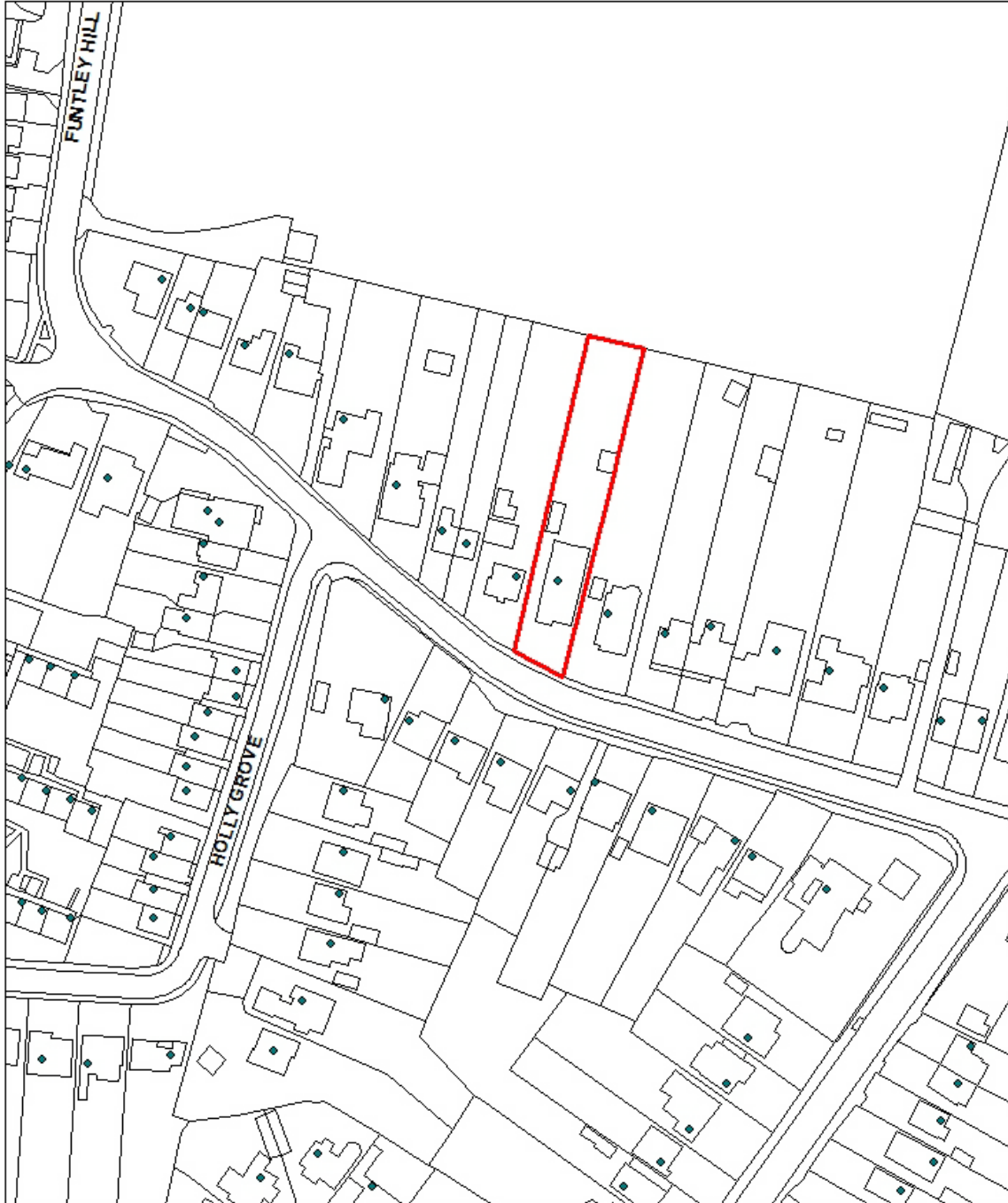
PERMISSION subject to the following conditions:

Development to commence within three years; development to be undertaken in accordance with approved drawings;

- obscure glaze and fix shut to a height of 1.7 metres above internal finished floor level: ensuite bathroom windows in extension, shower room, laundry room and office windows in eastern elevation of existing building;
- obscure glaze and fix shut to 1.7 metres above internal finished floor level OR high level windows with sill no less than 1.7 metres above internal finished floor level: quiet room and kitchen/dining room windows in western elevation of existing building.

FAREHAM

BOROUGH COUNCIL



114 KILN ROAD
SCALE: 1:1,250

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Agenda Item 6(16)

P/14/0741/FP

MR STEVE ABBLEY

FAREHAM NORTH-WEST

AGENT: IAN SULLIVAN
ARCHITECTURE LTD

ALTERATIONS OF EXISTING DWELLING AND ERECTION OF A 4 BEDROOM
DWELLING AND CARPORT AND ASSOCIATED WORKS

137 GUDGE HEATH LANE - LAND TO REAR OF - FAREHAM HAMPSHIRE PO15 6PR

Report By

Mark Wyatt - x2412

Introduction

This application is presented to the Committee in accordance with the Council's scheme of delegation.

Site Description

The application site is a broadly rectangular shaped plot on the northern side of Gudge Heath Lane. The site is the corner property at the junction with Sunlight Gardens to the east.

The existing dwelling on site is a cream render bungalow under a concrete tiled roof. The land falls to the north east. The boundaries are fenced and the rear garden laid to lawn. The frontage of the existing bungalow has a modern porch constructed of a red facing brick and the land forward of the house is laid to tarmac enclosed by a brick wall to the Lane.

The character of the area is mixed and varied. The surrounding development is a mixture of bungalows, chalet bungalows and two storey dwellings with a mixed pallet of materials. The frontages, in the main, are generally soft and landscaped which contributes to the suburban form of the area although there are some hard boundaries (such as the application site) and open frontages. Sunlight Gardens is a new development and is built to a much higher density than the dwellings on Gudge Heath Lane.

The neighbouring dwelling to the immediate north west is one of a pair of chalet bungalows. Beyond this pair are two back land dwellings (139a and 139b) served by a single track drive between 137b and 141.

Description of Proposal

The application seeks full planning permission for the subdivision of the plot with the extension and alteration of the existing bungalow and the construction of a new dwelling to the rear.

Access is to be taken from Gudge Heath Lane with an access drive to the south eastern side of the bungalow and extending to the rear, parallel to Sunlight Gardens. A new, two storey four bedroom dwelling is to be erected at the rear of the site adjacent to 139b Gudge Heath Lane. A two bay car port and three further parking spaces are provided at the rear of the bungalow with a new 1.8m high brick wall to the boundaries. A landscape strip is proposed adjacent to the garden of 137a Gudge Heath Lane.

Policies

The following policies apply to this application:

Fareham Borough Local Plan Review

CS2 - Housing Provision

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

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

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:

P/14/0491/FP **DEMOLITION OF EXISTING DWELLING AND ERECTION OF 1 No.4
BED DETACHED DWELLING AND 2 No. 3 BED SEMI DETACHED
DWELLINGS AND ASSOCIATED WORKS**

WITHDRAWN 09/07/2014

P/14/0267/FP **DEMOLITION OF EXISTING DWELLING AND ERECTION OF 4 NO. 3
BEDROOM DWELLINGS AND ASSOCIATED WORKS.**

WITHDRAWN 07/05/2014

Representations

One letter from 14 Sunlight Gardens:

OBJECTION:

- This more than doubles the housing density on the site and as such contravenes the Fareham Borough Local Plan Review - Policy DG1 in that it would detract from the use and enjoyment of adjacent land and have an adverse impact on the wider environment by reason of increased traffic, parking, noise, dust fumes/smoke.

Consultations

Director of Planning & Development:

- Highways: No objection subject to conditions

Planning Considerations - Key Issues

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

- The principle of development
- The impact on the character and appearance of the area
- Amenity
- Highways
- Solent Disturbance Mitigation Project

THE PRINCIPLE OF DEVELOPMENT:

The application site is, for the purposes of planning policy, within the defined settlement boundary. Core Strategy policy CS2 (Housing Provision) and policy CS6 (The Development Strategy) and policy CS7 (Development in Fareham) are relevant for housing proposals. The policies seek to facilitate housing development within the settlement boundary providing the setting of the settlement is protected. The redevelopment of land for housing purposes is therefore acceptable in principle subject to the the consideration of the relevant planning considerations.

