

# FAREHAM

BOROUGH COUNCIL

## AGENDA PLANNING COMMITTEE

**Date:** Wednesday, 17 December 2014

**Time:** 3.15 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  
P J Davies

**Deputies:** L Keeble  
Mrs K K Trott  
Mrs C L A Hockley  
D J Norris



**1. Apologies for Absence**

**2. Minutes of Previous Meeting (Pages 1 - 11)**

To confirm as a correct record the minutes of the meeting of the Planning Committee held on 19 November 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 12)**

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/14/0813/CU - LOCKS HEATH SHOPPING CENTRE - CAR PARK  
FAREHAM HANTS (Pages 14 - 18)**

(2) **P/14/1010/FP - 30 EASTBROOK CLOSE PARK GATE SOUTHAMPTON  
SO31 7AW (Pages 19 - 22)**

(3) **P/14/1021/FP - 185 WARSASH ROAD WARSASH SOUTHAMPTON SO31  
9JE (Pages 23 - 26)**

(4) **P/14/1022/FP - 185 WARSASH ROAD WARSASH SOUTHAMPTON SO31  
9JE (Pages 27 - 32)**

(5) **P/14/1028/FP - 14 DANEHURST PLACE LOCKS HEATH SOUTHAMPTON  
SO31 6PP (Pages 33 - 36)**

(6) **P/14/1045/OA - WARSASH ROAD - LAND TO REAR OF 66 & 66A -  
WARSASH SO31 9JA (Pages 37 - 42)**

(7) **P/14/1047/TO - 33 HAZEL GROVE LOCKS HEATH SOUTHAMPTON SO31  
6SH (Pages 43 - 45)**

(8) **P/14/1074/CU - 7 BROOK LANE WARSASH SOUTHAMPTON SO31 9FH  
(Pages 46 - 50)**

**ZONE 2 - FAREHAM**

- (9) **P/14/0996/FP - 31 FUNTLEY HILL FAREHAM HAMPSHIRE PO16 7EP**  
(Pages 52 - 55)
- (10) **P/14/1046/FP - 59 MILLER DRIVE FAREHAM HAMPSHIRE PO16 7LY**  
(Pages 56 - 58)
- (11) **P/14/1048/FP - HIGHLAND FISHERIES 1C FAREHAM PARK ROAD  
FAREHAM HAMPSHIRE PO15 6LA** (Pages 59 - 62)

**ZONE 3 - EASTERN WARDS**

- (12) **P/14/1030/FP - 27 COTTES WAY HILL HEAD** (Pages 64 - 67)
  - (13) **P/14/1089/TC - 74 CASTLE STREET, PORTCHESTER** (Pages 68 - 70)
  - (14) **Planning Appeals** (Pages 71 - 74)
- 7. Tree Preservation Order No 700 - 35 Ranvilles Lane, Titchfield** (Pages 75 - 77)
- To consider a report by the Director of Planning and Development regarding Tree Preservation Order No 700 to which an objection (in respect of a provisional order made in October 2014) has been received.

P GRIMWOOD  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
9 December 2014

**For further information please contact:  
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# FAREHAM

BOROUGH COUNCIL

## Minutes of the Planning Committee

**(to be confirmed at the next meeting)**

**Date:** Wednesday, 19 November 2014

**Venue:** Octagon Lounge, Ferneham Hall

**PRESENT:**

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

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

**Also Present:** Councillor Mrs K K Trott (Minute 7 (5 & 8))  
Councillor T G Knight (minute 7(11))



**1. APOLOGIES FOR ABSENCE**

An apology of absence was received from Councillor K D Evans.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meeting held on 22 October 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 the following members declared an interest in the applications referred to:-

Name	Application Number /Site	Minute Number
Councillor Mrs Hockley	P/14/0847/FP – 3, Heath Lawns, Catisfield	7(6)
Councillor Mandry	P/14/0887/FP – Crofton Cliff –Land on Salterns Road adjacent to Crofton Avenue	7 (11)
Councillor Knight	-ditto-	-ditto-

**6. SPENDING PLANS 2015/16**

The Committee considered a report by the Director of Finance and Resources which set out the overall level of revenue spending on the Committee's services and approval for the revised revenue budget for 2014/15 and the base budget for 2015/16.

Councillor Price expressed concern over approval of the base budget for 2015/16 as this will not be fully known until the Council meeting on 11 December 2014. He requested that a further report come back to the Committee after the Council meeting in December.

RESOLVED that:-

- (a) the revised budget for 2014/15 be approved;
- (b) the 5% increase for pre-application advice for 2015/16 be approved;
- (c) the base budget, subject to present figures be approved; and
- (d) a further report be presented at the January 2015 meeting with the revised figures following the December Council meeting.

## 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/Page No
<b>ZONE 1</b>				
Ms C Batten		35 Admirals Road, Locks Heath – Construction of a pair of semi-detached houses	<b>Opposing</b>	7(2) P/14/1012/FP Page 23
Mr R Tutton (Agent)		-ditto-	<b>Supporting</b>	-ditto-
<b>ZONE 2</b>				
Mr B Champion (Agent)		46 Park Lane, Fareham – Fell three oaks protected by Tree Preservation Order Number 601	<b>Supporting</b>	7(5) P/14/0617/TO Page 34
Ms M Meaden		3 Heath Lawns, Catisfield – Erection of new wall adjacent to highway	<b>Opposing</b>	7(6) P/14/0847/FP Page 40
Mr R Wheeldon		-ditto-	<b>-ditto-</b>	-ditto-
<b>ZONE 3</b>				
Ms J Palmer		Land on Salterns	<b>Supporting</b>	7(11)

		Road adjacent to Crofton Cliff, Crofton Avenue, Lee on the Solent, PO13 9NJ – Erection of boat shed on existing concrete boat compound		P/14/0887/FP Page 61
Ms D Sheridan		48 White Hart Lane, Portchester – Change of use from A1 retail to D1	<b>Supporting</b>	7(12) P/14/0894/CU Page 67
Mr S Crossley		18 Osborne View Road, Fareham – Two storey rear extension, single storey side and rear extension, pitched roof to garage and front porch	<b>Opposing</b>	7(13) P/14/0912/FP Page 72
Ms D Smith		-ditto-	<b>Supporting</b>	-ditto-
Mr A Charles (Agent)		16-18 Marina Grove R/O, Portchester – Outline planning permission for two semi-detached, two bedroom single storey dwellings with access from Marina Grove	<b>Supporting</b>	7(14) P/14/0955/OA Page 76
<b>TREE PRESERVATION ORDERS</b>				
Mr K Huelin		14 & 17 St Edmund Close, Titchfield Common – Tree Preservation Order No 695	<b>Opposing</b>	8(1) Page 87
Ms R Boulter		-ditto-	<b>-ditto-</b>	-ditto-
Mr Sparks		-ditto-	<b>-ditto-</b>	-ditto-

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

The Committee noted a report by the Director of Planning and Development on development control matter applications and miscellaneous matters,

including information on Planning Appeals. An Update Report was tabled at the meeting.

**(1) P/14/0886/FP - 70 BARNES LANE SARISBURY GREEN SO31 7BT**

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

(Voting: 9 in favour; 0 against)

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

**(2) P/14/1012/FP - 35 ADMIRALS ROAD LOCKS HEATH SO31 6QD**

The Committee received the deputations referred to in minute 6 above.

The Committee was referred to the Update report which provided the following information:- *1 further letter of objection has been received raising similar issues to those already summarised in the report.*

*A petition of 26 signatures has been received objecting on the grounds that the proposed buildings would be misaligned, incongruous and ugly and there severely detrimental to the visual quality of the neighbourhood.*

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

(Voting: 8 in favour; 1 against)

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

**(3) P/01/0501/FP - 19 HEATH ROAD LOCKS HEATH - LAND TO REAR OF - SO31 6PN**

Upon being proposed and seconded to approve the officer recommendation that provided the applicant agrees to pay the Council's legal costs for the Deed of Variation, the applicant enters into a Deed of Variation on terms drafted by the Solicitor to the Council to remove the requirement to transfer to the Council, the open land adjacent to 2 Stillmeadows (Plot 1) from the Legal Agreement, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, provided the applicant agrees to the Council's legal costs for the Deed of Variation, the Committee authorises the Solicitor of the Council to enter into a Deed of Variation on behalf of the Council removing the requirement to transfer to the Council, the open land adjacent to 2 Stillmeadows (Plot 1) from the Legal Agreement.



**(4) Q/0531/14 - 69 SOLENT BREEZES CHILLING LANE WARSASH SOUTHAMPTON SO31 9HG**

Upon being proposed and seconded, the officer recommendation to authorise the Solicitor to the Council to enter into a Deed of Release and a new section 106 planning obligation on behalf of the Council with the owners of Chalet 69 Solent Breezes, subject to the applicants' agreement to pay the Council's legal costs for the Deed of Release was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the applicants' agreement to pay the Council's legal costs for the Deed of Release, the Solicitor to the Council be authorised to enter into a Deed of Release and a new section 106 planning obligation on behalf of the Council with the owners of Chalet 69 Solent Breezes.

**(5) P/14/0617/TO - 46 PARK LANE FAREHAM HAMPSHIRE PO16 7LB**

The Committee received the deputation referred to in minute 6 above.

At the Invitation of the Chairman, Councillor Mrs K K Trott addressed the Committee on this item as the Ward Councillor.

Upon being proposed and seconded, the officer recommendation to grant the application to fell three oak trees protected by Tree Preservation Order 601 was voted on and CARRIED.

(Voting 8 in favour; 1 abstention)

RESOLVED that, subject to the conditions in the report, the application to fell three oak trees protected by Tree Preservation Order 601 be GRANTED.

**(6) P/14/0847/FP - 3 HEATH LAWNS CATISFIELD FAREHAM PO15 5QB**

The Committee received the deputations referred to in minute 6 above.

Councillor Mrs Hockley declared a Non-Pecuniary Interest in this item as she lives in this road.

The Committee was referred to the Update Report which provided the following information;- *In the section considering the impact on neighbouring properties the impact the proposed wall on no. 3 is considered. This is a typing error and should read: 'The proposed wall along part of the rear (north boundary) would be visible from within no. 5's garden'.*

A motion was proposed and seconded to refuse the application. Upon being put to the vote the motion was voted on and CARRIED.

(Voting: 8 in favour; 1 abstention)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The development proposed is contrary to the provisions of policies CS17 of the adopted Fareham Borough Council Core Strategy 2011 by reason of the height, position and hard appearance of the boundary treatment on the Heath

Lawns frontage. The boundary treatment would create an undue sense of enclosure to the street and appear unsympathetic with the open planned nature of Heath Lawns and, therefore, have a harmful impact on the character of the area.

**(7) P/14/0957/FP - 1 MURRAY CLOSE FAREHAM**

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

RESOLVED that PLANNING PERMISSION be granted.

**(8) P/14/0993/FP - 113 SERPENTINE ROAD FAREHAM HAMPSHIRE PO16 7EF**

The Committees attention was drawn to the Update Report which provided the following information:- *The applicant has now made the financial contribution towards the Solent Disturbance Mitigation Project.*

At the invitation of the Chairman, Councillor Mrs Trott addressed the Committee on this item.

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

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

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

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

RESOLVED that PLANNING PERMISSION be granted.

**(10) P/14/0876/FP - 41 TITCHFIELD ROAD STUBBINGTON PO14 2JH**

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

RESOLVED that PLANNING PERMISSION be granted.

**(11) P/14/0887/FP - CROFTON CLIFF - LAND ON SALTERNS ROAD ADJACENT TO - CROFTON AVENUE LEE-ON-THE-SOLENT HAMPSHIRE PO13 9NJ**

The Committee received the deputation referred to in minute 6 above.

Councillor A Mandry declared a non-pecuniary interest in this item as the applicant is known to him and his mother in law resides in one of the applicant's nursing homes. He left the room for the remainder of this item and did not take part in the vote.

At the invitation of the Chairman, Councillor T G Knight addressed the Committee on this item as the Ward Councillor.

Councillor T G Knight declared a non-pecuniary interest in this item as the applicant is known to him, and he lives near to the application site.

The Committee's attention was drawn to the Update Report which provided the following information:- *Comments have been received from the Director of Planning & Development (Ecology):*

*The revised ecology report allows the same conclusions to be reached as previously overall.*

*The report has been slightly amended to reflect the changes to the proposals. Although the Methodology for removal of the existing concrete slipway has not been set out it can be seen from the plans that this additional area of works sits fully within the identified working area to be reptile fenced, outside of which no works will occur (apart from the temporary working area also shown on the plans) – as such all impacts will be contained as it is understood that machinery and materials will not encroach outside of this area.*

*It is understood that the additional area of slipway removal extends only to the promenade and not beyond (onto the shingle beach and vegetated shingle habitat). This will overall (relative to the previous proposals) result in net gain of restored SINC habitat once the compensation works have been carried out, without impacting the adjacent vegetated shingle habitat.*

*In light of the advice received from the Council's ecologist, it is considered that the ecological effects of the development could be satisfactorily mitigated as set out in the submitted mitigation strategy. The proposal therefore is held to accord with Policy DSP13 of the emerging Local Plan Part 2: Development Sites and Policies.*

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

RESOLVED that PLANNING PERMISSION be REFUSED.

Reason for Refusal:

The development would be contrary to Policies CS14 & CS17 of the adopted Fareham Borough Core Strategy in that, by virtue of its scale, siting and design the proposed boat shed would be harmful to the landscape character and appearance of this countryside and coastline function.

**(12) P/14/0894/CU - 48 WHITE HART LANE PORTCHESTER FAREHAM HAMPSHIRE PO16 9BH**

The Committee received the deputation referred to in item 6 above.

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

(Voting 9 in favour; 0 against)

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

**(13) P/14/0912/FP - 18 OSBORNE VIEW ROAD FAREHAM PO14 3JN**

The Committee received the deputations referred to in minute 6 above.

The Committee were informed that there was an error in the report on page 73, where it states the neighbour bungalow has three windows in the south elevation, this should actually read four windows in the south elevation.

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

(Voting 9 in favour; 0 against)

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

**(14) P/14/0955/OA - 16- 18 MARINA GROVE R/O PORTCHESTER PO16 9HD**

The Committee received the deputation referred to in minute 6 above.

The Committee's attention was drawn to the Update Report which provided the following information:- *The applicant has made the necessary contribution towards the Solent Disturbance Mitigation Project under Section 111 of the Local Government Act 1972.*

A motion was proposed and seconded to refuse the application. Upon being put to the vote the motion was CARRIED.

(Voting 5 in favour; 4 against)

RESOLVED that OUTLINE PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposal is contrary to policy CS17 of the Adopted Fareham Borough Core Strategy in that:

- (i) the creation of two dwellings, represents overdevelopment of the site which would harm the character of the area;

- (ii) the proposal would result in additional vehicle movements which would generate noise close to the habitable room windows within 16 Maria Grove, to the detriment of the occupiers of that property.

**(15) P/14/0999/FP - 41 OSBORNE VIEW ROAD FAREHAM HAMPSHIRE PO14 3JW**

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

(Voting 9 in favour; 0 against)

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

**(16) Planning Appeals**

The Committee noted the information contained in the report.

**(17) UPDATE REPORT**

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

**8. TREE PRESERVATION ORDERS**

The Committee considered the confirmation of the following Tree Preservation Orders to which objections had been received.

**(1) Tree Preservation Order No 695 (2014) - 14 & 17 St Edmund Close, Titchfield Common**

The Committee received the deputations referred to in minute 6 above.

The Committee considered a report by the Director of Planning and Development regarding confirmation of Tree Preservation Order No 695 to which an objection (in respect of a provisional order made in August 2014) had been received.

A motion was proposed and seconded that Tree Preservation Order No 695 be confirmed as made and served. Upon being put to the vote the motion was CARRIED.

(Voting: 7 in favour; 1 against and 1 abstention)

RESOLVED that Tree Preservation Order No 695 be confirmed as made and served.

**(2) Tree Preservation Order No 698 (2014) - 31 Ilex Crescent, Locks Heath**

The Committee considered a report by the Director of Planning and Development regarding confirmation of Tree Preservation Order No 698 to

which an objection (in respect of a provisional order made in August 2014) had been received.

A motion was proposed and seconded that Tree Preservation Order No 698 be confirmed as made and served. Upon being put to the vote the motion was CARRIED.