The National Planning Policy Framework (NPPF) seeks to resist development of residential gardens where it would harm the character of the local area (para 53). Additionally, the NPPF excludes gardens from the definition of Previously Developed Land (PDL) in annexe 2. One of the key tests, therefore is whether the development would result in demonstrable harm to the character of the area.

Third party comments make reference to Borough Local Plan Review policy DG1. This policy no longer makes up part of the development plan. This policy was effectively replaced by policies CS15 and CS16 of the Core Strategy.

In terms of the representation with reference to sustainable development and emissions from new development, the Council would require the dwelling to be built to at least code level 4 of the Code for Sustainable Homes.

IMPACT UPON THE CHARACTER AND APPEARANCE OF THE AREA:

Gudge Heath Lane is a largely residential street that has developed through the years with a number of different architectural styles and age of property. The principle type of buildings are from the 1920-50's with some older buildings (Victorian) and more recent 21st century infill development. The general character is that the dwellings are set back from the road and benefit from generally large plots with space about dwellings. With regards to those dwellings that are of semi-detached design, these dwellings still benefit from a generous plot and generally have a reasonable level of space about their non-attached sides. As described above, generally, the frontages are also of landscaped form and this, along with the spaces between properties which allow for views of trees beyond, helps create a suburban and partly sylvan character.

The application site sits at the junction of Gudge Heath Lane and Sunlight Gardens. Sunlight Gardens is a recent development at a far higher density than the properties that front Gudge Heath Lane. This site is a scheme that redeveloped a former laundry site and oil depot. The design is much tighter than Gudge Heath Lane and the built form is at a much higher density.

Back land development is in existence to the north of the site at 139a and 139b Gudge Heath Lane. The eastern wall of 139b is visible from Sunlight Gardens across the application site.

The first test of policy CS17 of the Core Strategy is that development must "...respond positively to and be respectful of the key characteristics of the area, including...scale, form, spaciousness".

The site already accommodates a detached dwelling, the previously mentioned bungalow, that sits across the plot. The extension and alteration of this existing building to a chalet style property is not considered to be harmful to the character of the area. The proposed alterations do increase the height and bulk of the dwelling, however there is a mixture of architectural styles along the lane including a chalet dwelling next door at 137a Gudge Heath Lane. The altered bungalow would not appear out of context.

To the rear of the existing dwelling it is proposed to erect a new two storey dwelling. It is clear from the recent planning history for the site the scale and density of development has been greatly reduced. The single dwelling will sit adjacent to number 139b Gudge Heath Lane, which, as described above, can be seen from Sunlight Gardens.

The site is enclosed already by a 1.8m high close boarded fence and the drive extends to the eastern side of the bungalow as it exists where there is an existing side car port. As such the provision of the access drive will not be readily apparent or harmful to the Gudge Heath Lane street scene.

Given the existence of 139b Gudge Heath Lane and the terrace of 10-16 Sunlight Gardens, the presence of a new building at the rear of the application site would not appear out of keeping or detract from the character of the area. The architecture is simple with a facing brick and concrete tile covered hipped roof such that there is no conflict with the requirements of policy CS17.

AMENITY:

The proposed access drive is to serve both dwellings. The access drive has been relocated from the two withdrawn schemes to run parallel to Sunlight Gardens as opposed to adjacent to the garden of 137a. There are parking spaces and a simple timber framed car port adjacent to the boundary with 137a Gudge Heath Lane. However these spaces are off set by 1.2m with a landscaped strip between the parking spaces and the boundary beyond which is the rear garden of 137a. The existing boundary is a 1.8m high timber panel fence for the length of the boundary. The application proposes to replace this with a 1.8m high brick wall to further help mitigate the siting of the parking area adjacent to the neighbouring garden.

The rear garden area for the retained bungalow provides a garden 9m deep by 11m wide (99sq.m) and the garden for the new dwelling is 8m deep by 13.5m wide (108sq.m). The Council has previously sought to secure an 11m deep garden for new developments irrespective of plot width. This is primarily in the interest of privacy and securing adequate separation between properties.

Paragraph A6.8 of Appendix 6 of the Borough Local Plan Review does advise that shorter gardens may be acceptable if it would lead to an improvement in the layout and providing an appropriate garden area is provided. In this case, balancing the need to make efficient use of land within the settlement boundaries and the size of the gardens provided, the proposal is considered to provide an appropriate level of amenity space.

There is 29.5m separation distance between the two dwellings on the application site and 21m between the front elevation of the new dwelling and the rear of 137a Gudge Heath

Lane; 10m separates the new dwelling and the end of the garden to 137a. Whilst these distances are slightly less than the requirements in the Local Plan Review (22m and 11m respectively) it must be accepted that some degree of mutual overlooking already occurs from first floor bedroom windows of existing neighbouring properties (139b). The closest window at first floor level in the new dwelling serves a bedroom. Taking into account the relative infrequency with which residents would usually stand looking out of bedroom windows and the fact that the window design is a reasonable size opening for the room that it serves; it is not considered that the proposal would cause such a degree of harm to the amenity of the occupiers of 137a Gudge Heath Lane as to justify refusal of the application on this ground.

There is 14m between the rear wall of the new dwelling and 17 Sunlight gardens which has one small, obscurely glazed window in its flank elevation.

HIGHWAYS:

The application proposes a slight alteration to the existing access and the parking provision meets the maximum standards required by the Supplementary Planning Document. Subject to conditions there is no highway objection to the proposal.

SOLENT DISTURBANCE MITIGATION PROJECT CONTRIBUTIONS:

Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the Core Strategy sets out that the habitats of importance to the borough, including SPA's will be protected. The policy also proposes that Fareham Borough Council will work with other authorities in the PUSH area to develop and implement a strategy to protect European Sites from recreational pressure. CS4 sets out that developments likely to have an individual or cumulative adverse impact will not be permitted unless the necessary mitigation measures have been secured.

Emerging policies DSP14 (Supporting Sites for Brent Geese and Waders) & DSP15 (Recreational Disturbance on the Solent Protection Areas) have not been the subject of public consultation yet so the weight attributed to these policies is minimal. However, under the Habitat Regulations 2010, the Local Planning Authority has a legal requirement not to adversely affect the integrity of the SPA.

Recently gathered evidence by Natural England demonstrates that new development can reduce the quality of the habitat in the Solent SPA's. Any development that would result in an increase in the local population may have an impact either alone or in combination with other development on the coastal habitat. Development can increase the population at the coast and thus increase the level of disturbance and the resultant effect on the SPA's conservation objectives.

In this case the required mitigation was secured on 28th August 2014 such that the development is acceptable in terms of any impact on the important coastline designations.

CONCLUSION:

The application is considered acceptable for permission without harm to the amenity of the area or neighbouring properties whilst providing a windfall housing site within the defined settlement boundary that will contribute toward the Boroughs Housing supply. There is no highway objection to the proposal and the scheme has provided the required mitigation toward the Solent Disturbance Mitigation Project.

Recommendation

PERMISSION subject to conditions:

Commence within three years; in accordance with plans; material samples to be submitted; external surfaces to be approved; access constructed prior to occupation; parking provided by occupation; bin/cycle store at occupation; sight lines.

Background Papers

P/14/0491/FP, P/14/0267/FP

FAREHAM

BOROUGH COUNCIL



137 GUDGE HEATH LANE
SCALE: 1:1,250

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Agenda Item 6(17)

P/14/0827/FP

FAREHAM NORTH

MR MARTIN ORRELL

AGENT: MR GARY KING

SINGLE STOREY PITCHED AND FLAT ROOF CAPPED EXTENSION TO THE SIDE OF THE PROPERTY WITH NEW PITCHED ROOF TO EXISTING SINGLE STOREY STRUCTURE TO THE REAR OF THE BUILDING.

29 SOMERVELL DRIVE FAREHAM HAMPSHIRE PO16 7QL

Report By

Richard Wright (extension 4758)

Site Description

This application relates to a detached two storey house located on the southern side of Somervell Drive, a residential street within the urban area.

Description of Proposal

The house has a single storey element to part of the eastern side and rear comprising a garage, shower and WC facilities.

A path approximately 1 metre wide runs between the single storey wall and the boundary fence with the adjacent property. The proposal involves extending the width of this single storey part of the house over the path leaving a gap of around 200 mm between the new flank wall and the boundary to allow for any roof overhang and rainwater goods.