(Voting: 8 in favour; 0 against)

(N.B. Councillor Davies had left the meeting when this matter was considered)

RESOLVED that Tree Preservation Order No 698 be confirmed as made and served.

(The meeting started at 2.30 pm  
and ended at 6.24 pm).

# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date:** 17 December 2014

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

**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 3.15pm.

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 4.30pm.

**ZONE 1 - WESTERN WARDS**

Park Gate  
Titchfield  
Sarisbury  
Locks Heath  
Warsash  
Titchfield Common

Reference		Item No
<p><b>P/14/0813/CU</b> LOCKS HEATH</p>	<p>LOCKS HEATH SHOPPING CENTRE - CAR PARK FAREHAM HANTS CHANGE OF USE OF A PART OF A CAR PARK TO A CAR VALETING BUSINESS WITH ASSOCIATED REMOVABLE CANOPY, PORTACABIN AND FENCE</p>	<p><b>1</b> <b>PERMISSION</b></p>
<p><b>P/14/1010/FP</b> PARK GATE</p>	<p>30 EASTBROOK CLOSE PARK GATE SOUTHAMPTON SO31 7AW PROPOSED TWO AND SINGLE STOREY EXTENSIONS TO REAR AND SIDE, AND ENLARGEMENT OF EXISTING GARAGE</p>	<p><b>2</b> <b>PERMISSION</b></p>
<p><b>P/14/1021/FP</b> WARSASH</p>	<p>185 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9JE TWO STOREY SIDE EXTENSION, NEW ROOF AND DORMER WINDOWS OVER EXISTING SINGLE STOREY STRUCTURE, REPLACEMENT GARAGE/CARPORT AND ELEVATION IMPROVEMENTS</p>	<p><b>3</b> <b>PERMISSION</b></p>
<p><b>P/14/1022/FP</b> WARSASH</p>	<p>185 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9JE ERECT A THREE BEDROOM DETACHED DWELLING WITH CARPORT AND PARKING</p>	<p><b>4</b> <b>PERMISSION</b></p>
<p><b>P/14/1028/FP</b> LOCKS HEATH</p>	<p>14 DANEHURST PLACE LOCKS HEATH SOUTHAMPTON SO31 6PP DETACHED DOUBLE GARAGE AND CONVERSION OF EXISTING DOUBLE GARAGE TO ROOM</p>	<p><b>5</b> <b>PERMISSION</b></p>
<p><b>P/14/1045/OA</b> WARSASH</p>	<p>WARSASH ROAD - LAND TO REAR OF 66 &amp; 66A - WARSASH SO31 9JA PROPOSED ERECTION OF DETACHED THREE-BED BUNGALOW (OUTLINE APPLICATION)</p>	<p><b>6</b> <b>OUTLINE PERMISSION</b></p>
<p><b>P/14/1047/TO</b> LOCKS HEATH</p>	<p>33 HAZEL GROVE LOCKS HEATH SOUTHAMPTON SO31 6SH REDUCE OVERHANGING BRANCHES ON 1 MONTEREY CYPRESS OVER 29 HAZEL GROVE BY 1M. CYPRESS PROTECTED BY TPO 693.</p>	<p><b>7</b> <b>CONSENT</b></p>
<p><b>P/14/1074/CU</b> [O] WARSASH</p>	<p>7 BROOK LANE WARSASH SOUTHAMPTON SO31 9FH CHANGE OF USE FROM RETAIL TO CAFE (USE CLASS A3)</p>	<p><b>8</b> <b>PERMISSION</b></p>



# Agenda Item 6(1)

P/14/0813/CU

LOCKS HEATH

MR R DORTI

AGENT: MR R DORTI

CHANGE OF USE OF A PART OF A CAR PARK TO A CAR VALETING BUSINESS WITH ASSOCIATED REMOVABLE CANOPY, PORTACABIN AND FENCE

LOCKS HEATH SHOPPING CENTRE - CAR PARK FAREHAM HANTS

## ***Report By***

Mark Wyatt - Direct dial 01329 824704

## ***Site Description***

The application site is in the north eastern corner of the main car park of the Locks Heath Shopping Centre, due east of the Waitrose store. The site comprises a total of 11 parking spaces and a small trolley bay area.

## ***Description of Proposal***

The application, which is made in retrospect, seeks full planning permission for the retention of the hand car wash/valet enterprise at the Locks Heath Shopping Centre. In the eastern most 4 bays is the wet wash area with drainage gullies on two sides. In the central three bays is a metal container that acts as a staff changing area and equipment store. The western most four bays and trolley store area is the dry valeting area. This part of the site is covered with a cantilevered dome style canopy which has a finished height of 3.5m.

## ***Policies***

The following Guidance and Policies apply to this application:

The National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## **Approved Fareham Borough Core Strategy**

CS1 - Employment Provision

CS3 - Vitality and Viability of Centres

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS17 - High Quality Design

## **Development Sites and Policies**

DPS1 - Sustainable Development

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP35 - Locks Heath District Centre

## **Fareham Borough Local Plan Review**

S7 - Non-Retail Uses in the District and Local Centres

## DG4 - Site Characteristics

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

The following planning history is relevant:

**P/11/0573/FR**      **ERECTION OF NEW RETAIL TERRACE WITH FULL MEZZANINE, RECONFIGURATION OF CAR PARK AND EXTERNAL AREAS AND RETENTION OF RE-CYCLING FACILITIES (FULL RENEWAL OF P/08/0598/FP)**

APPROVE                      15/11/2011

**P/08/0598/FP**      **ERECTION OF NEW RETAIL TERRACE WITH FULL MEZZANINE, RECONFIGURATION OF CAR PARK AND EXTERNAL AREAS AND RETENTION OF RE-CYCLING FACILITIES**

PERMISSION                06/08/2008

### ***Representations***

One letter from 124 Locks Road - Objection:

- Given the increased popularity of the Locks Heath Centre on the arrival of Waitrose this operation takes up valuable parking spaces and I was shocked to find that there was no planning permission before starting business.
- With a disabled passenger on board it is, at times, difficult to find a space close to the shops not helped by the space required for washing cars. In those instances we go to Whiteley.
- This operation would be ideal in the currently closed off section of the car park adjacent to the bus stop.

### ***Consultations***

Director of Planning & Development (Highways): No objection. Would it be appropriate to permit a temporary permission on the basis of reviewing the impact on parking in the longer (three year?) term?

Director of Community (Environmental Health): I note that the drainage issues have been resolved and I don't think that noise will be an issue based on the location.

Southern Water: Southern Water requires a formal application for a new connection to the public foul and surface water sewer to be made by the applicant.

Environment Agency: No objection

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

The key considerations in the determination of this application are:

- the principle of the use in the district centre
- impact on parking provision
- amenity

### **THE PRINCIPLE OF THE USE IN THE DISTRICT CENTRE:**

Policy CS3 of the Core Strategy encourages development proposals within the identified centres (of which the Locks Heath Centre is one) in order to promote competition and

consumer choice whilst maintaining and strengthening the individual character, vitality and viability of the centre. Policy CS3 sets out a hierarchy of centres and whilst encouraging development the policy also seeks to ensure that the retail hierarchy should be maintained. The application site is in one of the defined "District Centres".

Policy CS5 of the Core Strategy requires developments to not adversely affect the safety and operation of the local road network.

Core Strategy policy CS9 is permissive of development in the Western Wards and Whiteley within the defined urban settlement boundary through a number of measures, one of which is the "...expansion of the district centre".

Emerging policy DSP35 of the Development Policies and Sites Plan (Local Plan Part 2) provides for the expansion and/or redevelopment of the Locks Heath Local Centre for A1, A3 and A4 uses. In this case the proposed use, given that the definition of an "industrial process" within the Use Class Order includes "washing" and "cleaning" would be a B1(c) use; so it would not fit within any of the proposed emerging uses for the centre however the current Core Strategy policies are not explicit in terms of the form of what the additional development may take.

Additionally the National Planning Policy Framework (NPPF) sets out a commitment to securing sustainable economic growth in order to create jobs and prosperity. Paragraph 21 of the Framework sets out that "Investment in business should not be over-burdened by...planning policy expectations". It continues that "Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances".

The application documents set out that the proposal will "...create new and sustainable economic growth for the area" and will create an estimated four full time jobs.

Subject to the impact of the new use on the level of parking provision provided and neighbouring amenity the application is acceptable in principle.

#### IMPACT ON PARKING PROVISION:

The Locks Heath Centre Manager, on behalf of the applicant, has confirmed that the car wash and valeting service opened on the same day as the new Waitrose store and the combined customer parking implications for the centre were reviewed prior to this event.

The Local Planning Authority is advised that Co-operative staff had previously been allocated 28 spaces in the car park to the rear of the store. Following negotiations between Waitrose and the land owner, Waitrose partners were instructed that they were not permitted to use the customer parking facilities. This effectively released an additional 28 spaces (the Co-operative staff parking spaces) back to public parking from the first day of operation of the Car Valet service. As such part of the applicant's case is that there is actually a net increase of 17 spaces (the 28 former Co-operative parking spaces minus the 11 for the proposed car wash/valet) since the opening of the business.

The applicant additionally makes the point that the majority of car wash customers are likely to also be centre customers so that the net loss of car parking spaces would only be expected to be some 6-7 spaces rather than the 11 in the application site. In principle such a loss would not therefore, be expected to have a material impact on parking provision and hence no, in principle, highway objection is raised to the application.

However the centre is and continues to be well used and the actual positive impact of Waitrose on the centre and the provisions within policy CS3 and emerging policy DSP35 for some expansion of the centre means that the parking provision for the centre will be crucial to its future viability and vitality.

In the absence of any car park usage data to understand when the parking provision is at a premium (the applicant has not shared any such data) the national Planning Practice Guidance (PPG) advises that where a trial run is needed "...in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period" that a temporary permission may be appropriate.

The PPG also advises that "refusing planning permission on a planning ground capable of being dealt with by conditions risks an award of costs, where it is concluded that suitable conditions would enable the proposed development to go ahead". As such, in this case it is considered reasonable and necessary that the proposal be recommended favourably but subject to a three year temporary permission in the first instance. This will allow the Local Planning Authority to "trial run" the development during an entire calendar year and see how the proposal complements, or otherwise, the parking function of the Locks Heath Centre.

If the Local Planning Authority were to conclude that the material considerations in favour of the proposal do not outweigh the harm of the loss of parking to justify a permanent permission then clearly a temporary permission falls to be considered consistent with the advice in the PPG.

Whilst the proposal utilises 11 existing car park spaces, none of these are designated as disabled spaces of the type referred to by the third party representation. It is also noted that the site is, at its closest, 75m away from the nearest Waitrose customer entrance.

#### **AMENITY:**

As described above, the proposal falls within the description of an "industrial process" for the purposes of the Use Class Order and so would be categorised as a B1(c) use. The application site is not within close proximity to the adjoining residential development that surrounds the centre with the nearest neighbouring property in excess of 100m away.

#### **CONCLUSION:**

The use is likely to be a complementary use to the other commercial outlets in the Centre such that the users of the car wash/valet are likely to be using the site in-combination with an existing trip to the centre. As such the proposal is acceptable for a temporary permission for a three year period to enable to the full impact of the use on the car park to be properly understood.

#### ***Recommendation***

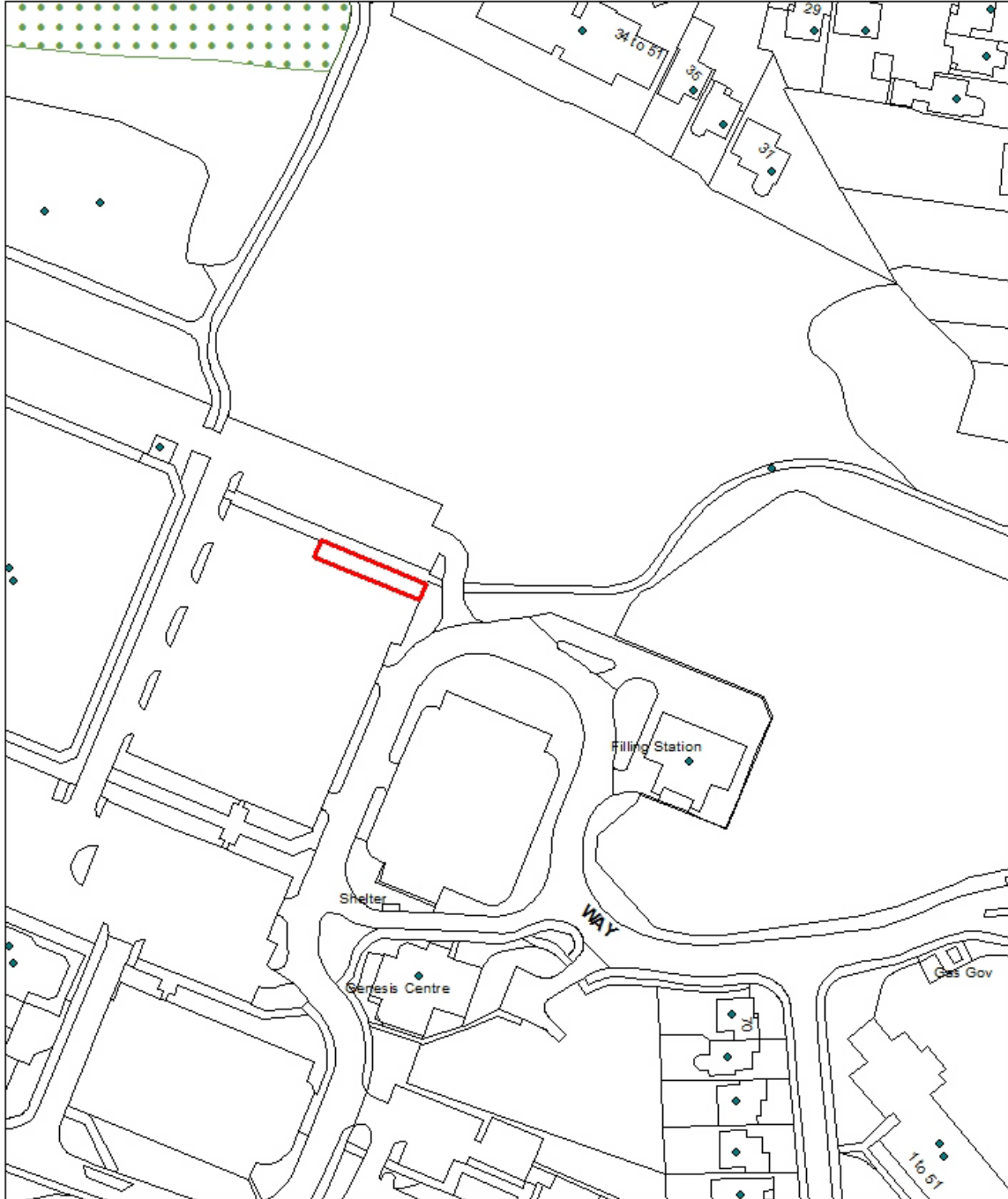
TEMPORARY PLANNING PERMISSION subject to conditions: Use ends and land restored to its former condition within 3 years.

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

See "relevant planning history" above

# FAREHAM

## BOROUGH COUNCIL



LOCKS HEATH SHOPPING CENTRE  
SCALE: 1:1,250

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# Agenda Item 6(2)

**P/14/1010/FP**

**PARK GATE**

MR TONY PALMER

AGENT: MR TONY PALMER

PROPOSED TWO AND SINGLE STOREY EXTENSIONS TO REAR AND SIDE, AND ENLARGEMENT OF EXISTING GARAGE

30 EASTBROOK CLOSE PARK GATE SOUTHAMPTON SO31 7AW

## ***Report By***

Arleta Miszewska - Direct dial 01329 824666

## ***Site Description***

The application relates to a two storey semi-detached dwelling located on the corner of Eastbrook Close and Beacon Way, which is a residential area in Park Gate. The property fronts Eastbrook Close, unlike the other semi-detached dwelling which fronts Beacon Way.

The property benefits from a 13 metres long rear garden that accommodates a detached garage within its south-western corner, accessed via a raised access running off Eastbrook Close. The access itself is approximately 6 metres long.

The site is within the urban area.