The single storey part would also be brought forward level with the front of the main part of the house and the whole single storey element would be given a new pitched 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

Representations

One letter of objection has been received from the neighbour at 27 Somervell Drive who is concerned that the proposal will lead to a loss of light to their dining room.

Planning Considerations - Key Issues

The planning considerations to be taken into account are:

the effect on the appearance of the house and the character of the street; and

the effect on the living conditions of neighbours (principally the neighbour living adjacent at 27 Somervell Drive).

a) Effect on the appearance of the house and the character of the street

The proposed extension would be built from materials matching the rest of the house. Its scale is modest, whilst the design is in keeping with the style of the house and the surrounding area. The new pitched roof would be an improvement on the visual appearance of the existing flat roof.

b) Effect on the living conditions of the neighbours at 27 Somervell Drive

The adjacent property to the east, 27 Somervell Drive, has a large obscure glazed window at ground floor level in the western side of the house. The window serves the dining area of a large lounge/diner within the front part of the house.

The window currently faces out onto the side of the existing garage wall at no. 29 between which is a 1.2 metre wide pathway on the neighbour's side, a boundary fence and the 1 metre wide pathway on the application site. The proposed extension would reduce this distance so that there would be around 1.4 metres between the flank wall of the extension and the neighbour's window.

The case officer has carefully considered the effect on light into the lounge/diner at no. 27. The room benefits from large windows to the front of the dwelling, albeit with a northerly aspect, which provide the room with its principal source of light and outlook. There are obscure glazed panels between the hallway and dining area affording this part of the house with some borrowed light also.

Light to the obscure glazed window is, in the opinion of the case officer, already restricted by the single storey elevation of no. 29. The effect on light from bringing this flank elevation closer to the dining room window compared with that of the new roof and front element is not likely to be significantly different. Officers do not believe that light to the room as a whole would be unacceptably reduced.

To the rear of 27 Somervell Drive is a conservatory which extends alongside the rear section of the single storey part of no. 29. The conservatory is glazed on all three external elevations and at the time of the case officer's site visit the roof had been covered on the inside. The extension proposed along with the new pitched roof would not materially harm the light to or outlook from this conservatory.

c) Summary

The proposal is acceptable in that it would not be harmful to the appearance of the house or the character of the street. There would be no material harmful effect on the living conditions of the neighbours living adjacent to the property.

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

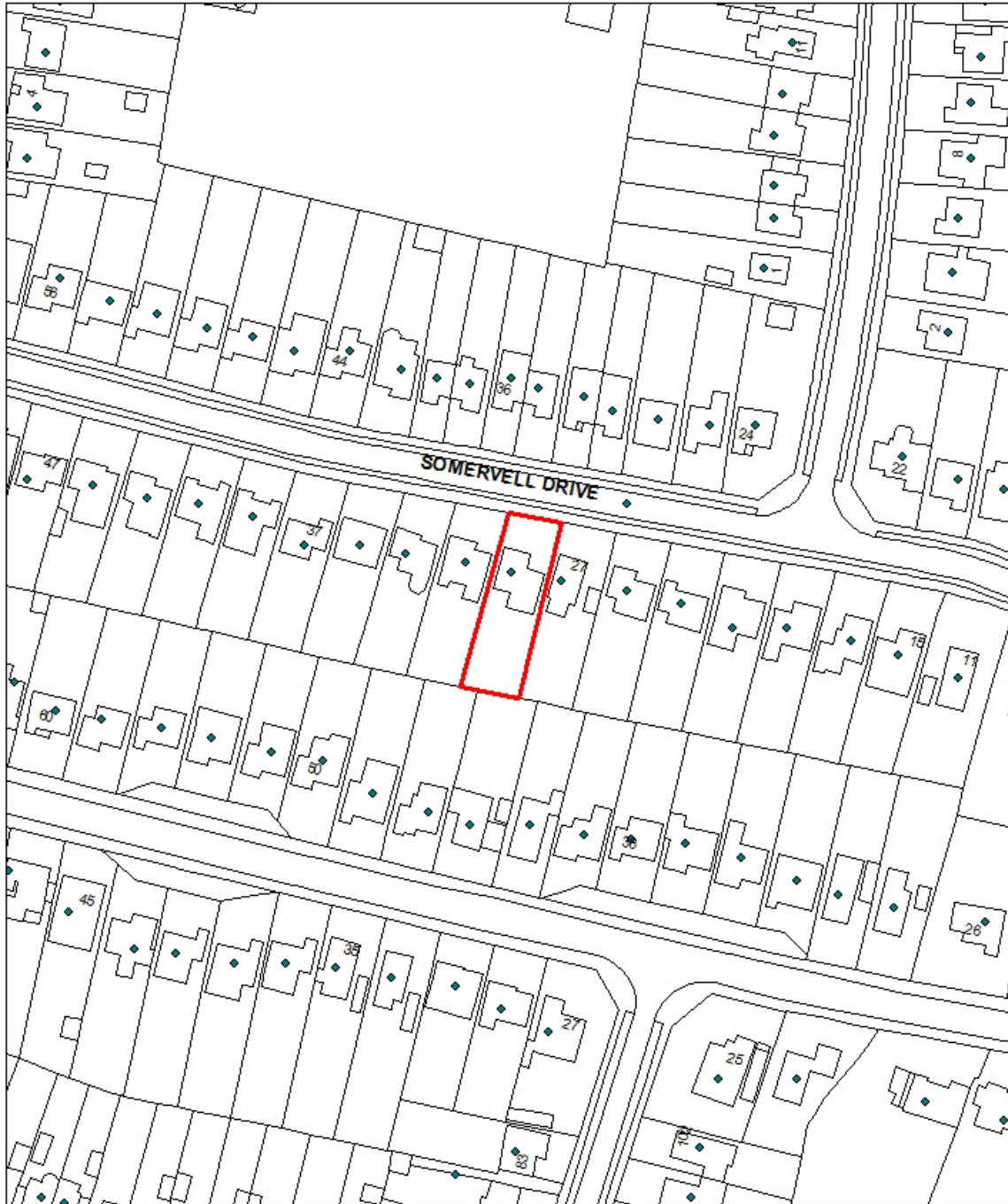
Recommendation

PERMISSION; Development to commence within three years; development to be carried out in accordance with approved details

Background Papers

FAREHAM

BOROUGH COUNCIL



29 SOMERVELL DRIVE
SCALE: 1:1,250

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ZONE 3 - EASTERN WARDS

Portchester West
 Hill Head
 Stubbington
 Portchester East

Reference		Item No
P/14/0488/FP PORTCHESTER WEST	18 DOWN END ROAD FAREHAM HAMPSHIRE PO16 8RG PROPOSED NEW ACCESS WAY, CLOSE BOARDED FENCE AT THE FRONT BOUNDARY AND TIMBER PANEL GATE, HARD SURFACING AREA AT THE FRONT AND A TIMBER FRAMED CAR PORT	18 PERMISSION
P/14/0629/FP STUBBINGTON	42 STUBBINGTON GREEN - COSTA COFFEE - STUBBINGTON PO14 2LE ADDITIONAL THREE TABLES WITH CHAIRS AND BARRIERS TO THE FRONT OF COFFEE SHOP	19 PERMISSION
P/14/0676/FP PORTCHESTER WEST	50 HATHERLEY CRESCENT FAREHAM HAMPSHIRE PO16 9DF REPLACE REAR CONSERVATORY WITH REAR EXTENSION AND LOFT CONVERSION INVOLVING RAISED GABLE END AND DORMERS TO FRONT & REAR	20 PERMISSION
P/14/0702/FP PORTCHESTER WEST	56 WINNHAM DRIVE FAREHAM PO16 8QG RETENTION OF AMATEUR RADIO MAST	21 PERMISSION
P/14/0762/FP HILL HEAD	1 FARM EDGE ROAD FAREHAM HAMPSHIRE PO14 2BU SIDE EXTENSION, REPLACEMENT ROOF WITH DORMERS AND ATTIC CONVERSION	22 PERMISSION

Agenda Item 6(18)

P/14/0488/FP

PORTCHESTER WEST

MR M O'DONNELL

AGENT: WHOLE CONCEPTS

PROPOSED NEW ACCESS WAY, CLOSE BOARDED FENCE AT THE FRONT BOUNDARY AND TIMBER PANEL GATE, HARD SURFACING AREA AT THE FRONT AND A TIMBER FRAMED CAR PORT

18 DOWN END ROAD FAREHAM HAMPSHIRE PO16 8RG

Report By

Graham Pretty (Ext.2526)

Introduction

This application was deferred at the Committee on 30th July 2014 for the following reason:

"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."

Site Description

No.18 Down End Road is a modern, two storey detached dwelling set 41m back from the highway. A double garage to the front of the dwelling has been converted to accommodation. The site encompasses an area of land to the rear of Nos. 10 and 12 Down End Road. The existing access is located on the north side of the site and also serves Nos.12, 14 and 16 Down End Road.

Description of Proposal

The development (as amended) involves the construction of a three bay car port building adjacent to the north boundary with No.20 Down End Road and the relocation of the existing access point to the southern side of the road frontage. The car port is proposed to be constructed of timber with a fully hipped, plain tile roof. Amended plans were received on 12 August 2014 showing the car port moved further forward on the site so that the building as proposed is now clear of the side bay window to No.20 to the north.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/12/0895/FP **ERECTION OF DETACHED DWELLING**
REFUSE 24/12/2012

Representations

Neighbours were reconsulted on the amended plans and no further representations have been received.

The following representations were received on the previous plans:

One letter of objection:

- Loss of light and outlook from a bay window facing the site. The window serves a well used living room.
- There would appear to be no reason why the car port could not be sited on the opposite side of the site.

One letter of support:

- land bordering the road is currently an eyesore and is overgrown
- plans are sympathetic to neighbourint properties
- provision of safer access
- improvement to streetscene
- increased security and privacy

Consultations

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

Planning Considerations - Key Issues

The principles of this application were considered at the Committee meeting on 30th July 2014. As a result of concern regarding the impact of the proposed car port building upon the light and outlook to the existing side bay window in No.20 Down End Road to the north Members resolved that the decision should be deferred to allow officers to seek amended plans in accordance with the Minute from Committee set out in the introduction above.

The applicants do not wish to consider the relocation of the building to the south side of the site but have submitted amended plans moving it further forward on the site by approx.1.9m such that the building is now shown clear of the window by approx. 0.5m. The applicants have advised that their objectives for the development are:

- 1 - Move driveway and access from road to south side of plot to allow for a wider driveway (5 m rather than 3 m), to improve safety as the current drive is less than 20 m away from a blind corner on a busy road and to reduce the possibility of damage to the boundary fence.
- 2 - Create additional parking spaces for residents of Nos 12, 14 & 16 Down End Road.
- 3 - Improve the outlook of the plot for the residents and the surrounding houses.

They consider that these aims are best acheived by the layout previously considered by the Committee but are not achieved by the relocation of the building to the south side of the site where the additional manoeuvring areas required if the relocation of the access is to be

achieved would result in fewer car parking spaces with none being available for the residents of Nos 12, 14 and 16. The latest revision as outlined above would take the turning area much further from the existing dwelling and would result in only 3 car spaces for the neighbouring properties as opposed to 4. Nonetheless these plans are submitted for Committee consideration.

Officers previously recommended that permission should be granted but it is considered that the revised plans better secure the amenities of the neighbouring residents of No.20. No further representations have been received. Given the increase in separation as a result of the amended plans the recommendation to the Committee remains that permission be granted.

RECOMMENDATION:

PERMISSION subject to conditions:

Development as submitted plans; provision of parking and turning as submitted; car ports to remain as car ports; gradient of drive; visibility splays.

Notes for Information

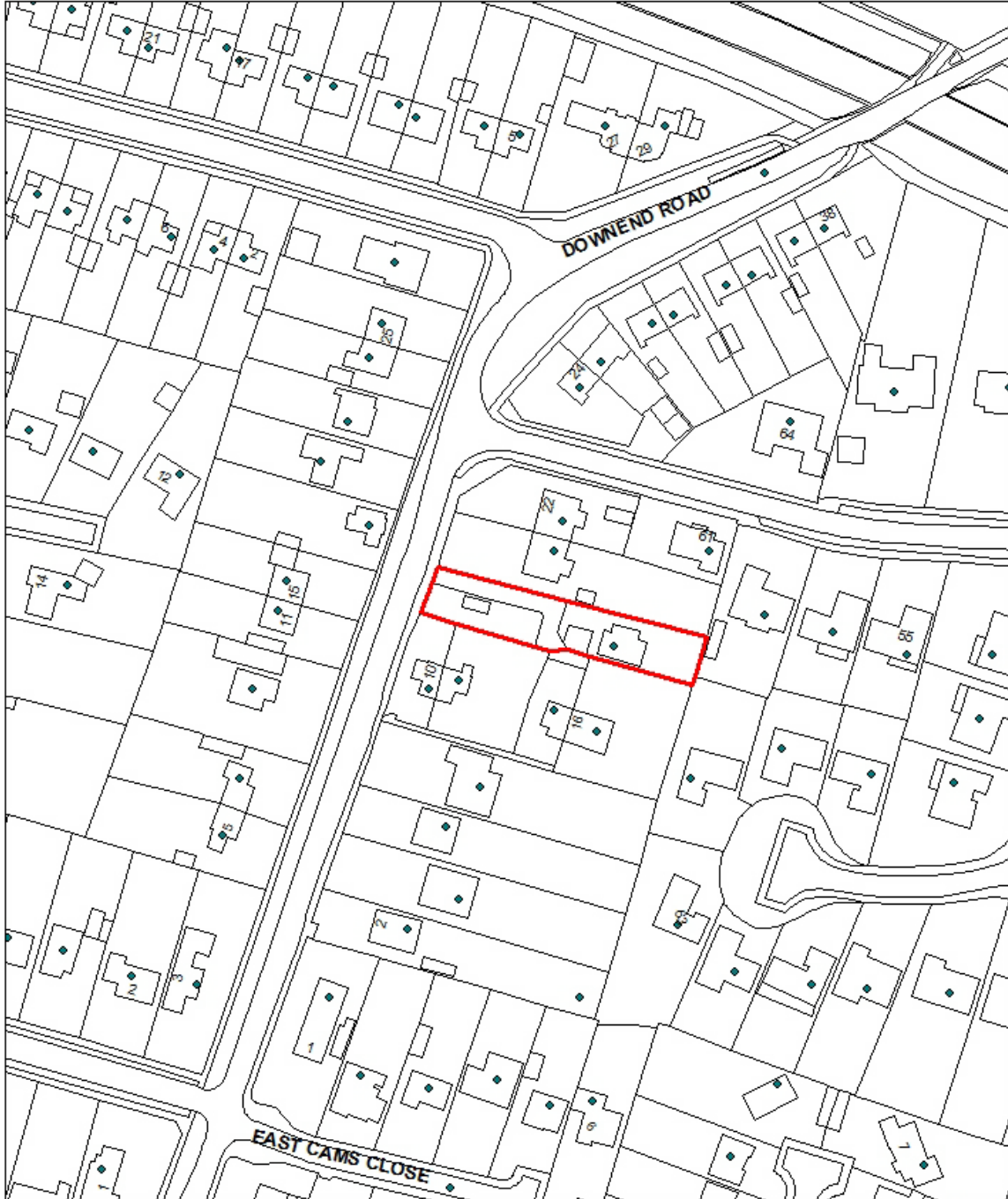
Contact Hampshire Highways

Background Papers

P/14/0488/FP

FAREHAM

BOROUGH COUNCIL



18 DOWN END ROAD
SCALE: 1:1,250

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Agenda Item 6(19)

P/14/0629/FP

STUBBINGTON

PREMIER COFFEE LTD T/A
COSTA COFFEE

AGENT: MR ROBIN ARKLE

ADDITIONAL THREE TABLES WITH CHAIRS AND BARRIERS TO THE FRONT OF
COFFEE SHOP

42 STUBBINGTON GREEN - COSTA COFFEE - STUBBINGTON PO14 2LE

Report By

Arleta Miszewska ext. 4666

Site Description

The application site is situated in the south-east corner of Stubbington Green, alongside the Co-Operative store within Stubbington district centre.

The current planning permission allows the use of the unit as a coffee shop with three tables and chairs immediately outside the shop beneath the building canopy.