## ***Description of Proposal***

The application seeks planning permission for:

### ***i) Two storey rear extension***

The proposed two storey extension would be flush with the existing side wall fronting Eastbrook Close and would be 3 metres wide. It would have a pitched roof of maximum height of 6.3 metres and eaves height at 5.3 metres above ground level. The extension would project from the existing rear wall by 3 metres and would accommodate a sitting room on the ground floor and a bedroom on the first floor served by a separate WC. The extension would have patio doors on the ground floor and two windows on the first floor. There would be an additional window inserted on the ground floor facing Eastbrook Close. The extension would be sited 3 metres off the common boundary with the adjoining property.

### ***ii) Single storey front extension***

This extension facing Eastbrook Close would be an enlargement of the existing porch to accommodate a separate shower and a toilet room. It would be 3.5 metres high and would have a pitched roof.

### ***iii) Enlargement of existing garage***

The enlarged garage would be 4 metres high and would have a pitched roof. It would provide space for one car.

## ***Policies***

The following policies apply to this application:

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

CS17 - High Quality Design

## **Fareham Borough Local Plan Review**

EXTDG - Extension Design Guide (1993)

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

## **Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

## **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

## ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/97/0949/FP</u></b>	<b>ERECTION OF FENCE PERMISSION</b>	<b>03/11/1997</b>
<b><u>P/97/0503/FP</u></b>	<b>ERECTION OF SIDE FENCING TO REAR GARDEN REFUSE</b>	<b>01/07/1997</b>

## ***Representations***

Five letters of objection have been received raising the following concerns:

- The extensions will be out of keeping with the area, altering the character of the area;
- The size of the extensions are out of proportion with the land/garden surrounding it, over-development;
- The proposal would have an adverse impact on car parking provision;
- The extensions create the potential for multiple occupation that will impact on the car parking provision and character of the area;
- Two storey extension will block the light to the adjacent properties and their gardens;
- The extension will result in overlooking and loss of privacy;
- The extensions would be overbearing;
- Noise;
- An attempt to convert the property into three separate units;
- If the property is rented out, the character of the area will change;
- Will change the view from my house.

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

Two storey rear extension

In terms of the effect on the character and appearance of the area, the adopted Extension Design Guide requires extensions to reflect the shape, size and style of the main house. It also requires extensions not to dominate the existing building in shape and size. The pitch of the extension would be lower than the pitch of the existing house by 1 metre and the eaves height would match the eaves height of the existing dwelling. The proposed roof form would be sympathetic to the existing property and massing of the extension is relatively modest to ensure that the extension would not dominate the appearance of the dwelling. Therefore, it is clear that the proposed two storey extension follows the Council's guidance and thus is considered to be acceptable.

As to the impact on adjacent properties, the extension would be located to the east of the adjoining property and would be set away from the boundary by 3 metres. The windows

closest to the application site within the neighbouring property serve a kitchen on the ground floor and a bathroom on the first floor. Given this, officers are satisfied that the proposed extension would have no detrimental impact on this adjacent property in terms of loss of light and outlook. Furthermore, as there would be no windows directly facing this property, it is not considered that there would be a loss of privacy.

The neighbouring property at no. 29 Eastbrook Close has no windows facing the application site. This, together with the separation distance and the location of the two garages would mitigate any harmful impacts on the residential amenities of these neighbours.

#### Single storey front extension

The extension, due to its modest size and sympathetic shape and design would be in keeping with the host dwelling and would not have a significant impact on the appearance of the street-scene. The new window would serve a shower room/toilet and therefore it can be conditioned to be obscure glazed. The position of the extension, on the corner, would ensure that this addition would not have a notable impact on the living conditions of the neighbouring occupiers.

#### Garage

Given that it would be adjacent to the garage of no. 29 Eastbrook Close, officers are satisfied it would have no material harm to the level of outlook and light this property currently benefits from. There would be some additional enclosure to the rear garden of 22 Beacon Way but since the majority of the neighbouring garden would be unaffected and the structure is single-storey, the impact is not considered to be unduly harmful.

#### Car parking provision

The extensions would result in the increase of one bedroom from three to four, therefore three off-road car parking spaces would be required. Given the size of the front garden and the existing space at the front of the garage, officers are satisfied that these requirements can be met.

#### Other matters

Whilst the concerns of the neighbours over the potential subdivision of the property into smaller units or conversion into a house in multiple occupation are acknowledged, this is not a part of this proposal and cannot be considered. Such changes would require a further planning application and if it was the applicant's intention to submit an application for such a proposal, then the impacts would be assessed at that time. The proposed extension would leave over 80sq.m of private and usable garden space to serve the property. This is comparable with other properties in the area and is sufficient to ensure that the plot does not appear over-developed.

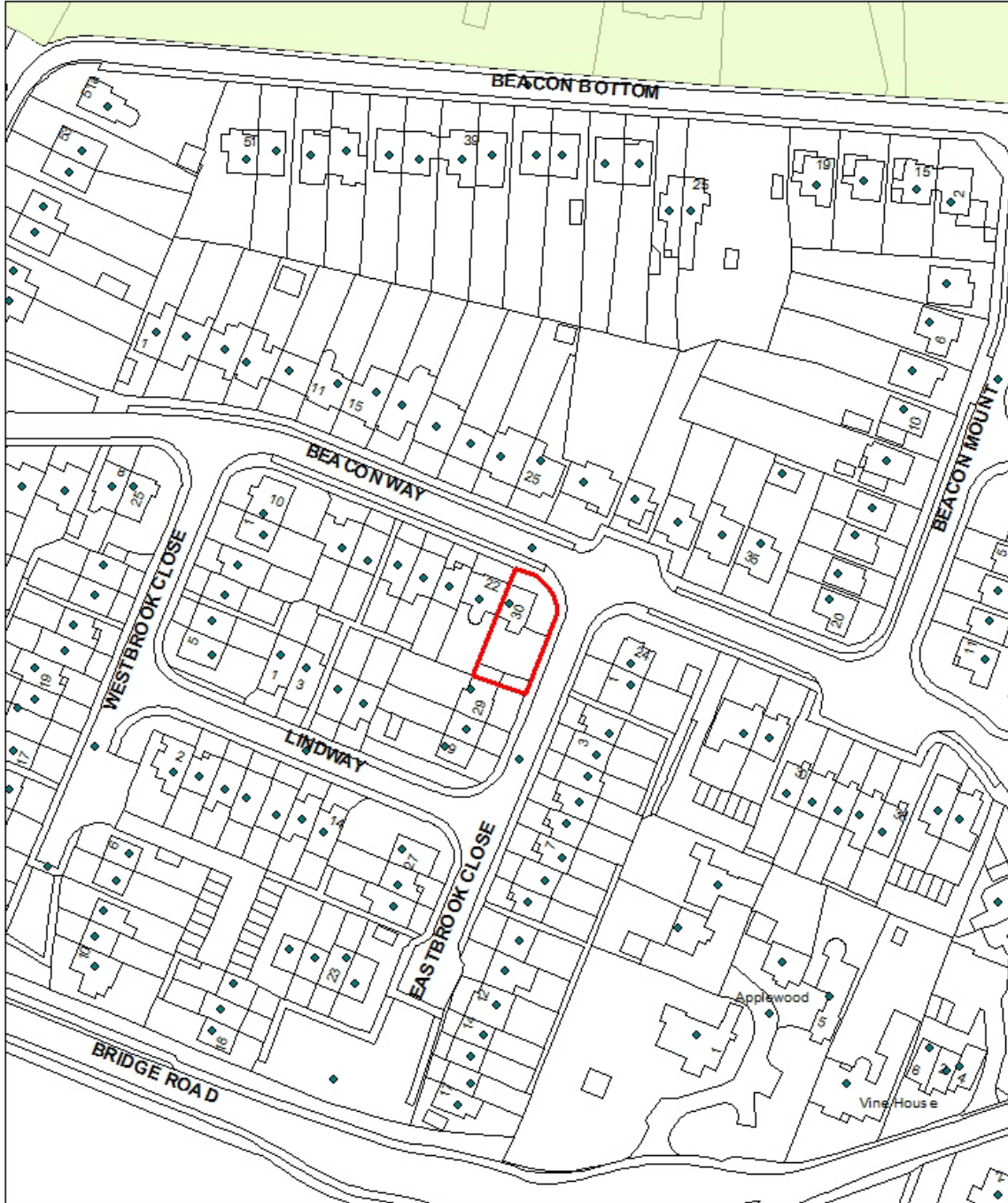
#### ***Recommendation***

PERMISSION subject to conditions: Development to commence in 3 years; development in accordance with approved plans; materials to match, three car parking spaces to be provided on-site)



# FAREHAM

## BOROUGH COUNCIL



30 EASTBROOK CLOSE  
SCALE: 1:1,250

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# Agenda Item 6(3)

**P/14/1021/FP**

MR AARON BROWN

**WARSASH**

AGENT: DAVID NEWELL  
CONSULTANCY LTD

TWO STOREY SIDE EXTENSION, NEW ROOF AND DORMER WINDOWS OVER EXISTING SINGLE STOREY STRUCTURE, REPLACEMENT GARAGE/CARPORT AND ELEVATION IMPROVEMENTS

185 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9JE

## ***Report By***

Emma Marks - Direct dial 01329 824756

## ***Site Description***

This application relates to a property situated on the north side of Warsash Road on its western corner with Highfields. The current property is a detached three bed roomed bungalow with vehicular access off Warsash Road.

The site is within the urban area.

## ***Description of Proposal***

Planning permission is sought for various alterations to the bungalow to create a four bedroom, two storey dwelling house.

The alterations include:

A two storey side extension; a new roof which is 1.6 metres higher than the existing; dormer windows to the front and rear elevations; detached garage/car port to the front of the property and; changes to the external materials of the dwelling from brickwork to cladding and render.

Members will note that the following report on this agenda (P/14/1022/FP refers) relates to the erection of a dwelling within part of the rear garden of the site.

## ***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

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

DG4 - Site Characteristics

## ***Relevant Planning History***

The following planning history is relevant:

**P/14/1022/FP**

**ERECT A THREE BEDROOM DETACHED DWELLING WITH**

## **CARPORT AND PARKING**

### ***Representations***

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

- Objection to driveway being relocated onto Highfields due to cars being parked from properties on Warsash Road;
- Objection to removal of existing 6ft high wall at the entrance to Highfields which at present matches the wall on the opposite side of the road;
- The proposed new access would lead to a potentially hazardous situation for any cars turning into Highfields;
- The application should be considered in conjunction with the application for the new property within the rear garden and would result in over-development of the area;
- Lack of privacy, light pollution and noise that such a development would cause to this peaceful road;
- Overlooking from side windows;
- Visual impact and character of the neighbourhood;
- Exterior treatment not in keeping with the surrounding area;
- Impact on local ecology.

### ***Consultations***

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

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

The application site is located on the northern side of Warsash Road and on the western corner of Highfields. The dwelling is currently a detached three bed single storey bungalow and this proposal is for extensions and alterations to form a two storey four bed dwelling.

Officers have considered both this application and the application for a new dwelling following on this agenda (P/14/1022/FP refers); the combined mass of development would not result in over development of the site or impact on the character of the area.

Warsash Road consists of a mixture of different house types constructed with a variety of external materials. It is considered that the design, scale and the external materials proposed would not have an adverse impact on the street scene or the character of the area.

Concern has been raised that the new vehicle entrance onto Highfields would compromise highway safety. This part of the proposal does not require planning permission as Highfields is not a classified road; however officers are of the view that the relocated access is acceptable in highway safety terms. There is sufficient car parking to serve the enlarged dwelling.

The issue raised regarding overlooking has been taken into account and the windows proposed within the side elevation of the dwelling will be conditioned in order to ensure they are obscure glazed and fixed shut up to 1.7 metres from the internal floor level. The windows within the rear elevation would not look onto any private amenity areas or create loss of privacy.

There are no designated areas of ecological importance immediately adjacent to the site or features on the site that would suggest any specific ecology measures need to be taken, in this instance.

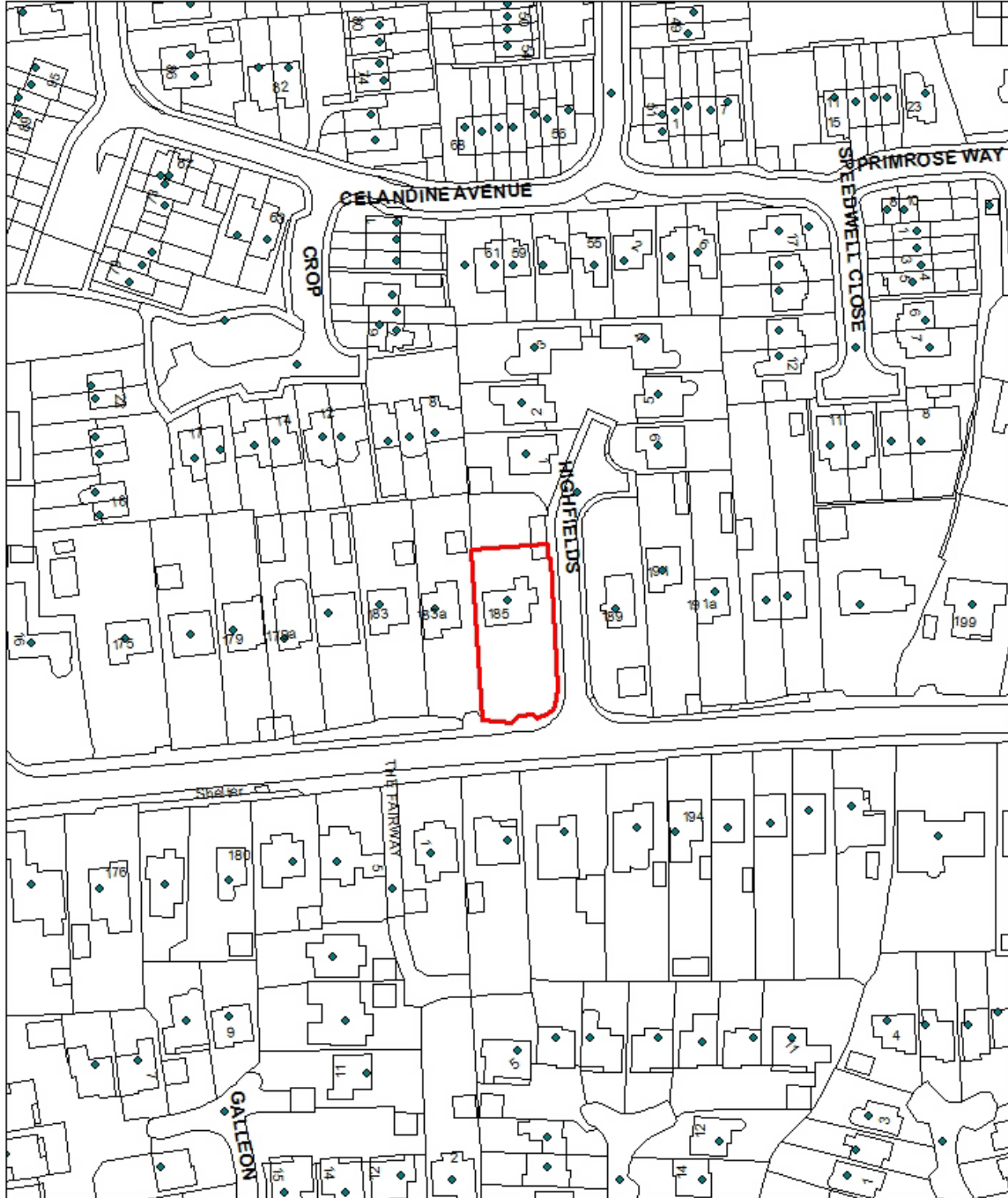
Officers have carefully assessed the proposal from public view points and neighbouring properties. Officers consider the proposal is acceptable and complies with the adopted Core Strategy and emerging Local Plan Part 2: Development Sites and Policies.

***Recommendation***

PERMISSION subject to conditions: Development to commence within three years; in accordance with approved drawing: first floor windows within the east elevation shall be obscure glazed and be fixed shut up to 1.7 from the internal floor level, Vehicular access construction, Car parking within curtilage of dwelling, Bin/cycle storage, Provision for construction vehicles and materials and stopping up of existing access.

# FAREHAM

## BOROUGH COUNCIL



185 WARSASH ROAD  
SCALE: 1:1,250

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# Agenda Item 6(4)

**P/14/1022/FP**

MR AARON BROWN

**WARSASH**

AGENT: DAVID NEWELL  
CONSULTANCY LTD

ERECT A THREE BEDROOM DETACHED DWELLING WITH CARPORT AND PARKING  
185 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9JE

## ***Report By***

Emma Marks - Direct dial 01329 824756

## ***Site Description***

This application relates to a site situated on the north side of Warsash Road fronting Highfields. The site currently forms part of the rear garden of 185 Warsash Road and partly 183a Warsash Road. The vehicle access for the dwelling would be off Highfields.

The site is within the urban area.

## ***Description of Proposal***

Planning permission is sought for the erection of a two storey detached dwelling. The dwelling would be a 3 bed property provided with two car parking spaces to the side and the third in a car port to the rear.

The existing property, 185 Warsash Road would retain at least four car parking spaces to the front of the dwelling and a rear garden of between 7.7 and 10 metres in depth.

## ***Policies***

The following policies apply to this application:

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

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

### **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

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

DG4 - Site Characteristics

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

The following planning history is relevant:

**P/14/1021/FP      TWO STOREY SIDE EXTENSION, NEW ROOF AND DORMER  
WINDOWS OVER EXISTING SINGLE STOREY STRUCTURE,  
REPLACEMENT GARAGE/CARPORT AND ELEVATION  
IMPROVEMENTS**

### ***Representations***

Seven letters of objection have been received objecting on the following grounds:-

- Design not in keeping
- Parking /turning problems within the road
- The house is squeezed into a very small plot - detrimental to the ambiance of the close
- Tandem parking is a problem
- Not in character with the properties in Highfields
- Loss of detailed wall which is currently in perfect symmetry
- Loss of attractive entrance to the close
- Inappropriate development of a residential garden
- This area is significantly over its required targets for new houses
- Loss of amenity of our personal property
- Loss of amenity and privacy
- Shade - Loss of sunlight to neighbouring property
- Loss of light and outlook
- Loss of privacy to rear garden
- Over-development of site
- Visual impact on street scene and character
- No off road turning-circle to all vehicle to exit the drive safely
- Impact on local ecology

### ***Consultations***

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

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

The key issues for consideration in the determination of this application are:

- The principle of development;
- Design and impact on the character of the area;
- Impact on the amenities of neighbouring occupiers;
- Parking and highways and;
- Impact on local ecology.

Principle of development

This application seeks full planning permission for the erection of a 3 bedroom two storey dwelling to the rear of 185 Warsash Road.

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted

Fareham Borough Core Strategy place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing. The National Planning Policy Framework (NPPF) excludes private residential gardens from being defined as previously developed land but sets out that there should be a presumption in favour of sustainable development.

This application, therefore, falls to be considered on its individual merits taking into account the relevant policies of the development plan and any other material considerations.

#### Design and impact on the character of the area

Policy CS17 (High Quality Design) of the Core Strategy is particularly relevant in that it expects development to "respond positively" to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external material".

The dwelling would be read with the properties within Highfields which is a road consisting of six detached dwellings all constructed from the same external materials. The application as originally submitted proposed the use of cladding, render and white UPVC windows in keeping with the main house at 185 Warsash Road. However, the materials have since been amended in order to reflect the character of properties within Highfields.

The subdivision of this curtilage to form a new residential unit on the application site would result in two plots that compare favourably with the surrounding area, in keeping with the prevailing pattern of development in the neighbourhood.

The frontage width of the proposed dwelling and its plot is not dissimilar to existing properties within Highlands. The proposed layout incorporates an appropriate set back from the street frontage and the scale, massing and design of the dwelling would also appear sympathetic to the properties within Highlands.

The dwelling would benefit from a private and usable, 11 metre deep rear garden and enjoy good outlook from habitable room windows.

In principle, therefore, officers are satisfied that the formation of a new detached dwelling on this plot would relate well to the character of the surrounding street-scene.

#### Impact on the amenities of neighbouring properties

The proposed dwelling will be to the south of 1 Highfields which has a driveway to the south of the dwelling. The side wall of the proposed dwelling will be set a minimum 900mm off the northern boundary (chimney will be 200mm from the boundary) and a distance of 5 metres between the two dwellings. Concerns relating to loss of light and outlook have been raised however, the dwelling would not breach a 45 degree line from the windows within the rear of the neighbouring property and the windows within the side elevation of 1 Highfields do not serve habitable rooms. In light of the separation distances achieved and the position of the dwelling, officers do not consider that the dwelling would have an adverse impact on the neighbour's living conditions in relation to light or outlook.

The concern over overlooking and loss of privacy to 189 Warsash Road was also taken into account; the first floor layout has been amended; the first floor window facing 189 Warsash Road would serve a bathroom and be fitted with obscure glazing to retain the neighbour's



privacy.

The property to the north (1 Highfields) has raised concern regarding the ongoing upkeep of a small section of land in the north eastern rear corner. The proposal does not prevent the neighbour continuing to maintain this land.

### Highways

Representation has been received raising concerns that the dwelling does not provide turning on site. The property would have vehicular access onto Highfields which is a cul-de-sac so the need for turning on site is not essential.

The parking requirements for the proposed dwelling would meet the Council's adopted Residential Car and Cycle Parking SPD. The proposal is, therefore, considered to be acceptable in this respect.

### Impact on local ecology

There are no designated areas of ecological importance immediately adjacent to the site or features on the site that would suggest any specific ecology measures need to be taken, in this instance. The application is accompanied by a Phase 1 Ecology report which demonstrates that the proposal would not have a harmful impact on local ecology.

### Other matters

Recently gathered evidence by Natural England demonstrates that new development can reduce the quality of the habitat in the Solent Special Protection Areas. 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 thereby increase the level of disturbance and impact on the Special Protection Areas' conservation objectives. New dwellings can however be provided subject to appropriate mitigation being secured. This is achieved via a commuted payment which has been made under section 111 of the Local Government Act 1972 and the proposal is, therefore, acceptable in this respect.

### Summary

The proposal offers a new dwelling within the urban area which would be of sufficient high quality in terms of its layout, design and appearance to ensure that there would be no harmful effect on the character of the street-scene or the surrounding area. There would be no effect on the living conditions of neighbours and the level of parking provision offered is sufficient to meet the likely needs of the new household. The new accesses that would be created are not held to be harmful to highway safety.

The proposal is found to accord with the relevant policies of the adopted and emerging local plan and it is recommended that planning permission be granted subject to conditions.

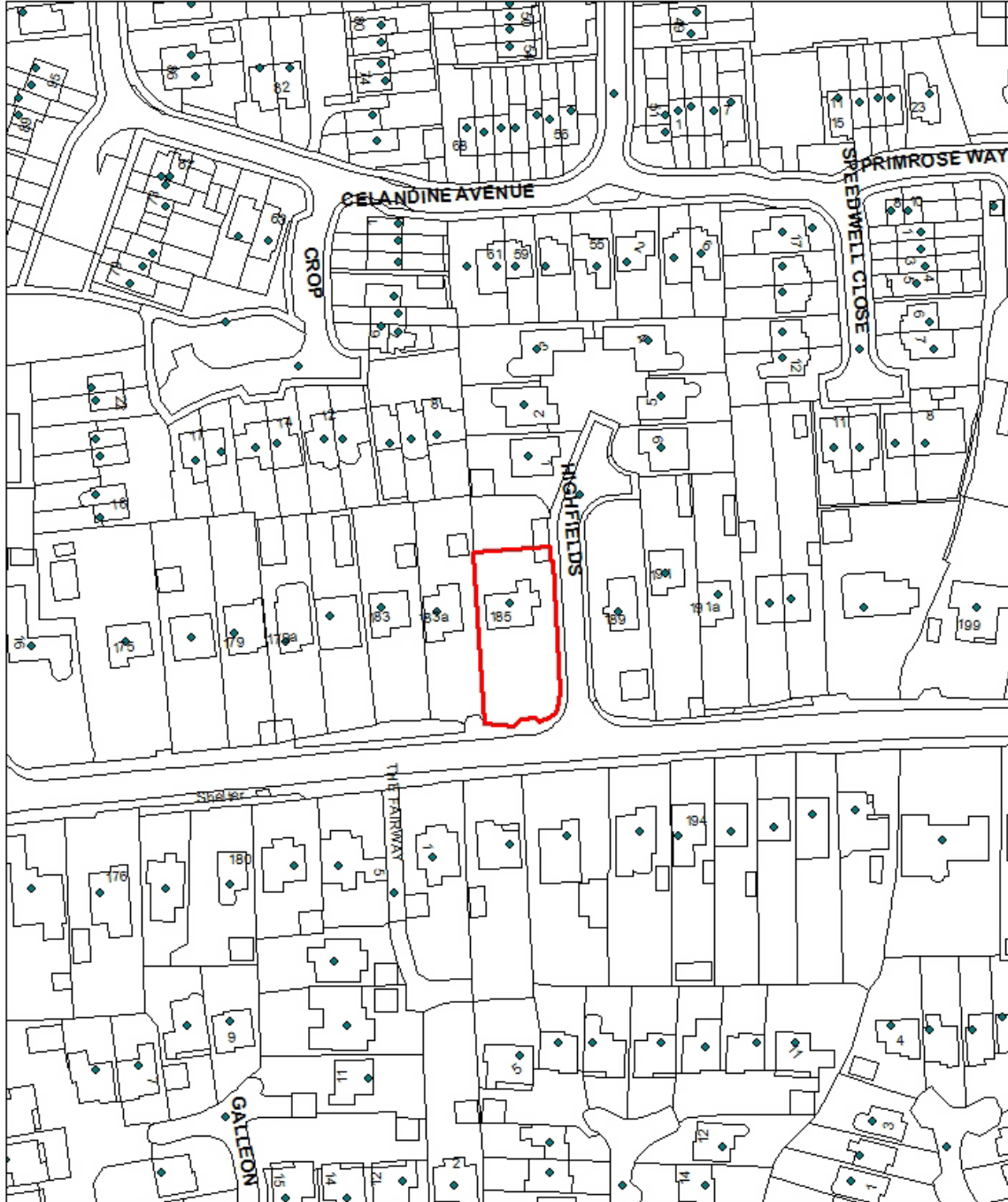
### **Recommendation**

PERMISSION subject to conditions: Development to commence within three years; Development in accordance with approved plans and documents; New dwelling shall meet Code for Sustainable Homes Level 4; Vehicular access construction; Car parking spaces to be constructed and retained at all times; Bin/cycle storage; Construction Management Plan

(contractor's car parking, delivery arrangements, materials storage, etc.);Hours of construction; Remove permitted development rights for future roof alterations to the front elevation; A further ecology inspection shall be carried out on the garage if it is not demolished within 12 months from the date of the decision.

# FAREHAM

## BOROUGH COUNCIL



185 WARSASH ROAD  
SCALE: 1:1,250

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# Agenda Item 6(5)

**P/14/1028/FP**

MR A NETHERSOLE

**LOCKS HEATH**

AGENT: JENKINS  
ARCHITECTURE LTD

DETACHED DOUBLE GARAGE AND CONVERSION OF EXISTING DOUBLE GARAGE TO ROOM

14 DANEHURST PLACE LOCKS HEATH SOUTHAMPTON SO31 6PP

## ***Report By***

Richard Wright - direct dial 01329 824758

## ***Site Description***

The application site lies within the urban area in the residential cul-de-sac of Danehurst Place.

## ***Description of Proposal***

Planning permission is sought for the erection of a detached double garage and the conversion of the existing attached double garage into a 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

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

DG4 - Site Characteristics

## ***Relevant Planning History***

The following planning history is relevant:

### **P/01/0672/FP**

**Substitute House Types for Nos.14 & 16 and Erection of Detached Garage to No.16, Pursuant to P/95/0259/FP for the Erection of 15No. Detached Dwellings.**

PERMISSION 21/09/2001

### **P/00/0813/FP**

**Erection of 15 Detached Dwellings and Associated Access Road: Substitution of House Types on 10 Plots**

PERMISSION 02/02/2001

## ***Representations***

Three objections have been received from neighbours living at nos. 11, 12 & 16 Danehurst Place with the following concerns:

- The positioning of the garage next to the existing garage and the neighbour's garage would lead to a greater sense of enclosure and feeling of being hemmed in

- The roof design is out of keeping with the existing property and would reduce light to neighbouring property
- Removal of greenery would result in a significant change of character of the surrounding area
- Overlooking / loss of privacy from conversion of garage
- Commercial activity in this residential road will increase
- Increase in traffic and damage to the road
- Parking problems
- Private restrictions on development were put in place by the housebuilder

### ***Consultations***

Director of Planning & Development (Trees) - No objections raised to the proposed detached double garage.

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

#### i) Effect on the appearance and character of the area

This application proposes the erection of a detached double garage within the frontage of the house, in an area of the garden where a large shrub currently exists. It would not be visible from the main through-section of Danehurst Place, the application site being located at the end of a section of private driveway. The design and appearance of the garage would in any case be in keeping with the dwelling and the character of the street. The adjacent property, 15 Danehurst Place has a detached garage at the rear, immediately alongside where the new garage is proposed, and almost identical in terms of its size and appearance.

Objections have been received from two neighbours living in the same part of Danehurst Place and whose properties share the same section of driveway as the application site. The neighbours have expressed concern over the appearance of the garage and that it would result in the removal of an area of greenery changing the character of the street. Whilst a large shrub would be lost to make way for the garage, there would be enough room for some planting to either be retained or carried out around it. Regardless of this, the overall visual effect of the garage would not be so significant as to harm the pleasant character of the street and the design of the building would be entirely in keeping with this character.

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

Officers have also taken into account the other issues raised by those neighbours, as well as the concerns of the neighbour to the north living at 16 Danehurst Place, and have considered whether the new garage and the conversion of the existing garage to a habitable room is likely to harm their living conditions.

The garage conversion would introduce two new windows into the existing building at ground floor level, facing onto the street frontage of the application site. As such, these windows would have only a distant outlook over the frontages of nos. 11 & 12 which are already open to public views from the road. Furthermore, there would be no "window-to-window" views created which might harm the neighbour's privacy. On the issue of light to those neighbouring properties, the roof design of the garage is not considered to have any harmful effect.

The neighbour at 16 Danehurst Place has raised concerns that boundary screening would

be removed or damaged during construction. The Council's arborist has looked at the proposal and advised that there would be no arboricultural reason to refuse permission. There would be sufficient space around the garage to allow lower level shrubs and plants to remain and Officers feel it is unlikely that the development would require large areas of the existing natural screening to be removed.

The prospect of the new garage being used for commercial purposes has been raised. Whilst commercial activity can sometimes lead to a material change of use of a property, using a garage to store materials or equipment in conjunction with the homeowner's occupation would not ordinarily constitute a change of use or have unacceptable implications for the living conditions of neighbours.

Neighbours have also indicated that they would be concerned should the applicant intend to use the property as a care home in the future. This planning application is for additions and alterations to a residential property and there is no such proposed change of use. Should a planning application be made for a change of use the Council would need to consider it carefully against the policies of the local plan at that time and taking into account the views of neighbours who would given an opportunity to have their say.

### iii) Parking and access

There is no reason to suggest that the proposal would lead to damage to the driveway, which would in any case be a private matter if the land does not form part of the adopted highway. The level of parking provision at the site would stay the same as at present with no net loss of space.

### iv) Summary

In summary, having taken into account the representations from neighbours, the proposal is found to accord with Policy DG4 of the Fareham Borough Local Plan Review, Policy CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 & DSP4 of the emerging Fareham Borough Local Plan Part 2: Development Sites and Policies. The proposed garage and conversion of the existing garage would not harm the appearance of the house or the street, would not adversely affect the living conditions of neighbours and would not result in a loss of parking provision.