A bench previously located outside the coffee shop has recently been removed.

Description of Proposal

This application seeks planning permission to extend the outdoor seating area to provide a further three tables with chairs (thereby providing six tables with chairs in total). The areas to be used for seating will be contained within 950mm high canvas barriers.

Four of the tables are proposed to be located immediately by the coffee shop under the building canopy. A further two tables will be located alongside a brick tree planter on the other side of a public footway.

The planning application was amended following its submission as described further in the planning considerations section below.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

P/14/0147/CU

**CHANGE OF USE OF PART OF 41-45 STUBBINGTON GREEN TO A
MIXED A1/A3 COFFEE SHOP WITH OUTSIDE SEATING**

APPROVE

25/04/2014

Representations

Two letters of objections have been received raising the following concerns:

- This development will further compromise the pedestrian access from the service road to the front of the Co-Operative and beyond;
- Further street furniture will only make this pavement a 'No go' area for pedestrians;

- Stubbington does have an elderly population many with disabilities who will find difficulty negotiating this area;
- People who have mobility scooters cannot get through the small space between the public bench and the road .There are roots of the tree which have made the highway uneven;
- When the wind blows all the rubbish from the tables is blown onto the pavement and road.

Consultations

Director of Planning and Development (Highways) - No objection to the amended seating layout.

Planning Considerations - Key Issues

Fareham's Development Plan supports the principle of street cafes to assist the vitality and viability of District Centres. Street cafes can make a positive contribution to the streetscene and to the vitality of shopping areas, bringing life, colour and interest onto the street. The limited seating area currently available for Costa customers has proved successful and further seating is now sought.

As initially proposed the additional seating would have substantially reduced the width of the public footway between the front of the Costa coffee shop and the brick planter. This resulted in concerns being raised by the Director of Planning and Development (Highways) about obstruction of the footway and two objections being received (set out in detail above).

Further discussions with the applicant has lead to the submission of a revised seating arrangement. More specifically the tables proposed will be set either side of the public footway and will be enclosed by canvas barriers. This will leave a clear width of 2 metres between the two sets of canvas barriers. In the opinion of Officers such a space will be appropriate to ensure safe and convenient pedestrian access to and from the Centre.

Officers also acknowledge concerns over items from the tables being blown by the wind and littering the area.

The applicant has advised the planning case officer that their policy is to have a waste bin located outside the store and to try and clear tables within 5 minutes of any customer vacating their table.

The potential littering of the area can be a planning consideration, although Officers consider the benefits of the facility outweigh any harm which might arise. Other legislation could be used to address the issue of littering if it became a real problem.

Notwithstanding the objections received, the proposal as now amended is considered acceptable and is accordingly recommended for approval.

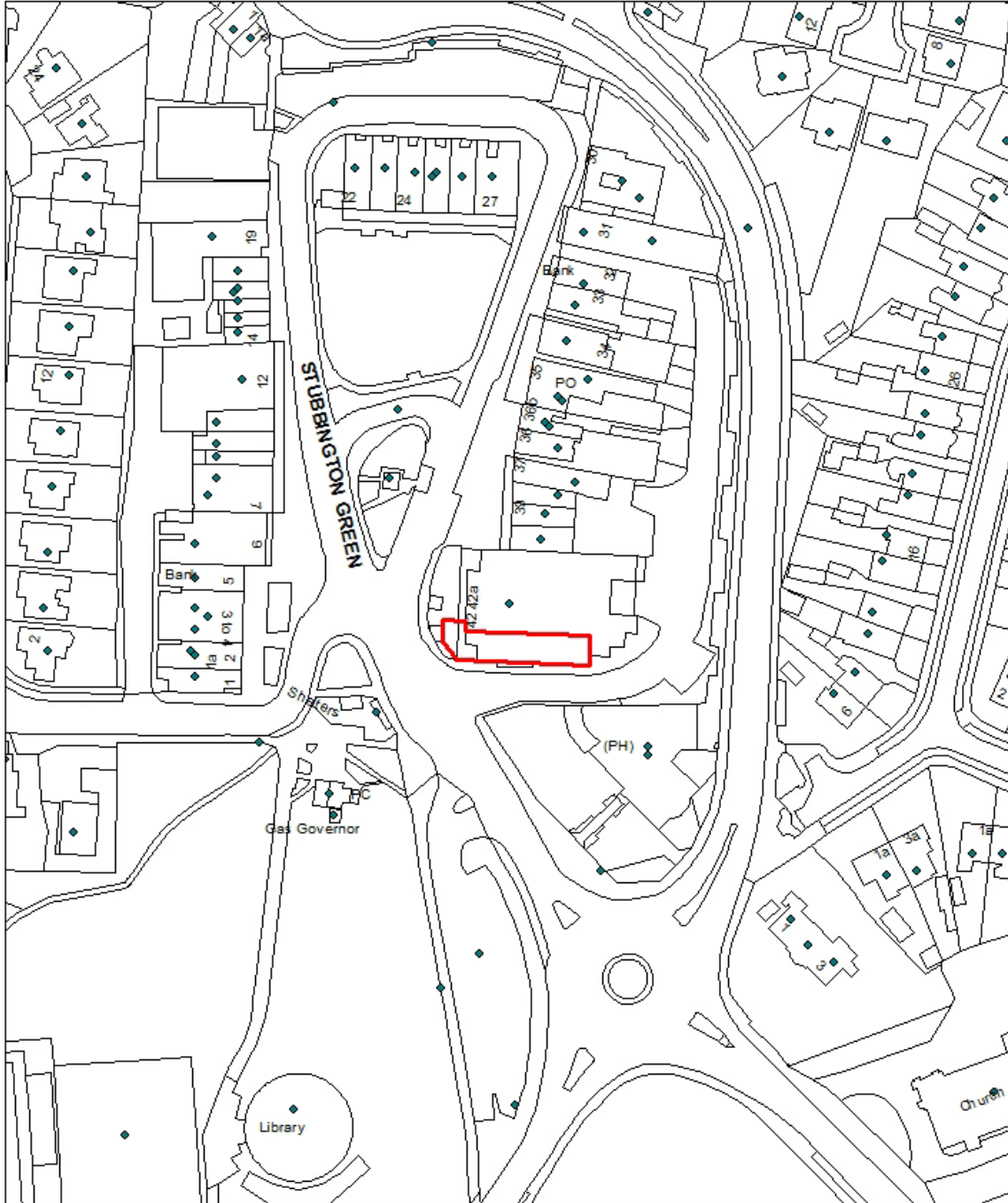
Recommendation

PERMISSION: Development to commence within three years; Barriers and tables to be positioned in accordance with the approved plan.

Note to applicant: You are advised that you will also need to obtain a separate licence from Fareham Borough Council's Environmental Health service before placing the tables, chairs and barriers on the public footway.

FAREHAM

BOROUGH COUNCIL



42 STUBBINGTON GREEN
SCALE: 1:1,250

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Agenda Item 6(20)

P/14/0676/FP

PORTCHESTER WEST

MR MICHAEL WILLIAMS

AGENT: GBS DESIGNS

REPLACE REAR CONSERVATORY WITH REAR EXTENSION AND LOFT
CONVERSION INVOLVING RAISED GABLE END AND DORMERS TO FRONT & REAR
50 HATHERLEY CRESCENT FAREHAM HAMPSHIRE PO16 9DF

Report By

Arleta Miszewska ext. 4666

Site Description

The application relates to a semi-detached dwelling located on the eastern side of Hatherley Crescent, which is a residential street located within the urban area.

Description of Proposal

Planning permission is sought for:

a single storey rear extension;
building the existing hip end to a gable end; and
two dormer windows, one at the front and one at rear.

The extension would extend beyond the rear wall of the original dwelling by 6 metres and would have a subtly sloping roof with a maximum height of 2.8 metres above ground level. The extension would accommodate a kitchen-diner.

The proposed dormer windows would partially sit within the altered roof and would accommodate two bedrooms and a shower room.

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 objection have been received from 19 Cornaway Lane raising the following concerns:

- loss of privacy to garden, conservatory and bathroom;

Planning Considerations - Key Issues

The other half of the semi-detached property has previously been extended by a rear extension and a conservatory. The proposed extension would not project further than these additions. The proposed rear extension would not be materially harmful to the outlook

available from or the light available to the neighbouring properties.