### ***Recommendation***

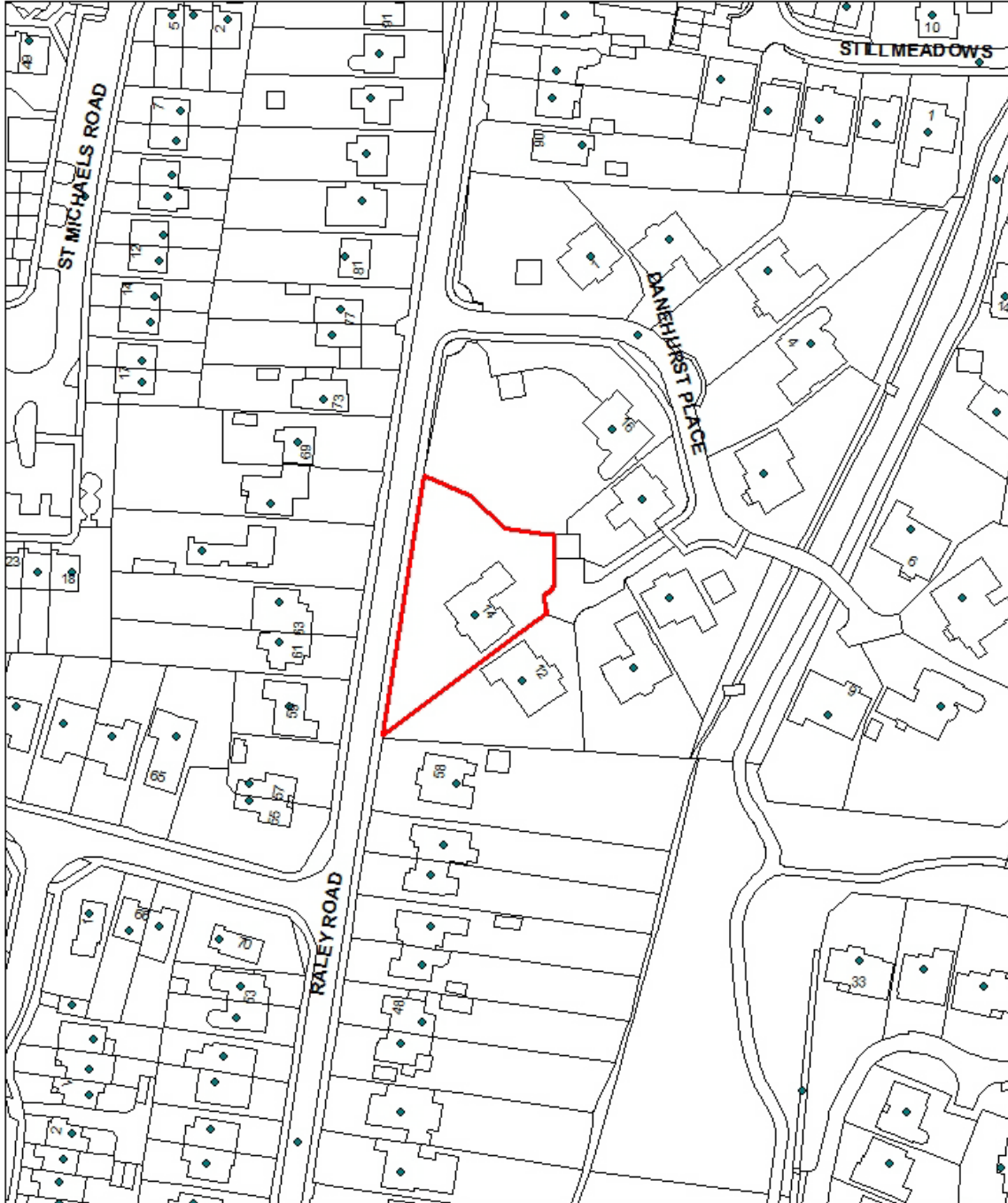
PERMISSION

### ***Background Papers***

P/14/1028/FP

# FAREHAM

## BOROUGH COUNCIL



14 DANEHURST PLACE  
SCALE: 1:1,250

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# Agenda Item 6(6)

**P/14/1045/OA**

MOONSOUL LTD

**WARSASH**

AGENT: ROBERT TUTTON  
TOWN PLANNING  
CONSULTANTS LTD

PROPOSED ERECTION OF DETACHED THREE-BED BUNGALOW (OUTLINE APPLICATION)

WARSASH ROAD - LAND TO REAR OF 66 & 66A - WARSASH SO31 9JA

## ***Report By***

Graham Pretty - direct dial 01329 822526

## ***Amendments***

Plan received 28 November 2014 addressing the concerns of the Director of Planning and Development (Highways).

## ***Site Description***

The application site comprises part of the rear garden of Nos 66 and 66a Warsash Road which is a detached two storey dwelling with an attached annex (now permitted for use as an independent dwelling). The site is located on the south side of Warsash Road midway between its junctions with Lockswood Road to the east and Dibles Road to the west.

The property(ies) has two accesses on to Warsash Road. It is proposed to use the western access point for the proposed development and to remove the existing side attached garage to No.66 to provide for a drive.

The site is currently garden and is generally level and the rear boundary is dominated by a large oak tree subject of a tree preservation order. An existing greenhouse within the rear garden would be removed to make way for the proposed bungalow.

## ***Description of Proposal***

The application is in outline with all matters reserved other than access and layout. The proposal is for a detached three bedroomed bungalow with side attached carport, with an overall floorspace of approx.120sq.m. The rear garden depth would be between 16 and 19m and the remaining garden for the existing dwellings would be between 18 and 22m depth. Three car parking spaces are proposed at the frontage of Warsash Road for use by No.66 and accessed off of the western access point and two spaces are proposed for No.66a and accessed from the eastern access point. There are strong hedgerows along both the east and west boundaries and new 1.8m high close boarded fencing is proposed around the new driveway to delineate the front boundary of the proposed bungalow.

## ***Policies***

The following policies apply to this application:

National Planning Policy Framework (NPPF)

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

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design



DG4 - Site Characteristics

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

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

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

DSP2 - Design

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

DG4 - Site Characteristics

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

The following planning history is relevant:

**P/12/0354/FP**

**PROPOSED DROPPED KERB**

APPROVE

26/06/2012

**P/13/0995/LU**

**USE OF FORMER ANNEX AS SEPARATE RESIDENTIAL DWELLING HOUSE**

APPROVE

16/01/2014

### ***Representations***

1 letter has been received from 23/25 Dibles Road raising the following issues -

- Added risk of land slippage to adjacent properties on Dibles Road given the level change between sites; assurance is sought that this will not occur.
- There is concern that the preserved and other trees on the boundary of properties on Dibles Road should not be harmed since this could affect the adjacent properties.
- Highway safety hazard from both building works and access to new dwelling.

### ***Consultations***

Director of Community Services (Contaminated Land) - No objection

Director of Planning and Development (Highways) - No objection to amended plan.

Director of Planning and Development (Arboriculture) - No objection subject to an informative to raise awareness of the need to take account of shading in the design and layout of the proposed dwelling.

Director of Planning and Development (Ecology) - No objection subject to condition requiring compliance with the Phase 1 Ecological Survey and Solent Disturbance Mitigation.

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

The key issues in this case are:

- Principle of Development
- Impact on the Character of the Area
- Impact on Existing and Neighbouring Properties
- Highways
- Trees
- Ecology & Solent Disturbance Mitigation

#### Principle of Development -

The application site is located within the urban area of Warsash where further development may be acceptable in principle. The land is residential garden so is not 'previously developed', as defined by the NPPF, where the strong presumption is in favour of development. However, it is recognised that garden sites can assist in meeting housing needs provided that the proposed development is acceptable in all other respects and, according to para.53 where the development would not "... cause harm to the local area".

The NPPF also sets out a presumption in favour of sustainable development and the application site is considered to be in a sustainable location. Furthermore, the site as a whole has an area of 0.146ha and so is large enough to accept further development and to contribute to the more efficient use of land within the built up area.

The site is adjacent to an undeveloped piece of land to the west; in 2008 and 2009 planning permissions were refused for development of this land, in part, because it was considered to represent piecemeal development, prejudicial to the development of a larger area of land to the rear of properties on Warsash Road. However, since then planning permission has been granted (and the development nearly completed) for 4 detached dwellings to the rear of Swinton Hall, to the east of the current application site, significantly reducing what might have been considered as the available land and at the same time providing potential access to more land to the west. Further, a number of the frontage properties have sufficient width to be able to achieve side access to their rear gardens (subject to detail and planning) if access cannot be achieved from the Swinton Hall development. The land to the west of the application site still has potential to be developed from its own frontage. As a consequence, it is not considered that the application proposal would, in reality, now prevent the development of further land should the owners wish to do so.

#### Impact on the Character of the Area -

The character of the area is one of a great mixture of housing types and ages. Given the set back of the site from Warsash Road and the size of the frontage building, the proposed development for a single storey bungalow would have little impact beyond the confines of the site.

#### Impact on Existing and Neighbouring Properties -

The proposed dwelling is of single storey design and located to the rear of the frontage properties. At its closest, the proposed dwelling would be 25m from the existing dwelling and in excess of 30m from the neighbouring dwelling to the east (No.68). The nearest properties to the west would be some 35m away. The west and east boundaries of the site are well screened by 2-3m high dense hedging.

To the southeast, the nearest property on Dibles road is 20m away, with other properties along Dibles Road, all at least 40m away.

With the single storey design, the separation distances and intervening screening it is not considered that there would be any harm to the amenities enjoyed by neighbours.

The letter of representation has raised concern about the possibility of landslip to the immediate rear with 23/25 Dibles Road, however, the proposed dwelling is between 16m and 19m from the boundary with 23/25 Dibles Road. Any matter relating to the ground conditions during construction would be a matter for the Building Regulations.

#### Highways -

The Director of Planning and Development (Highways) suggested a number of modifications to the frontage layout and the plans have been amended to accommodate these. These changes are:

- Widen the proposed access on to Warsash Road to 5m with drained hardsurfacing up to 8m into the site
- Widen retained parking/turning area for 66a Warsash Road up to eastern boundary to provide adequate manoeuvring
- Provide an eastern splay of 2.4m by 59m at the western access point, through the minor setting back of the site's frontage with Warsash Road.

The proposed access arrangements are, therefore, considered to be acceptable in highway safety terms. The level of car parking provided is also sufficient to serve the size of property proposed.

#### Trees -

There are a number of trees along the rear (south) boundary and one of these is protected by a tree preservation order. The Director of Planning and Development (Arboriculture) has not raised any objection in principle to the development proposal which is accompanied by a tree survey demonstrating that the development can be carried out without harm to the trees. However, it is noted that the rear elevation would be subject to a degree of overshadowing which could lead to future pressure for pruning work. Whilst this is not considered to be a reason to refuse the proposal, it is suggested that an informative be attached, if permission is granted, drawing attention to the need for careful consideration to be given to the internal layout and window arrangement. In other respects, the proposed garden is considered to be more than adequate in size being 20m wide and between 15m and 20m deep; although some shadowing from the boundary trees would occur, nonetheless, the southeasterly orientation together with the position of the trees will allow early morning and late afternoon sun through to the garden.

#### Ecology & Solent Disturbance Mitigation -

The application is accompanied by a phase 1 ecological survey which concludes that the site itself is managed garden with no potential for reptile habitat. The garage building to be removed shows no evidence of bats, but there is potential for nesting birds. The views of the Director of Planning and Development (Ecology) will be reported in the update paper, but the evidence is such that it is considered unlikely that there would be an overriding objection on ecology grounds.

Natural England has concluded that all new residential development within 5.6km of the coastal Special Protection Areas will have a likely in combination effect with other permitted developments upon the nature conservation interests of those sites and has concluded that through the implementation of public schemes of mitigation new development can continue to take place without demonstrable harm to the SPA or important bird habitats. To facilitate these mitigation schemes a development contribution is sought in all cases of new residential development. Consequently, in the absence of mitigation or an appropriate assessment to ascertain that there will not be an adverse effect on the integrity of the designated sites then the proposed development would not normally be acceptable. The development contribution has been sought.

***Recommendation***

Subject to an appropriate contribution being secured toward the Solent Disturbance Mitigation Project:

OUTLINE PERMISSION subject to conditions:

Submission of reserved matters; reserved matters; development in accordance with the plans; development in accordance with Ecology survey; development in accordance with tree survey; provision of parking and turning areas; bin/cycle storage; retention of existing hedging to east and west boundaries; boundary treatment to southern boundary; boundary treatments to be implemented before first occupation.

***Notes for Information***

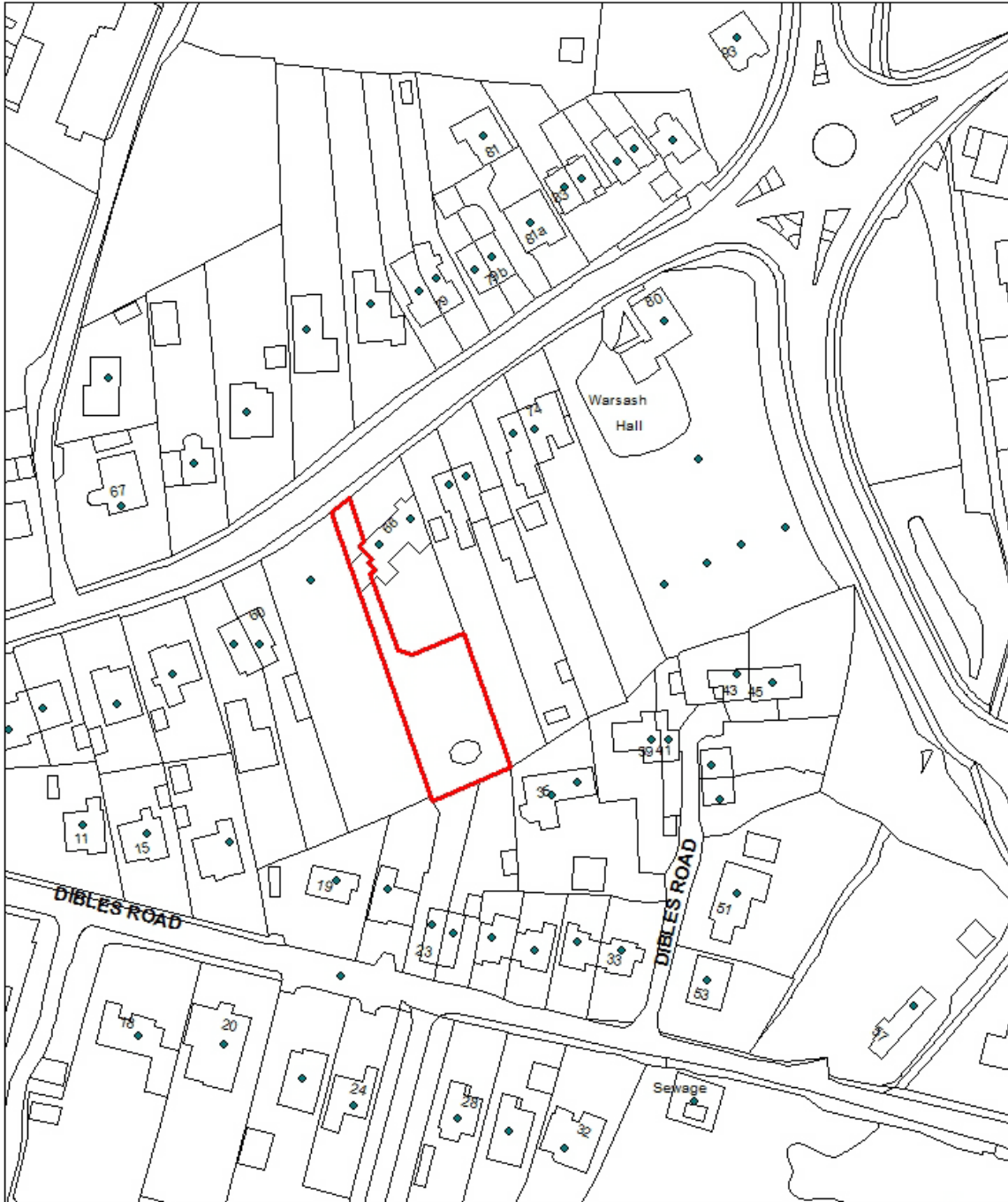
Whilst no objection has been raised to this outline application and the principle of the proposed development, with respect to its impact upon the Preserved Oak Tree on the southern boundary (FTPO606), nonetheless, the size and position of the tree could give rise to pressure for future tree surgery works to gain light, if attention is not paid to this during the detailed design process. You are therefore requested to give due consideration to this concern in considering the internal layout and window arrangements to be submitted as part of the reserved matters application.

***Background Papers***

P/08/1288/FP; P/09/0721/FP; P/09/0731/FP; P/14/0145/OA

# FAREHAM

## BOROUGH COUNCIL



WARSASH ROAD -  
LAND TO REAR OF 66 & 66A -  
SCALE: 1:1,250

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# Agenda Item 6(7)

**P/14/1047/TO**

MRS HANLON

**LOCKS HEATH**

AGENT: STUBBINGTON TREE  
CARE

REDUCE OVERHANGING BRANCHES ON 1 MONTEREY CYPRESS OVER 29 HAZEL GROVE BY 1M. CYPRESS PROTECTED BY TPO 693.

33 HAZEL GROVE LOCKS HEATH SOUTHAMPTON SO31 6SH

## ***Report By***

Paul Johnston - direct dial 01329 824451

## ***Site Description***

This application relates to a tree situated within the rear garden of a detached property on the south east side of Hazel Grove and north of Locks Heath Park Road.

## ***Description of Proposal***

Consent is sought to undertake the following works to one monterey cypress protected by TPO 693:

Tip reduce lateral branches on northeast side of tree by one metre back to natural target pruning points in line with property boundary.

The person who is applying for consent is not the owner of the tree, but rather a neighbour above whose land the tree is overhanging.

## ***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

## ***Representations***

One letter was received objecting to the works on the following grounds:

- 1) The previous works were unsightly
- 2) Further works may make the tree dangerous as it unbalances the crown
- 3) There is no rationale for further works to be undertaken.

One representation was received asking that the Council ensures that a competent person be employed to undertake any works.

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

The owner of the monterey cypress has raised concerns that the tree will be damaged as a result of the application tree works. The tree has been pruned unsympathetically by a neighbour in the past and therefore the owner is concerned that such works are not

repeated.

Due to the extent of the previous pruning that removed branches from the north side of the tree adjacent to the applicant's property, the encroaching branches are small and extend approximately one metre across the boundary. Therefore the trimming back of these small diameter branches to the boundary will not harm the health or appearance of the tree.

All approved tree works are subject to a condition which states that the quality of pruning is in accordance with the British Standard 3998: Tree Work - Recommendations. Failure to comply with this condition by undertaking poor quality work could lead to action being taken by Council.

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

***Recommendation***

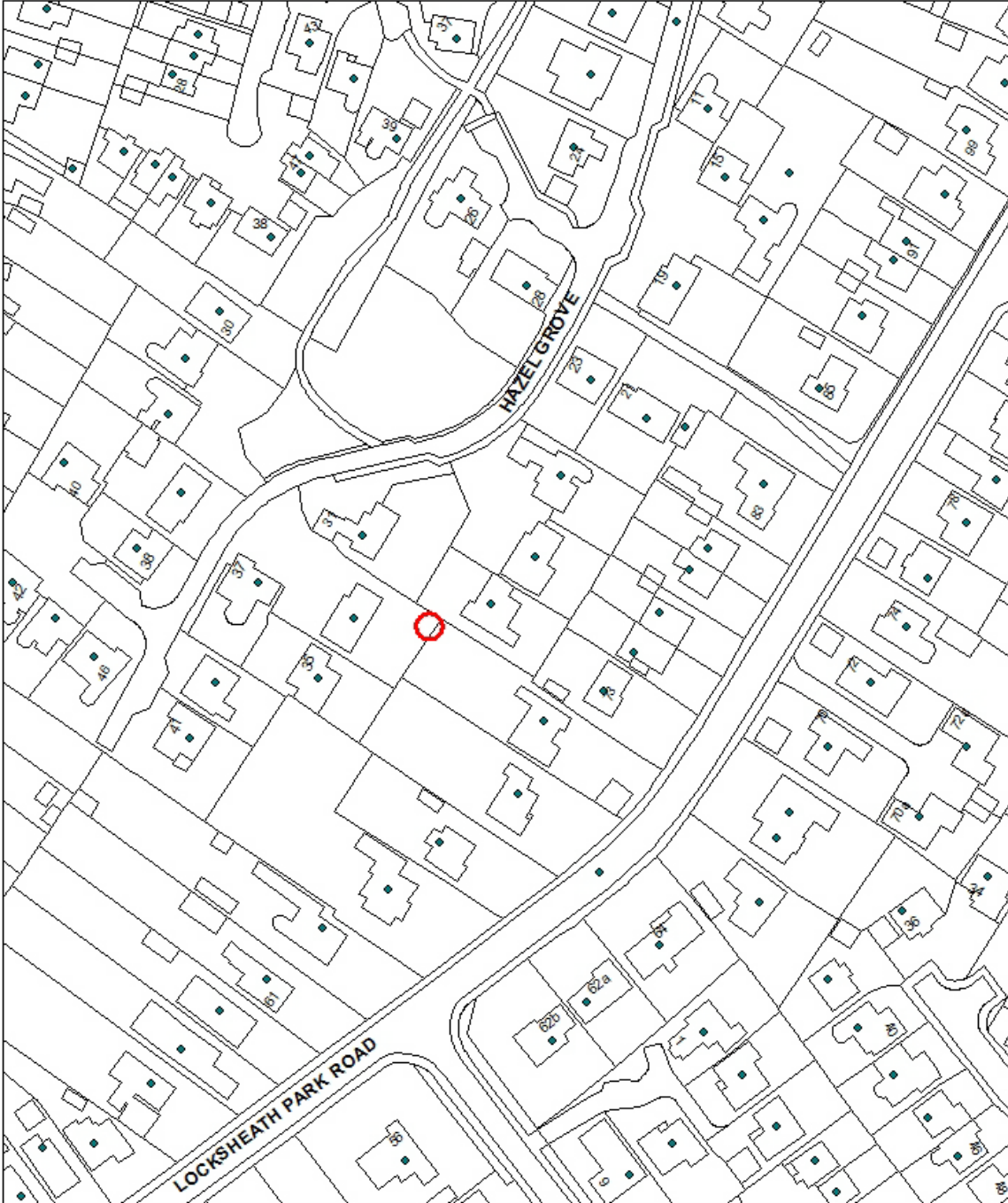
CONSENT: Works to be undertaken within 2 years and work to accord with BS3998 (2010).

***Notes for Information***

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

# FAREHAM

## BOROUGH COUNCIL



33 HAZEL GROVE  
SCALE: 1:1,250

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# Agenda Item 6(8)

P/14/1074/CU [O]

WARSASH

YOGLATES LIMITED

AGENT: YOGLATES LIMITED

CHANGE OF USE FROM RETAIL TO CAFE (USE CLASS A3)

7 BROOK LANE WARSASH SOUTHAMPTON SO31 9FH

## **Report By**

Richard Wright - direct dial 01329 824758

## **Site Description**

The application site lies at the southern end of Brook Lane within Warsash village centre near to the roundabout junction with Warsash Road, Shore Road and Newtown Road. It is one unit within a short row on the western side of the road with the two garages/car showrooms in the centre of the village close by.

The application relates to the ground floor unit which is understood to have last been in use shortly before the summer of 2014 for retail purposes (Use Class A1). A small section of pavement outside the front of the shop is also within the application site and is understood to be privately owned. There is larger area of pavement between that and the roadside which has various bollards and cycle hoops on. A bus stop and layby is located immediately outside this row of units.

## **Description of Proposal**

Permission is sought to change the use of this unit from retail to a cafe (use class A3).

The application site includes a section of pavement which is in private ownership. The proposed use could therefore involve tables and chairs placed on this particular section immediately outside of the front door and in front of the shop window.

## **Policies**

The following policies apply to this application:

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

CS3 - Vitality and Viability of Centres

CS17 - High Quality Design

### **Development Sites and Policies**

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP34 - Development in District Centres, Local Centres, and Local Parades

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

S7 - Non-Retail Uses in the District and Local Centres

## **Relevant Planning History**

The following planning history is relevant:

## **Representations**

Three objections have been received with the following concerns:

- Is there a need for another cafe in Warsash?
- The proposal will lead to/exacerbate existing parking problems
- Cars parked in Brook Lane will cause an accident
- Evening opening hours could lead to youngsters hanging around the frontage

One comment has been received in support of the application and with the following points:

- An outlet designed for young families would be a great addition to Warsash particularly at the end of the school day
- Parents may choose to walk to the site as opposed to driving as this is already promoted by schools

### **Consultations**

Director of Community (Environmental Health) - The proposal is unlikely to give rise to nuisance complaints. There are no objections to this proposal.

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

i) Principle of change of use and the effect on Warsash village centre

The site falls within the designated local centre of Warsash as defined in the local plan. The local plan explains that "the Council is concerned to ensure that local centres continue to provide for the day-to-day needs of the local community" (Fareham Borough Local Plan Review para 10.43).

Policy S7 (Non-retail uses in district and local centres and parades) of the Fareham Borough Local Plan Review states that changes of use for ground floor units from Class A1 retail to non-retail will be permitted provided that:

(A) the use would not extend or consolidate existing non-retail uses so that they would dominate the character of the area and shoppers would be discouraged from using the centre or parade;

(B) the non-retail use provides a service appropriate to a shopping centre, such as financial and professional services, a laundrette, cafe or restaurant; and

(C) a shop window display will be maintained.

This policy is intended to be replaced by Policy DSP34 of the emerging Fareham Borough Local Plan Part 2: Development Sites and Policies which places a slightly different emphasis on the issue. The policy supports proposals for changes of use from Class A1 retail to non-retail uses where a shop window display is maintained and where it "would not result in an unacceptable continuous group of non-retail uses on the same side of the street".

The unit at 7 Brook Lane falls within a short section of the street comprising a shop at 5 Brook Lane currently being converted to use as an estate agents (Use Class A2), a beauty salon/nail bar (sui generis), a Chinese takeaway (A5), a hairdressers (A1) and a restaurant (A3). Despite this, it is the Case Officer's view that the proposed change of use of this unit would not lead to an unacceptable grouping of non-retail uses that would harm the character and vitality of Warsash centre. The unit would retain an active frontage and its use as a cafe would generate footfall and would encourage visitors to dwell within the local centre. This is an important factor in ensuring the vitality and viability of centres.

Furthermore, it is noted that the unit has been vacant since the summer time and according to the applicant no interest has been shown from prospective retail tenants. Given that the character of this section of Brook Lane is not that of a shopping area, the mixture of uses that would result is not considered to be harmful.

The proposed use is considered to accord with Policy S7 of the Fareham Borough Local Plan Review and Policy DSP34 of the emerging Fareham Borough Local Plan Part 2: Development Sites and Policies.

#### ii) Parking

The two objections received have raised the issue of parking problems in Warsash village centre. The application property has no parking provision available on site, however within a short distance are parking spaces on the street along Brook Lane and Shore Road and more available further afield. There is also a public car park on Warsash Road approximately 100 metres from the application site.

Consideration has been given to whether the proposed use would be likely to generate a significantly greater demand for parking than the current lawful use of the premises as a shop (use class A1). The unit was last in use as a shoe shop however other kinds of retail outlets such as a convenience stores would fall within the same use class and could theoretically rent the premises and with a higher demand for parking space.

The comment received in support of the application has pointed out that not all customers to the cafe would travel to the site by car. The suggestion made is that the cafe would be the type of use attractive for people to walk to including families after school time. Additionally the unit is immediately adjacent to a bus stop and there is ample short stay cycle storage outside on the pavement.

In summary therefore, given the existing lawful use of the premises and the availability of parking spaces within a reasonably close proximity to the application site, the proposal is not considered likely to result in a comparative material increase in visitors travelling to the site by car and resulting in parking difficulties in the village centre.

#### iii) Noise and cooking odour nuisance

There are residential flats close to the application site, although the unit immediately above at first floor level is understood to be an office. Notwithstanding, it is important to take into consideration the likely effect on people living nearby with regards noise and odour nuisance.

The Director of Community (Environmental Health) has raised no concerns in this respect. The opening hours of the cafe could be controlled by condition so that no late night noise would affect neighbours. With regards cooking odour, the applicant has advised that there is no intention to install an extraction system within the unit since the amount of cooking being carried out would be very limited. A counter top oven to warm food such as paninis and nachos would be used however the majority of food to be served and consumed on the premises would be cold. A planning condition could be used to ensure that, in the absence of extraction equipment to cope with cooking smells, no cooking is carried out on the premises except for the small counter top oven proposed by the applicant through which very little odour is likely to be created.

#### iv) Summary

In summary, the proposal is found to accord with the relevant policies of the local plan. The proposed change of use would not harm the character or vitality of Warsash centre and would not have unacceptable implications in terms of the availability of parking space in the area or for the living conditions of neighbours living nearby.

#### ***Recommendation***

PERMISSION: Development to be started within three years; opening hours (Monday to Saturday 0900 - 2100 hours, Sundays and public holidays 1000 - 1600 hours); no cooking except for stated oven equipment ("Turbochef Sota" counter top oven); no permitted change of use except back to A1 retail.

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

P/14/1074/CU

# FAREHAM

## BOROUGH COUNCIL



7 BROOK LANE  
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
<b>P/14/0996/FP</b> <b>[O]</b> FAREHAM NORTH	31 FUNTLEY HILL FAREHAM HAMPSHIRE PO16 7EP DOUBLE CAR PORT (BARN STYLE) TO FRONT ELEVATION	9 <b>PERMISSION</b>
<b>P/14/1046/FP</b> FAREHAM NORTH	59 MILLER DRIVE FAREHAM HAMPSHIRE PO16 7LY TWO STOREY/FIRST FLOOR SIDE EXTENSION	10 <b>PERMISSION</b>
<b>P/14/1048/FP</b> FAREHAM NORTH-WEST	HIGHLAND FISHERIES 1C FAREHAM PARK ROAD FAREHAM HAMPSHIRE PO15 6LA SIDE EXTENSION	11 <b>PERMISSION</b>

# Agenda Item 6(9)

**P/14/0996/FP [O]**

**FAREHAM NORTH**

MS WENDY VECK

AGENT: MR VIC THORNE

DOUBLE CAR PORT (BARN STYLE) TO FRONT ELEVATION

31 FUNTLEY HILL FAREHAM HAMPSHIRE PO16 7EP

## ***Report By***

Arleta Miszewska - Direct Dial 01329 824666

## ***Site Description***

This application relates to a modern two storey end-of terrace dwelling located off Funtley Hill, behind the Church of St Francis, which is a grade II Listed Building.

## ***Description of Proposal***

Planning permission is sought to erect a car port at the front of the property.

Following Officers visit to the adjacent property and the objection letter received from this property, the maximum height of the roof has been lowered from 3.4 metres to 3 metres.

The materials used in the construction of the car port would consist of:

- tarmacadam hardstanding,
- green oak timber posts, beams and rafters,
- cedar timber shingle tiles.

## ***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

DSP6 - Protecting and Enhancing the Historic Environment

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

DG4 - Site Characteristics

## ***Relevant Planning History***

The following planning history is relevant:

**P/12/0658/FP**

**ERECTION OF A TERRACE OF THREE NO. THREE BEDROOM DWELLINGS WITH ASSOCIATED ACCESS AND PARKING**

APPROVE 25/10/2012

**P/10/0403/OA**

**FOR H.J.C. BAILY TRUST & ST PETER & PCC ST PAUL CHURCH FAREHAM**

**ERECTION OF THREE TWO-STOREY DWELLINGS WITH**

**ASSOCIATED PARKING, NEW ACCESS AND ALTERATIONS TO  
EXISTING ACCESS TO CHURCH WITH NEW PARKING AREA  
(OUTLINE APPLICATION)**

OUTLINE PERM 01/07/2010

***Representations***

Two representations have been received. A letter from the adjacent church raising no objection, subject to no harm to the nearby tree covered by TPO, and a letter of objection from 33 Funtley Hill raising the following concerns:

- the proposal will dominate, overlook, overshadow and will result in the loss of light to the neighbouring property, and in particular a sitting room,
- the structure is not a pleasant to look at,
- the proposal would spoil the character and appearance of the row of the terrace houses,
- the proposal would impact on the character and setting of the listed building.

***Consultations***

Director of Planning and Development (Conservation) - no objection.

Director of Planning and Development (Arborist) - There are no arboricultural grounds for refusal and I therefore raise no objections to the proposed barn style double car port - subject to the provision of an Arboricultural Method Statement for the excavation of the foundations and existing surfacing in relation to existing tree roots.

***Planning Considerations - Key Issues***

Impact on the residential amenities of adjacent neighbours

The proposed car port would be located to the south of the adjacent property at no. 33 Funtley Hill which is situated on a lower level than the application site. The car port would be located in a direct view from the property's dining room window, which is the sole window of that room. The view from this room is already reduced by the existing timber fencing running along the side boundary of the property. The impacts of the car port on the light to and outlook from this window have been assessed on site. Following this, Officers requested a reduction in the height of the roof. The amended scheme now comprises of a car port with a hipped roof with a pitch at 3.0 metres above ground level; eaves height at 2.0 metres above ground level and sited approximately 4.5 metres away at its nearest point. Officers consider that this height and shape of the roof, together with the separation distance between the car port and the window, would not result in such loss of outlook that planning permission should be refused.