Concerns have been raised that the proposed rear dormer window would reduce the privacy of the 19 Cornaway Lane which is located to the east of the application site. That property benefits from a conservatory and a living room to the rear.

The proposed rear dormer window would have three windows: one serving a landing, one obscure glazed serving a shower room and one clear glazed serving a bedroom. The dormer would be located over 16 metres away from the rear boundary and over 26 metres away from the conservatory of the property mentioned above. This is in excess of the normal minimum requirements set out in the Council's approved Extension Design Guide and therefore Officers conclude that the dormer window is acceptable, in terms of privacy.

From Hatherley Cresecent the bungalow would be altered by building the hip end up to a gable end and constructing a flat roofed front dormer.

The creation of the gable end build up would slightly unbalance the appearance of these semi-detached properties. The existing ridge line is already quite long however and therefore Officers do not believe that the unbalancing effect would be so great as to warrant refusing the planning application.

The flat roofed front dormer window is relatively modest in scale. The limited height of the bungalow roof means that it would be very difficult to install a dormer other than one with a flat roof. The other half of the semi detached bungalow already has flat roofed dormer to the front in a similar position and of a similar width to that now proposed.

In the opinion of Officers the flat roofed dormer now proposed at the application site would assist in giving a more balanced appearance to the front of these semi-detached bungalows.

Notwithstanding the objection received, Officers consider that the proposals accord with the policies of the adopted and emerging Local Plan and that planning permission should be granted subject to conditions.

Recommendation

PERMISSION; Development to commence within 3 years;in accordance with approved plans, materials matching existing bungalow

FAREHAM

BOROUGH COUNCIL



50 HATHERLEY CRESCENT
SCALE: 1:1,250

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Agenda Item 6(21)

P/14/0702/FP

MARK SEANEY

RETENTION OF AMATEUR RADIO MAST

56 WINNHAM DRIVE FAREHAM PO16 8QG

PORTCHESTER WEST

AGENT: MARK SEANEY

Report By

Brendan Flynn X 4665

Introduction

This application is before the Planning Committee in accordance with the Council's scheme of delegation.

Site Description

The application site comprises a semi detached two storey modern property set on the south side of Winnham Drive.

The area consists predominantly of modern detached and semi-detached dwellings set on good sized plots strung along a formal road layout. To the immediate north of the property is a highly visible telecoms mast.

Description of Proposal

The applicant proposes to retain a retractable amateur radio mast standing 8 metres in height (at its lowest) and extending to 12 metres in height when in use. The mast consists of a telescopic pole supporting four delicate arms connected by fine wires. When not in use the mast is stored in its retracted position.

Policies

The following policies apply to this application:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Approved Fareham Borough Core Strategy

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

There is no relevant planning history.

Representations

Two letters of objection have been received from 34 and 36 Ribble Gardens raising concerns over:

- dangers to public health,
- interference with domestic appliances; and
- the potential for a larger radio receiver.

Consultations

Director of Community (Environmental Health):-I can confirm that Environmental Health has no concerns regarding any potential public health effects resulting from the mast being erected at this address.

Planning Considerations - Key Issues

The key issues in the determination of the application are:

- The principle of development
- Impact on the character of the area
- Residential Amenity

THE PRINCIPLE OF DEVELOPMENT:

The application site is located within the defined settlement boundary as delineated on the inset map of the Borough Local Plan Review. The principle of development is therefore acceptable subject to other relevant matters being duly considered.

IMPACT UPON THE CHARACTER OF THE AREA:

As described previously the area is a mixture of modern detached and semi detached dwellings. The proposed radio mast is only visible in the street scene from outside the front of No.60 when fully extended to its 12 metre height. This is essentially as a result of its location on the south east corner of the building such that the dwelling itself restricts views from the west and the forward stagger to the neighbouring properties due east of the site limits views from the east. The mast, when visible from this limited public vantage point, whilst not a common feature, is slimline and of such a form that views permeate through the arms to the townscape and sky beyond. As a consequence of the mast design it is retracted when not in use.

Given the limited public impact of the proposal as set out in the reasons above the proposal is considered to be acceptable without demonstrable harm to the character of the area. It is noted that the third party comments have not expressed concern at the impact of the mast on the character and appearance of the area and that opposite the application site to the rear of the properties north of Winnham Drive is a highly visible telecoms mast.

NEIGHBOURING AMENITY:

The radio mast has been strategically placed on a side wall of the dwelling negating any impact on the adjoining property. The mast has a permeable appearance and does not unduly obscure views, an acceptable degree of separation remains between the proposal and the adjacent property.

OTHER ISSUES:

Environmental Health has been consulted and have has no concerns regarding any potential public health effects resulting from the mast being erected at this address. The mast sends and receives radio waves and the applicant is licensed to do so by Ofcom. The licence only allows the applicant to transmit across certain frequencies. Should the communications interfere with domestic appliances or the the operation of other equipment the applicant has confirmed that it is a licence requirement that he stops the interference or the matter is referred to Ofcom as the regulating body.

It is not possible to speculate as to whether the mast will be changed in the future for a different design. Should any change be required then this would be considered at that time on its merits.

CONCLUSION:

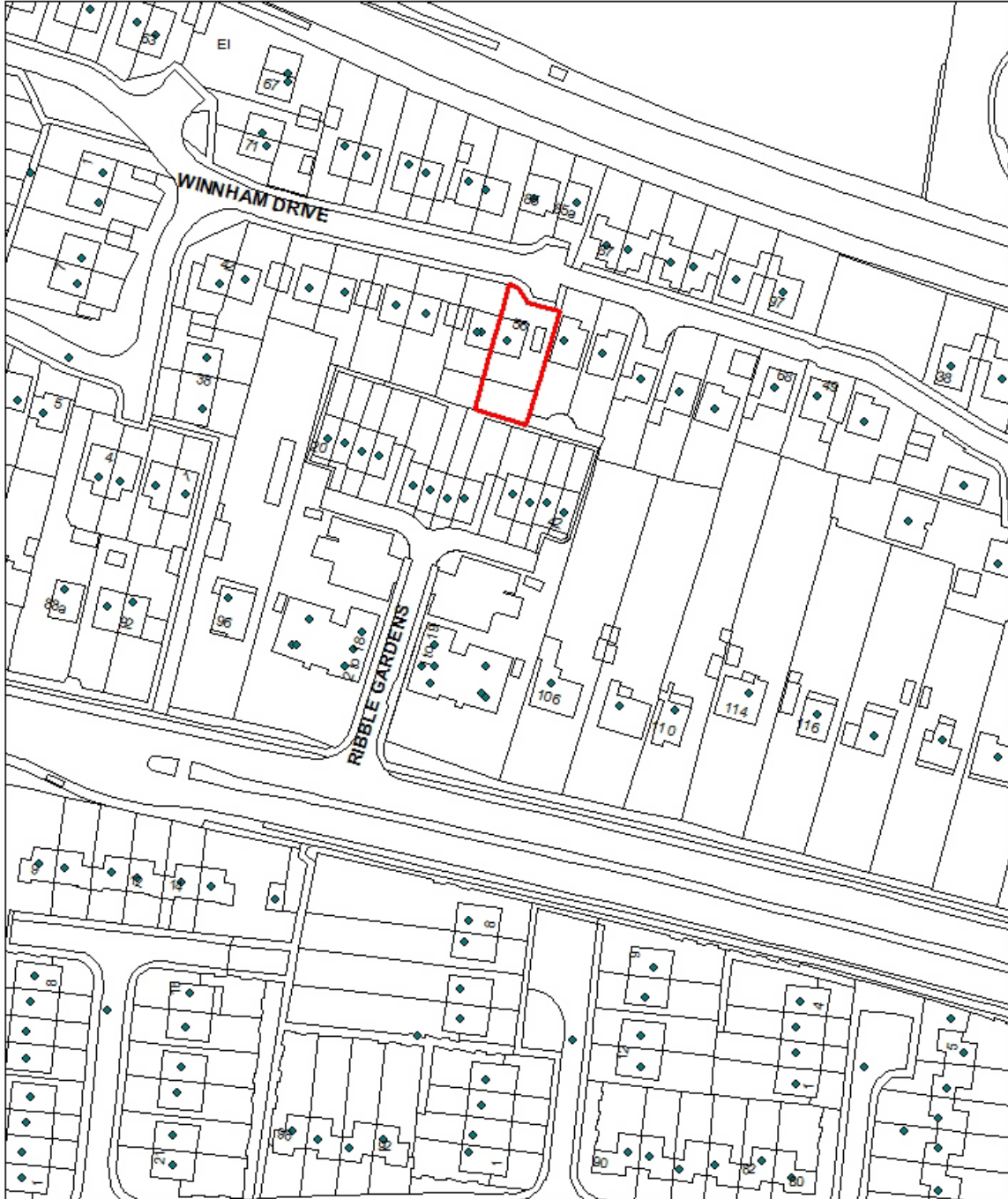
The proposal is acceptable for permission without demonstrable harm to the character of the area or the amenity of neighbouring properties.