In terms of loss of light, the car port would be located to the south of the window. The sun, when moving around the site, would be at its highest when passing the car port. Therefore, the proposal would not result in an unacceptable loss of sunlight to the dining room.

For the reasons given above, Officers conclude that the proposal would not cause detriment to the adjacent property in terms of harmful loss of light or outlook.

Impact on the character and setting of the listed building

The Council's Conservation Officer assessed the impacts of the car port on the setting and character of the listed building and concluded that due to the limited size and height of the car port, its positioning sufficiently away from the Church and the sympathetic selection of



construction materials, the proposed development would not harm the listed building or its setting or any features of special architectural or historic interest which it possesses.

For the reasons set out above, this proposal is recommended for approval.

***Recommendation***

PERMISSION subject to conditions: Development within 3 years, development in accordance with approved plans, arboricultural method statement

# FAREHAM

## BOROUGH COUNCIL



31 FUNTLEY HILL  
SCALE: 1:1,250

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# Agenda Item 6(10)

**P/14/1046/FP**

MR S EARL

TWO STOREY/FIRST FLOOR SIDE EXTENSION

59 MILLER DRIVE FAREHAM HAMPSHIRE PO16 7LY

**FAREHAM NORTH**

AGENT: MT PLANNING

## ***Report By***

Emma Marks - Direct dial 01329 824756

## ***Site Description***

This application relates to a detached two-storey dwelling situated on the southern side of Miller Drive and to the east of Bentley Crescent.

The property is within the urban area.

## ***Description of Proposal***

Planning permission is sought for the erection of a two storey side extension which measures 7.7 metres in depth, 2.7 metres in width with an eaves height of 4.8 metres and a ridge height of 7.1 metres.

## ***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

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

DG4 - Site Characteristics

## ***Relevant Planning History***

The following planning history is relevant:

### **P/10/0757/FP**

**DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO STOREY SIDE AND REAR EXTENSION AND REAR CONSERVATORY**

PERMISSION 14/10/2010

### **P/09/0832/FP**

**ERECTION OF TWO STOREY REAR EXTENSION, FRONT EXTENSION TO GARAGE AND FIRST FLOOR SIDE EXTENSION**

PERMISSION 02/12/2009

### **P/00/1185/FP**

**Erection of Porch, New Pitched Roof to Garage and New Bay Window with Pitched Roof Over**

PERMISSION 07/11/2000

## ***Representations***

One letter has been received from the immediate neighbour to the west objecting on the following grounds:

- Loss of light
- Impact on outlook
- Overlooking/ loss of privacy

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

Planning permission was granted in October 2010 for a two storey side/rear extension and rear conservatory. The principle difference between the previously approved application and this current proposal is that the side extension extends a further 1.6 metres forward, toward the front of the property.

The property to the west (1 Bentley Crescent) has their rear aspect windows facing the side of the application site. The proposed side/rear extension would run 7.8 metres along the neighbour's rear boundary which has an overall length of 19 metres. Concern has been raised that the extension would create a detrimental impact on outlook to the neighbour's property. The neighbours currently look onto the two storey side wall of the applicants dwelling. The proposal would bring this wall closer to the boundary and stretch further to the rear of the site however, officers are of the view that the development would not significantly change their outlook.

Concern was also raised that the development would impact on the light to the neighbours property. Whilst the development is to the east of the neighbour, most of the extension would be in line with the existing dwelling so any reduction in light would be modest and would not have an adverse impact on the neighbour.

The development proposes a first floor window to be added to the front elevation of the extension. The point was raised that this window would create overlooking into their garden and property. Officers have taken this point into account but are of the view that as its direct outlook is to the front of the site, looking onto Miller Drive, an unacceptable level of overlooking would not be created.

The design of the extension would not have an adverse impact on the existing dwelling, street scene or the character of the area.

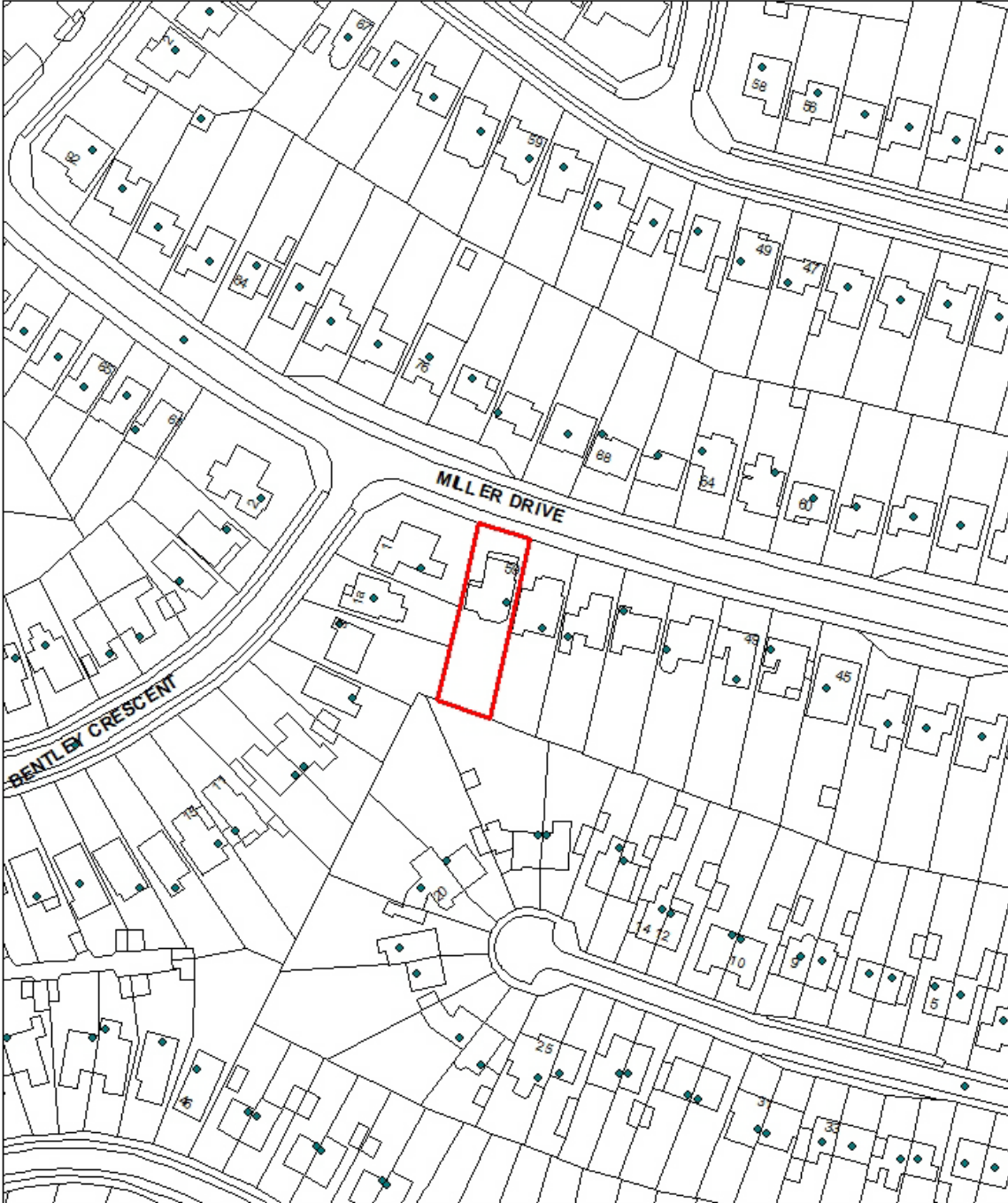
Officers have carefully assessed the proposal from public view points and neighbouring properties. Officers consider the proposal is acceptable and complies with the adopted Core Strategy and emerging Local Plan Part 2: Development Sites and Policies.

### ***Recommendation***

PERMISSION subject to conditions: Development within 3 years; development in accordance with approved plans

# FAREHAM

## BOROUGH COUNCIL



59 MILLER DRIVE  
SCALE: 1:1,250

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# Agenda Item 6(11)

**P/14/1048/FP**

HIGHLAND FISHERIES

SIDE EXTENSION

HIGHLAND FISHERIES 1C FAREHAM PARK ROAD FAREHAM HAMPSHIRE PO15 6LA

**FAREHAM NORTH-WEST**

AGENT: ROBERT TUTTON  
TOWN PLANNING CO

## ***Report By***

Richard Wright - direct dial 01329 824758

## ***Site Description***

This application relates to Highland Fisheries fish and chip shop, a hot food takeaway. It is at the north-western end of a small row of commercial premises located close to the junction of Fareham Park Road and Highlands Road. The property immediately adjacent to the north west is in residential use.

The premises are single storey with a hard surfaced forecourt area to the front of the unit. The building is set back from the footpath by approximately 5 metres.

The interior of the unit provides a service area where customers wait for their food orders, a counter and serving area and in the rear half of the unit a food prep and store area. To the north-western side of the building is a hardsurfaced area where bins are kept. A metal flue is attached to the flank of the building as part of the extraction system already in place.

## ***Description of Proposal***

Planning permission is sought for an extension to the north-western side of the building spanning its whole depth (12.45 metres) and 2.8 metres in width. The shop window would be extended across the widened frontage. A gap of 800 - 1800mm would be retained between the side of the extension and the boundary wall/fence. The existing metal flue would be reused and repositioned slightly, with the extension effectively built around it.

## ***Policies***

The following policies apply to this application:

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

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

### **Development Sites and Policies**

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

## ***Relevant Planning History***

The following planning history is relevant:

## ***Representations***

One neighbour living at the house next door (1 Fareham Park Road) has written in to object to the application with the following concerns:

- Customers cars may block the entrance to their property
- The extension is not required and would have adverse effects and lead to noise pollution
- The extension may affect light levels in her property
- The odour from the chip shop will be closer to their property

Two of the tenants in the adjacent businesses (the florists and the computer shop) have written in with no objection to the proposal but to ask whether changes could be made to the parking restrictions outside these units and elsewhere nearby to make it easier for customers to park.

### ***Consultations***

Director of Planning & Development (Highways) - Comments awaited. An update will be provided at the Planning Committee meeting.

Director of Community (Environmental Health) - Confirms that records on Highland Fisheries, which go back to 1993, show no complaints about cooking smells coming from the premises. It is understood that the extract flue is to remain in roughly the same location as it is currently. The proposals outlined in the planning application will not lead to a significant increase in cooking odours and therefore no concerns or objections are raised to this application.

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

#### i) Environmental effect

The premises lie within a row of commercial units however the wider neighbourhood is predominantly residential in nature and dwellings border the site to the north-west (1 Fareham Park Road) and north-east (92 Highlands Road). The main environmental effects from hot food takeaways are cooking odour and noise.

In this case the proposed extension is modest and whilst it might result in an increase in custom at the fish and chip shop this is unlikely to be significant enough to cause problems with regards noise or odour. It is understood that the existing extraction system at the premises would be reused with the metal flue repositioned very slightly from its current position. The Council's Environmental Health officer has confirmed that no complaints have been received about cooking smells coming from these premises since their records began in 1993. There is therefore no reason to believe that the chip shop once extended would be any more likely to create a cooking odour nuisance for those neighbours living nearby. Similarly there is no increased likelihood of noise nuisance from the premises and it is noted that the opening hours of the chip shop would stay the same with it closing at 9.30pm every day.

#### ii) Effect on the amenities of those living nearby

Concerns have been raised by the neighbour living adjacent to the chip shop about the effect on light to the property (1 Fareham Park Road). The distance from the extension to the flank elevation of that house is approximately 7.5 metres. The extension is proposed to be single storey in scale at a height of 3.7 metres (rising to 4.3 metres at the front where a parapet wall would be) and set off the boundary by 0.8 - 1.8 metres. Furthermore there are several reasonable size trees between the two buildings within the garden of the neighbour's property already. Officers are of the view that light to the neighbour's property is unlikely to be materially affected by the development. There would be no loss of privacy since any windows would be at ground floor level only and behind the level of the boundary

fence/wall.

### iii) Traffic implications

The proposed extension would modestly increase the size of the premises however it is not considered that this would be likely to lead to a significant rise in the number of customers travelling to the site by car. The comments received from people running businesses from adjacent units highlight that there is an existing problem with on-street parking during the daytime in the area. The chip shop's busiest time however is in the evening when the other businesses are normally closed, as are some of the other nearby shops and services in Highland Road, and when there is less pressure on the parking space outside of the premises. Some of the chip shop's customers may also walk to collect their food orders or use alternative means of transport.

Taking into account the comments from local people, it is not considered that the proposed extension would create an unacceptable increase in traffic movements to and from the site or that it would lead to further parking problems in the area.

### iv) Summary

The proposed extension would not be harmful to the appearance or character of the area. It is unlikely to lead to noise or odour nuisance affecting neighbours and it would not harm the living conditions of those people living nearby through loss of light to their homes. There would be no significant rise in vehicles to and from the site and no exacerbation of parking problems that are understood to exist during the day.

The proposal is considered to meet the relevant policies of the adopted local plan and those emerging policies which should also be taken into account.

### ***Recommendation***

Subject to the receipt of the comments of the Director of Planning and Development (Highways)

PERMISSION subject to conditions: materials to match existing; existing extraction system reused and installed before extension is brought into use.

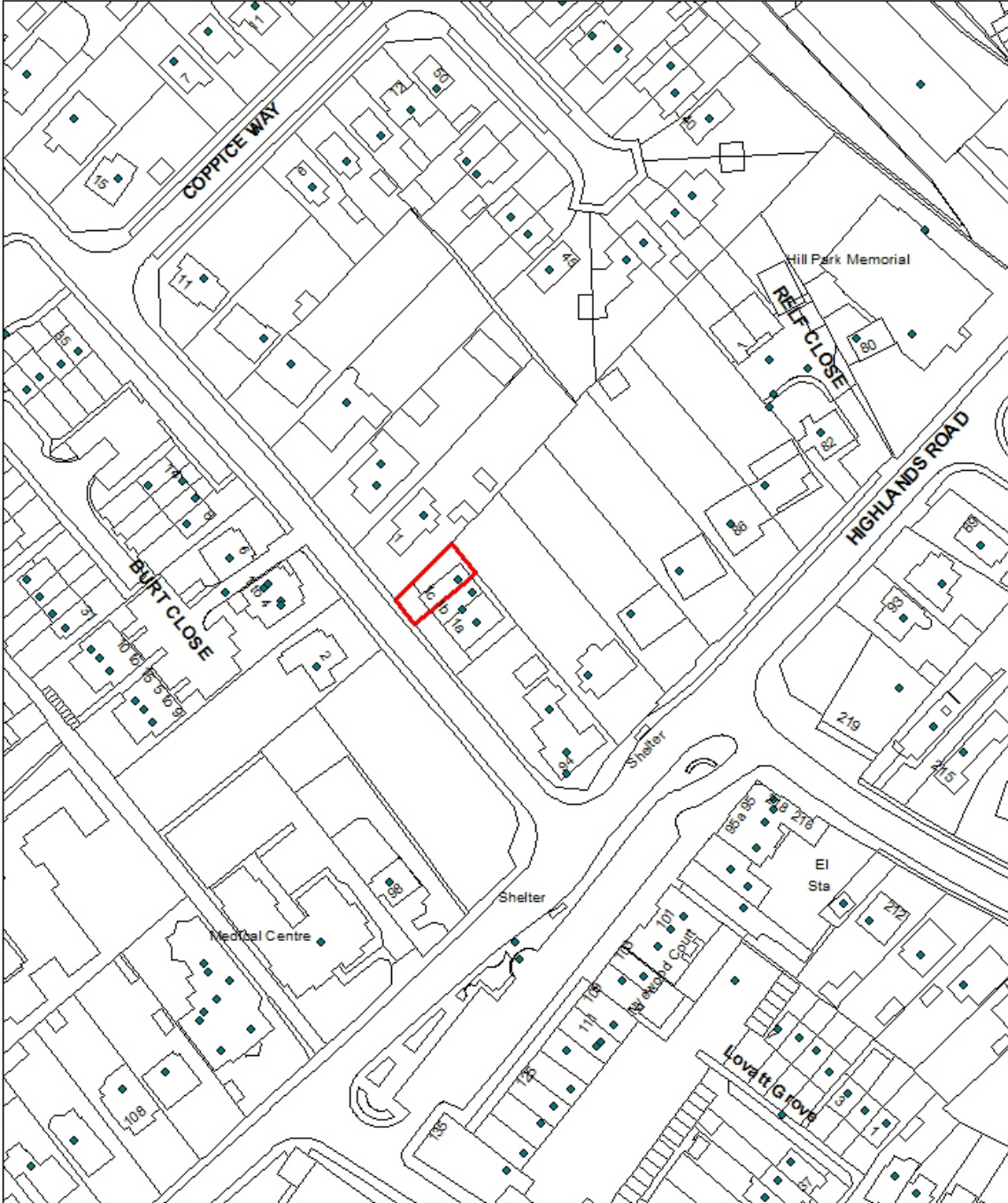
### ***Background Papers***

P/14/1048/FP



# FAREHAM

## BOROUGH COUNCIL



HIGHLAND FISHERIES  
SCALE: 1:1,250

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**ZONE 3 - EASTERN WARDS**

Portchester West  
 Hill Head  
 Stubbington  
 Portchester East

**Reference**

**Item No**

**P/14/1030/FP**  
 HILL HEAD

27 COTTES WAY HILL HEAD  
 PROPOSED TWO STOREY FRONT EXTENSION, PITCHED  
 ROOF OVER EXISTING GARAGE AND A WINDOW TO STUDY  
 ROOM

**12**  
**PERMISSION**

**P/14/1089/TC**  
**[O]**  
 PORTCHESTER  
 EAST

74 CASTLE STREET, PORTCHESTER  
 FELL 1 LIME IN CASTLE STREET CONSERVATION AREA.

**13**  
**CONSENT**

# Agenda Item 6(12)

**P/14/1030/FP**

**HILL HEAD**

MR SIMON WILLOUGHBY

AGENT: MR DAVID JAMES

PROPOSED TWO STOREY FRONT EXTENSION, PITCHED ROOF OVER EXISTING GARAGE AND A WINDOW TO STUDY ROOM

27 COTTES WAY HILL HEAD

## ***Report By***

Arleta Miszewska - Direct dial 01329 824666

## ***Site Description***

This application relates to a two storey semi-detached property located on the western side of Cottes Way, which is a residential street in Hill Head.

The property benefits from an integral front garage, that adjoins the neighbouring utility room and porch, and an ample front garden.

## ***Description of Proposal***

Planning permission is sought for a part single storey and part two storey front extension.

The extension would be flush with the existing side wall of the house and would be 3.85 metres wide. The ground floor element would project from the front wall by 6 metres and the first floor element by 4 metres. The extension would have a hipped roof with a pitch at 6.3 metres above the ground and eaves height at 4.8 metres above the ground. It would accommodate a games room on the ground floor and a bedroom on the first floor.

## ***Policies***

The following policies apply to this application:

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

CS17 - High Quality Design

### **Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

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

### **Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

## ***Relevant Planning History***

The following planning history is relevant:

**P/11/0933/FP**

**ERECTION OF SINGLE STOREY REAR EXTENSION**

APPROVE

13/02/2012

## ***Representations***

One letter of objection has been received from the other semi-detached pair raising the following concerns:

- out of character with the area,
- overshadowing,
- overlooking,
- loss of light,
- loss of view from bedroom.

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

Impact on the light, outlook and privacy of the adjacent neighbours

The extension would be located to the south of the other semi-detached pair and would be set away from the common boundary by 2.3 metres. The neighbouring property benefits from a front utility room at ground floor, therefore the extension would have no material impact on this part of the property. The first floor window which is closest to the boundary serves a bedroom. Currently, the window provides a clear view of the surrounding area. The proposed extension would be visible from this window when looking toward the south-east, however, being located 2.3 metres away from the boundary, officers consider it would not restrict the outlook from the window to justify refusing the application.

As to the loss of light, the extension would be located to the south east of the bedroom window. This window benefits from a morning light only. The separation distance between the window and the proposed extension together with the extension projection and roof design would not result in a detrimental loss of light to this bedroom window. In addition, the extension does not breach the 45 degree rule of thumb referred to in the Council's adopted Residential Design Guide.

Finally, there would be no windows directly facing the neighbouring garden or the window, therefore officers are not concerned over loss of privacy.

Taking into account all of the above, it is considered that the extension would not have a detrimental impact on the living conditions of these neighbours to an extent justifying refusal.

As to design considerations and impacts on the appearance of the streetscene, the extension would be lower than the existing property and the roof design would reflect the existing roof. Because the property is set away from the street, the extension, despite its generous projection, would not feel too close to the street. In addition, front extensions exist in the area.

For the reasons set out above, officers conclude that the extension would not have a detrimental impact on the appearance of the area to extent justifying refusal.

As to car parking provision, the extension would provide a fourth bedroom and therefore three car parking spaces should be provided within the site. The front garden is ample enough to accommodate this requirement. A condition is therefore recommended to ensure that three car parking spaces are available on site at all times.

In conclusion, officers consider that the application accords with the local development plan for Fareham and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

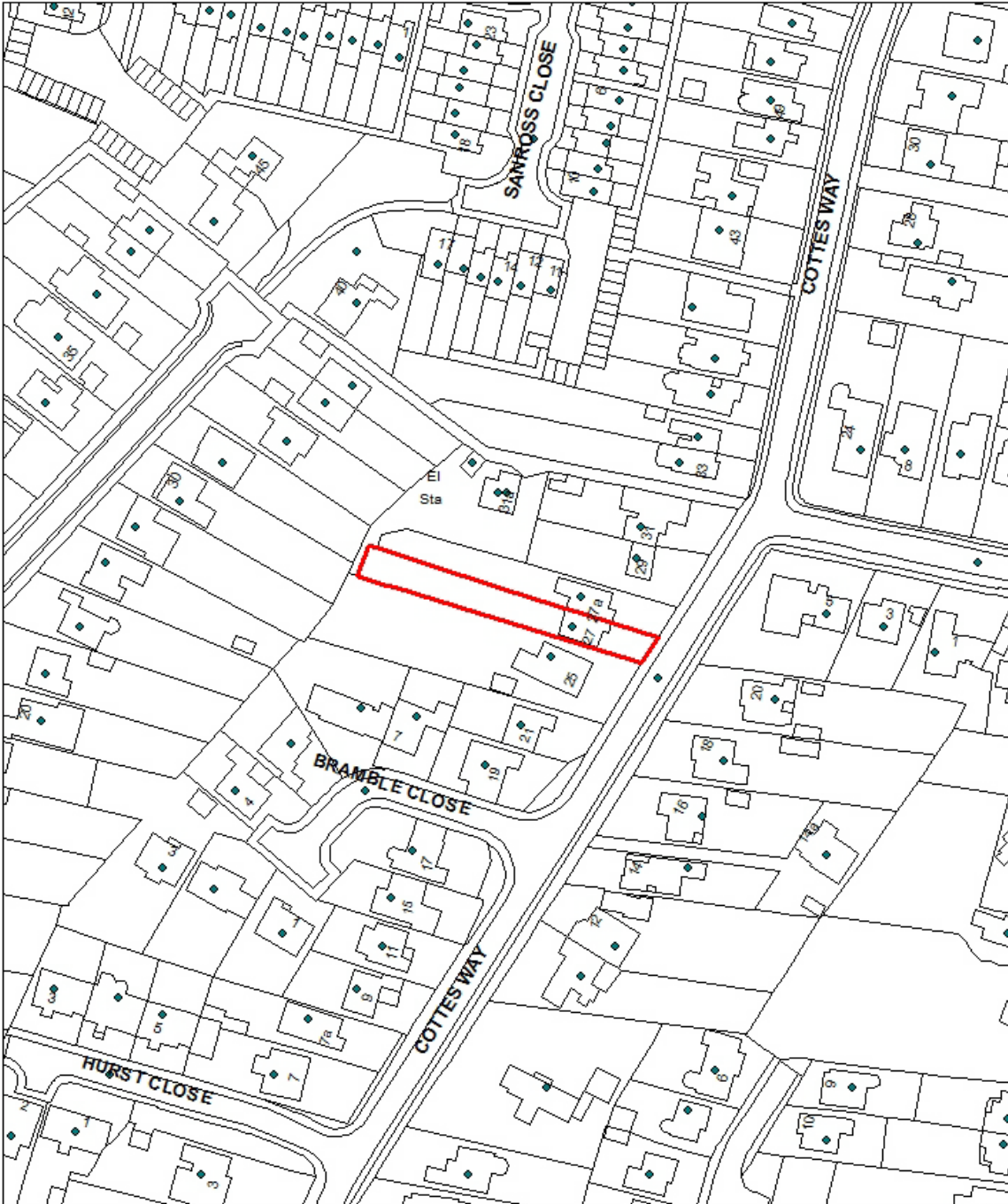
### ***Recommendation***

PERMISSION subject to conditions: Development to be carried out within 3 years,

development in accordance with the approved plans, materials to match, three parking spaces to be provided.

# FAREHAM

## BOROUGH COUNCIL



27 COTTES WAY  
SCALE: 1:1,250

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# Agenda Item 6(13)

P/14/1089/TC [O]

PORTCHESTER EAST

MRS CHRISTINE CALLABY

AGENT: MRS CHRISTINE  
CALLABY

FELL 1 LIME IN CASTLE STREET CONSERVATION AREA.

74 CASTLE STREET, PORTCHESTER

## **Report By**

Paul Johnston - extn.4451

## **Introduction**

This application is reported to the Planning Committee as it has been submitted by an employee of Fareham Borough Council.

## **Site Description**

This application relates to a property situated within the curtilage of an end of terrace property on the east side of Castle Street and south of Cow Lane. The site is located within the Portchester Castle Street Conservation Area.

## **Description of Proposal**

Consent is sought to fell one lime tree.

## **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:

<b><u>P/14/0432/TC</u></b>	<b>REDUCE AND RESHAPE FOUR LIME TREES TO PREVIOUS PRUNING POINTS AND FELL ONE CHERRY TREE WITHIN CASTLE STREET CONSERVATION AREA</b> APPROVE 13/06/2014
<b><u>P/10/0279/TC</u></b>	<b>CARRY OUT VARIOUS WORKS TO PAULOWNIA AND LIME TREES WITHIN CASTLE STREET CONSERVATION AREA</b> CONSENT 07/05/2010
<b><u>P/07/0491/TC</u></b>	<b>FORMATIVE PRUNING TO REDUCE ANNUAL GROWTH BY 50% OF FOXGLOVE TREE WITHIN CASTLE STREET CONSERVATION AREA</b> CONSENT 23/05/2007
<b><u>P/05/1022/TC</u></b>	<b>Pollard Four Lime Trees Within Castle Street Conservation Area</b> CONSENT 31/08/2005
<b><u>P/99/0833/TC</u></b>	<b>Prune Four Lime Trees which lie within Conservation Area</b>

CONSENT 06/09/1999

**P/96/0782/TC** **TO POLLARD AND REDUCE CROWNS OF FOUR LIMES TREES BY 25-30% WHICH LIE WITHIN CONSERVATION AREA**

CONSENT 30/08/1996

**P/91/0678/TO** **CROWN REDUCTION/POLLARDING OF FOUR LIME TREES SITUATED ALONG THE COW LANE BOUNDARY**

CONSENT 31/10/1991

***Representations***

None.

***Planning Considerations - Key Issues***

The subject lime tree is one of four mature trees situated adjacent to the north west elevation of the dwelling, and within 3 metres.

The trees have been regularly pruned every three years so as to effectively form pollard trees. The trees are visible from Cow Lane and Castle Street, though being the fourth tree in the row and the furthest tree from the main road, its visibility is obscured by the adjacent three trees.

Due to the position of the subject tree relative to the adjoining three limes, which shield it from direct views from Castle Street to a large degree, the removal of one lime will have no significant adverse impact on the character or appearance of the conservation area.

Officers are of the opinion that the serving of a tree preservation order is not necessary in this instance, as no objection is raised to the felling of this tree.

***Recommendation***

No objection.

***Notes for Information***

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



# FAREHAM

## BOROUGH COUNCIL



74 CASTLE STREET  
PORTCHESTER  
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.

**ENF/13/0114**

**Appellant:** MISS DAPHNE DOWNES  
**Site:** Land To The Rear Of The Hinton Hotel Catisfield Lane  
**Date Lodged:** 25 November 2014  
**Reason for Appeal:** The Enforcement Notice has been appealed on the following grounds:  
 That planning permission should be granted for what is alleged in the notice.  
 That there has not been a breach of planning control.  
 That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.  
 The time given to comply with the notice is too short.

**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

## **PLANNING APPEALS**

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

### **CURRENT**

#### **P/14/0056/CU**

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

#### **P/14/0341/FP**

**Appellant:** MR SIMON WOODHAMS  
**Site:** 32 Green Lane Warsash Southampton SO31 9JJ  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 04 November 2014  
**Reason for Appeal:** PROPOSED ERECTION OF TWO DETACHED DWELLINGS WITH GARAGING AND PARKING AND ACCESS FROM GREEN LANE

#### **P/14/0762/FP**

**Appellant:** MR & MRS STOCKTON-CHALK  
**Site:** 1 Farm Edge Road Fareham Hampshire PO14 2BU  
**Decision Maker:** Committee  
**Recommendation:** APPROVE  
**Council's Decision:** REFUSE  
**Date Lodged:** 02 December 2014  
**Reason for Appeal:** SIDE EXTENSION, REPLACEMENT ROOF WITH DORMERS AND ATTIC CONVERSION

### **HEARINGS**

## **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 37 NO DWELLINGS TOGETHER WITH  
ASSOCIATED ACCESS AND PARKING FOR EXISTING PLAY  
AREA (OUTLINE APPLICATION)

### **DECISIONS**

#### **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.

**Decision:**

ALLOWED

**Decision Date:**

13 November 2014

## **PLANNING APPEALS**

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

### **DECISIONS**

#### **P/14/0364/FP**

**Appellant:** MR & MRS A & J BURGESS  
**Site:** 108 Portchester Road Fareham Hampshire PO16 8QP  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 15 September 2014  
**Reason for Appeal:** FIRST FLOOR REAR EXTENSION  
**Decision:** DISMISSED  
**Decision Date:** 22 October 2014

# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date**                **17 December 2014**

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

**Subject:**        **TREE PRESERVATION ORDER No 700 – 35 RANVILLES LANE,  
TITCHFIELD.**

#### **SUMMARY**

The report details an objection to a provisional order made in October 2014 and provides officer comment on the points raised.

#### **RECOMMENDATION**

That Tree Preservation Order 700 is not confirmed.

## 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 700 was served on the 3 October 2014 to protect two sycamore trees that appeared to be under threat of removal.

## INTRODUCTION

5. On the 3 October a provisional order was served in respect of 2 sycamore trees situated in the front garden of 35 Ranvilles Lane.

## OBJECTIONS

6. Under Regulation 6 of the Town and Country Planning (Trees) Regulations 2012 one objection has been received from the owner of 35 Ranvilles Lane on the following grounds:

- The trees are growing on a mound of soil, which is much higher than the surrounding ground and road level.
- The two trees need to be removed to facilitate the construction of a new access, driveway and boundary wall to the property.
- The trees were scheduled for removal on the 20 September, but this was postponed due to other commitments on the site.
- The root system of both trees has been badly damaged by preparatory excavations, particularly T2, which has several significant roots that have been cut.

- This damaged was only caused because the trees were to be removed and would not remain in this state for long.

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

### **COMMENT**

7. The tree officer has now met with the property owner and undertaken a more detailed inspection of the root plate of both trees than was possible at the time the order was made. The ground level around the base of both trees has been reduced, using machines, by up to a metre within 2 metres of the main stem. Numerous roots have been damaged and several significant roots, approximately 100mm in diameter, have been severed completely.
8. It is difficult to assess with certainty the implications of this damage in terms of the health and stability of the trees having not witnessed it first-hand. Neither tree appeared to be so destabilised as to render them dangerous. However, the tree officer is of the opinion that the damage is significant enough to impair the future health and stability of the two trees and therefore considers they are not worthy of protection as a result.
9. 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 regrettably the damage to the trees' root system is significant and could adversely affect their health and stability.

### **RISK ASSESSMENT**

10. The Council will not be exposed to any risk by not confirming TPO 700. 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**

11. Having assessed the damage to the root system of both sycamore trees they are not considered worthy of ongoing protection.
12. Officers therefore recommend that Tree Preservation Order 700 is not confirmed.

**Background Papers:** TPO 700.

**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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