Recommendation

PERMISSION

FAREHAM

BOROUGH COUNCIL



56 WINNHAM DRIVE
SCALE: 1:1,250

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Agenda Item 6(22)

P/14/0762/FP

HILL HEAD

MR & MRS STOCKTON-CHALK

AGENT: PLUM ARCHITECTS LTD

SIDE EXTENSION, REPLACEMENT ROOF WITH DORMERS AND ATTIC CONVERSION

1 FARM EDGE ROAD FAREHAM HAMPSHIRE PO14 2BU

Report By

Emma Marks Extn.2677

Site Description

This application relates to a detached single storey bungalow situated on the north-east side of Farm Edge Road just to the south of the junction with Moody Road.

Farm Edge Road is a cul-de-sac consisting of detached and semi-detached bungalows some of which have previously had roof alterations including dormer windows. The existing application property is one of the smallest properties in the road.

The properties immediately to the north fronting Moody Road have accommodation within their roofspace and are approaching two storey in scale.

The site lies within the urban area.

Description of Proposal

Planning permission is sought for the following works:

an extension to the northern side of the bungalow running from the existing front wall to the back;

a small extension in the south western corner 'squaring off' the bungalow;

a new pitched roof of increased height across the whole bungalow as extended. The new roof contains three dormer windows to the front and two at the rear.

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/14/0343/FP

**SIDE EXTENSION, REPLACEMENT ROOF WITH DORMERS AND
ATTIC CONVERSION**

REFUSE

28/05/2014

Representations

Six letters of representation have been received objecting on the following grounds:-

- i. Out of character
- ii. Overbearing , a huge mass and bulky
- iii. An unsympathetic addition
- iv. Loss of light to neighbouring property
- iv. Parking concerns
- v. Loss of view and privacy

Planning Considerations - Key Issues

A previous application was recently refused for extensions and roof alterations at this property. The reasons for refusal related to the fact that the alterations would have harmed the outlook and privacy of the neighbouring properties to the rear of the site, and appearance of the street.

The main issues to be considered in this case are the effect on the light, outlook and privacy of neighbouring properties and the effect on the appearance of the street.

The application site is located on a bend in the road. It has three neighbours in Moody Road bordering the northern boundary of the site with rear gardens abutting the application site. A further neighbour to the south in Farm Edge Road has a side to side relationship with the application property.

Two of the properties to the rear are chalet style dwellings with the third being a single storey bungalow directly to the rear. The three properties to the rear have small rear gardens (with approximate depths in the range of 6 to 8 metres).

This current application has reduced the height of the proposed building by 1.1 metres from that previously refused. This would still result in the existing dwelling being provided with a much larger area of roof, approximately 1.3 metres higher than that which exists at present. The overall height of the extended bungalow would be 5.8 metres.

Officers acknowledge that the extensions proposed would represent a marked increase in the size of the bungalow and would in turn substantially alter its appearance. Such a change in itself however is not grounds to refuse a planning application and Officers have carefully assessed the impact of the revised scheme from public areas and neighbouring properties.

In character terms Farm Edge Road consists of various designs of bungalows some of which have had previous roof alterations. At the junction of Farm Edge Road and Moody Road there are a couple of chalet style dwellings approaching two storey in scale.

Whilst the proposed bungalow would be taller than the majority of its neighbours in Farm Edge Road it would be lower than the immediate neighbours to the north in Moody Road.

The new roof would contain three dormers with pitched roofs to the front with two flat roofed dormers to the rear. The size and design of the dormers are considered acceptable for the size of the proposed roof.

In conclusion Officers acknowledge that the extensions would result in marked changes to the appearance of this bungalow. The resultant building however would result in a different design of chalet bungalow in an area characterised by buildings of different sizes and

designs. In the view of Officers the introduction of a further design would not materially harm the character of the area.

In terms of outlook, light and privacy, the most affected properties are 74-78 Moody Road.

Taking outlook first, all three properties will look out across rear gardens including the rear garden of the application site. The flank wall of the extended bungalow will be the most noticeable element from the rear of 74 Moody Road. The gable wall is set of the party boundary and further separated from number 74 by the garage serving that property.

The increased height of the bungalow means that the roof of the extended building in particular will be more noticeable from these properties. Officers do not however that the scale of the extended building is so great as to be overbearing upon these neighbouring properties nor materially harmful to their outlook.

In terms of light, Officers accept that at varying points of the afternoon each of the three neighbouring properties in Moody Road is likely to experience some loss of sunlight of differing degrees depending on the time of the year. In light of the design and separation from those neighbouring properties however, Officers do not consider the potential loss of light to be so great as to warrant the refusal of planning permission.

The previous scheme was refused for reasons including the overlooking of neighbouring properties and the resultant loss of privacy. The amended scheme involves changes to the internal layout as well. These changes include the fact that two bedrooms are proposed within the roofspace running from front to back. As a result each bedroom is served by both a dormer window in the front roof slope and a dormer window to the rear. In these circumstances it would be appropriate to condition the windows in the rear facing dormer windows to require that they are obscure glazed and fixed shut to a height of not less than 1.7 metres above internal finished floor level. This would safeguard the privacy of those properties in Moddy Road.

Other issues

Concern has also been raised at the amount of car parking available to serve the extended property. Three bedrooms are proposed which would normally require two car parking spaces. A driveway and garage presently exist and would be retained. The applicants also currently park on part of the front garden which demonstrates that more than two car parking spaces can be provided. Officers believe that there is adequate provision for car parking at the site.

Summary

Officers have carefully assessed the proposal from the public viewpoints and neighbouring properties.

The changes to the size and design of the bungalow are not judged to be harmful to the character of the area.

The extensions to the building would increase its visibility when viewed from neighbouring properties. Officers have assessed the affects of these changes and do not believed the works would materially harm the outlook, light or privacy of neighbouring properties.

Officers consider the proposal is acceptable and complies with the adopted Core Strategy and Local Plan Part 2: Development Sites and Policies.

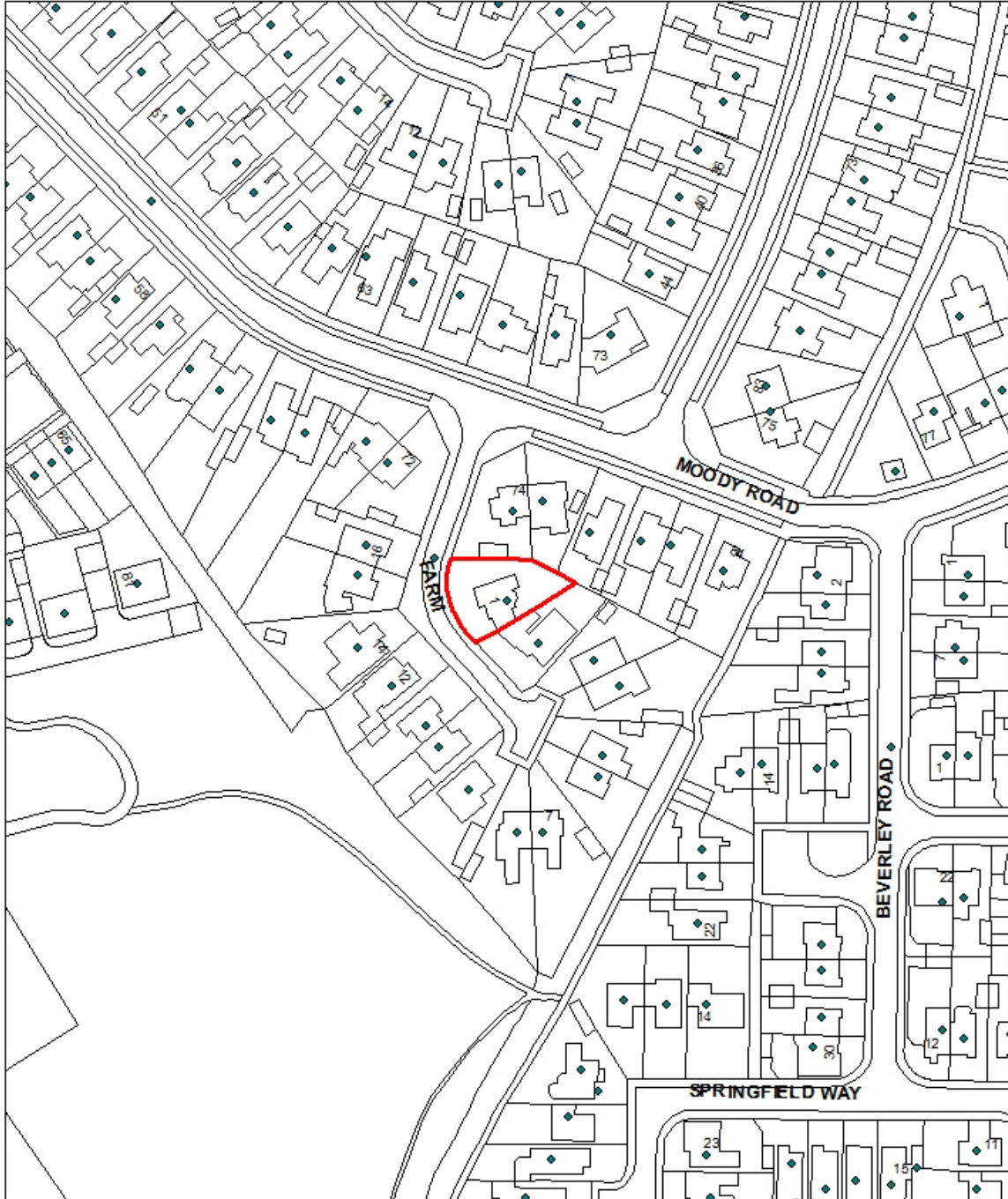
Subject to the imposition of appropriate conditions Officers believe that planning permission should be granted.

Recommendation

PERMISSION: Development to commence within three years ;in accordance with approved drawings; Rear dormer windows shall have obscure glass and be fixed shut up to 1.7 from the internal floor level.

FAREHAM

BOROUGH COUNCIL



1 FARM EDGE ROAD
SCALE: 1:1,250

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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)

HEARINGS

P/13/0859/LU

Appellant: PUBLIC INQUIRY
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)
Decision: WITHDRAWN
Decision Date: 01 September 2014

PLANNING APPEALS

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

HEARINGS

P/13/1121/OA **PUBLIC INQUIRY**
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)

DECISIONS

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
Decision: ALLOWED
Decision Date: 28 August 2014

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date **24 September 2014**

Report of: **Director of Planning and Development**

Subject: **TREE PRESERVATION ORDER No 693 - 33 HAZEL GROVE,
LOCKS HEATH**

SUMMARY

The report details objections to a provisional order made in June 2014 and provides officer comment on the points raised.

RECOMMENDATION

That Tree Preservation Order 693 is confirmed as made and served.

BACKGROUND

1. Section 197 of The Town and Country Planning Act 1990 places a duty on local planning authorities when granting planning permission to include appropriate provision for the preservation and planting of trees.

It shall be the duty of the local planning authority -

- (a) to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees; and
 - (b) to make such orders under section 198 as appear to the authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.
2. Section 198 gives local planning authorities the power to make tree preservation orders [TPOs].

(1) If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.

3. Fareham Borough Council Tree Strategy 2012 - 2017.

Policy TP7 - Protect significant trees not under Council ownership through the making of Tree Preservation Orders.

Policy TP8 - Where necessary protect private trees of high amenity value with Tree Preservation Orders.

4. TPO 693 was served on the 3 June 2014 in the interest of local public amenity.

INTRODUCTION

5. On the 3 June a provisional order was served in respect of 1 Monterey cypress situated in the rear garden of 33 Hazel Grove.

OBJECTIONS

6. Under Regulation 6 of the Town and Country Planning (Trees) Regulations 2012 one objection has been received from the owner of 29 Hazel Grove on the following grounds:
 - The tree is a nuisance and has health and safety implications
 - Debris falling from the tree blocks a rainwater drain in the corner of the drive, which causes the drive to flood in heavy rain.
 - The root system of the tree is travelling underneath the block paved driveway causing individual pavers to lift, creating a trip hazard.
 - The tree has developed a lean and is not upright, which could make it more susceptible to being blown over in high winds.
 - The tree is too large and should be pruned regularly to control its size.

No other objections have been received to the making of the order.

COMMENT

7. An informal visual inspection of the Monterey cypress was undertaken from ground level. At the time of inspection the tree was observed to be healthy and free from any significant defects or abnormalities that may have an adverse impact on its health and stability.
8. A perceived threat of failure should not be a basis for tree pruning or indeed removal. All trees pose some degree of risk, but in this case there is nothing to suggest that the Monterey cypress poses any undue level of risk. There are no guarantees of absolute safety in the event of severe adverse weather conditions, since all assessments should be undertaken for normal conditions and not try to speculate about what might happen in the event of severe or abnormal weather events.
9. Trees may be a source of frustration from time to time due to falling debris, sweeping up leaves and clearing gutters and such like. However, it is to be expected that a large, mature tree such as this will produce copious amounts of tree related debris. The periodic clearing of such debris, albeit an inconvenience, is considered to be part of routine household maintenance when living in close proximity to trees and provides no justification for removing the Monterey cypress, which predates the development within which it was successfully retained.
10. Given the proximity of the driveway, within 3 metres of the base of the cypress tree, the existence of roots beneath the construction is highly likely. Tree root damage to lightly loaded structures such as walls, footpaths, patios and driveways is relatively common, particularly to paved surfaces laid on sharp sand. Generally excavation of the surface construction and confirmation of existing tree roots beneath is necessary to establish the cause. It may then be possible to carefully sever and remove the offending root(s) and then carry out remedial repairs to the driveway surface.
11. The responsibility for a tree rests with the owner of the land on which it is situated and this includes potential liability for any damage caused by a tree. Neighbours have the right to prune back encroaching branches and roots from a third party tree to abate a nuisance. However, such works would be subject to an application where a tree is protected by a TPO.
12. Tree preservation orders seek to protect trees in the interest of public amenity; therefore it follows that the removal of a protected tree should only be sanctioned where its public amenity value is outweighed by other considerations. In this instance Officers consider that the reasons put forward objecting to the confirmation of TPO 693 are not sufficient to outweigh its public amenity value.

TREE WORK APPLICATIONS

13. In dealing with applications to carry out works to protected trees the Council will consider whether the reasons given in support of an application outweigh the amenity reasons for protecting them. Permission to prune and maintain protected trees in the context of their surroundings, species, and previous management history will not be unreasonably withheld by the Council.

14. The existence of a TPO does not preclude the carrying out of arboricultural works to, or indeed the felling of, any tree if such a course of action is warranted by the facts. There is currently no charge for making an application to carry out works to protected trees, applications are normally determined within 8 weeks of registration.

RISK ASSESSMENT

15. The Council will not be exposed to any significant risk associated with the confirmation of the FTPO 693 as made and served. Only where an application is made for consent to work on trees subject to a TPO and subsequently refused does the question of compensation payable by the Council arise.

CONCLUSION

16. When making tree preservation orders the Council endeavours to consider the rights of those affected and use their powers responsibly. However, the rights of the individual must be balanced against the rights of the public to expect the planning system to protect a tree when its amenity value justifies such protection.
17. In this instance, it is officers' opinion that the protection of the Monterey cypress should prevail. However, members are invited to reach their own conclusions.
18. Officers therefore recommend that Tree Preservation Order 693 is confirmed as originally made and served.

Background Papers: TPO 693.

Reference Papers: National Planning Policy Framework: Planning Practice Guidance - Tree Preservation Orders (2014), Fareham Borough Council Tree Strategy 2012 – 2017 and The Law of Trees, Forests and Hedges (second edition) – *Charles Mynors*.

Enquiries:

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