

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Wednesday, 11 December 2019

Time: 2.30 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors F Birkett
T M Cartwright, MBE
P J Davies
K D Evans
M J Ford, JP
Mrs K Mandry
R H Price, JP

Deputies: S Cunningham
S Dugan
Mrs C L A Hockley
Mrs K K Trott



1. Apologies for Absence

2. Minutes of Previous Meeting (Pages 1 - 6)

To confirm as a correct record the minutes of the Planning Committee meeting held on 13 November 2019.

3. Chairman's Announcements

4. Declarations of Interest

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

5. Deputations

To receive any deputations of which notice has been lodged.

6. Planning applications and Miscellaneous Matters including an update on Planning Appeals (Page 7)

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

ZONE 1 - WESTERN WARDS

ZONE 2 - FAREHAM

(1) **P/19/0759/FP - 90 GUDGE HEATH LANE PO15 5AY (Pages 10 - 22)**

(2) **P/19/0864/RM - LAND NORTH OF FUNTLEY ROAD FUNTLEY (Pages 23 - 32)**

(3) **P/19/1206/FP - 52 NORTH WALLINGTON FAREHAM PO16 8TE (Pages 33 - 36)**

ZONE 3 - EASTERN WARDS

(4) **P/15/0260/DP/F - LAND NORTH OF CRANLEIGH ROAD AND WEST OF WICOR PRIMARY SCHOOL (Pages 39 - 44)**

(5) **P/19/1096/TO - 4 CROFTON LANE FAREHAM PO14 3LR (Pages 45 - 57)**

(6) **P/19/1120/FP - 44 ANSON GROVE PORTCHESTER PO16 8JQ (Pages 58 - 63)**

(7) **Planning Appeals (Pages 64 - 66)**

7. Tree Preservation Orders

To consider the confirmation of the following Tree Preservation Order(s) which have been made by officers under delegated powers and to which no formal objections

have been received.

Fareham Tree Preservation Order No. 760 2019 – 41 Glen Road, Sarisbury Green.

Order served on 9 August 2019 for one oak tree, and to which no objections have been received. It is recommended that Fareham Tree Preservation Order No. 760 be confirmed as made and served.

Fareham Tree Preservation Order No. 762 – 8-10 Park Lane & 1 William Price Gardens, Fareham.

Order served on 13 September 2019 for four oak trees, and to which no objections have been received. It is recommended that Fareham Tree Preservation Order No. 762 be confirmed as made and served.



P GRIMWOOD
Chief Executive Officer
Civic Offices
www.fareham.gov.uk
03 December 2019

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

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 13 November 2019

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: F Birkett, T M Cartwright, MBE, P J Davies, K D Evans,
M J Ford, JP, Mrs K Mandry and R H Price, JP

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 16 October 2019 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

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

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

The Committee received a deputation 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
ZONE 1 – 2.30pm				
Mr M Ashdown	Mr & Mrs Wyatt, Mr & Mrs Lewry, Ms Earle, Mr G Bonney and Dr & Mrs Payne	CHARTER HOUSE 6 CAWTES REACH WARSASH – CHANGE OF USE OF OPEN AMENITY/PADDOCK LAND TO PRIVATE RESIDENTIAL GARDEN	Opposing	6 (2) P/19/0791/CU Pg 26
Ms F Earle	Mr & Mrs Wyatt, Mr G Bonney, Mr & Mr A Beadsworth	OSBORNE HOUSE BROOK AVENUE WARSASH – ALTERATIONS AND AMENDMENTS TO EXISTING PROPERTY COMPRISING SINGLE STOREY SIDE EXTENSIONS, BALCONY ON THE REAR ELEVATION AND ALTERATIONS TO FRONT (SOUTH) ELEVATION. TRIPLE	Opposing	6 (3) P/19/1011/FP Pg 34

		DETACHED SINGLE STOREY GARAGE AND GATED ENTRANCE TO BROOK AVENUE		
Ms Osborne-Stewart		-Ditto-	Supporting	-Ditto-
ZONE 2 – 3.15pm				
Mr R Carter		90 GUDGE HEATH LANE – ERECTION OF DETACHED 2-BED DWELLING (ALTERNATIVE TO P/16/1357/OA & P/17/0707/RM TO REGULARISE ALTERATIONS TO PLOT 1)	Opposing	6 (4) P/19/0759/FP Pg 42
Mr R Tutton (Agent)		-Ditto-	Supporting	-Ditto-
ZONE 3 – 3.15pm				

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

The Committee noted a report by the director of Planning and Regeneration on development control matters, including information regarding new appeals and decisions.

(1) P/19/0707/OA - 33 LODGE ROAD LOCKS HEATH SO31 6QY

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

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development would be contrary to Policies CS4 and CS6 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP13 and DSP15 of the Adopted Local Plan Part 2: Development Site and Policies Plan and is unacceptable in that:

- i) Insufficient evidence has been submitted to demonstrate that the proposed development would not have an adverse impact upon protected species;

- ii) In the absence of a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the European designated Solent Special Protection Areas;
- iii) On the basis of the information available the Local Planning Authority is not satisfied that the proposal would not have likely significant effects upon designated European Protected Sites, in combination with other developments, due to the adverse effects of increased waste water and emissions from traffic.

(2) P/19/0791/CU - CHARTER HOUSE 6 CAWTES REACH WARSASH SO31 9EA

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

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

The recommended planning condition is adjusted to include a limit on the erection of walls, fences and other means of enclosure. The revised condition is as follows:

Notwithstanding the provisions of Class E in Schedule 2, Part 1 and Class A in Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Or any Order revoking and re-enacting that Order with or without modification), no development shall take place within the land hereby approved as residential garden land as edged red on the location plan Drawing Number 2011/100 Rev B dated July 2109 unless first agreed in writing with the Local Planning Authority following the submission of a planning application.

REASON: To protect the character and appearance of the locality.

A motion was proposed and seconded to refuse the planning application on ecology grounds and was voted on and CARRIED.
(Voting: 5 in favour; 3 against; 1 abstention)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposal would, by virtue of the change of use of the land to domestic garden and the erection of a new closed board boundary fence to the northern and western edges of the site, result in a detrimental impact to the ecological interest of the site and its surroundings contrary to policy DSP13 of the Fareham Borough Local Plan Part 2: Development Sites and Policies (2015).

(3) P/19/1011/FP - OSBORNE HOUSE BROOK AVENUE WARSASH SO31 9HP

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

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

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(4) P/19/0759/FP - 90 GUDGE HEATH LANE FAREHAM PO15 5AY

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

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

Additional wording to end of planning condition 13 to state 'following the submission of a planning application'.

A motion was proposed and seconded to defer the application in order to allow officers to investigate the damp proof course level in respect of number 88 Gudge Heath Lane and for an independent review of the French Drain to be undertaken, and was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that the application be DEFERRED.

(5) P/19/0911/FP - 2A HAROLD ROAD & 45 GOSPORT ROAD STUBBINGTON

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

(Voting: 9 in favour; 0 against)

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

(6) P/19/0926/FP - 50 LINDEN LEA PORTCHESTER PO16 8DH

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

(Voting: 9 in favour; 0 against)

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

(7) P/19/1003/FP - 22 OLD FARM LANE FAREHAM PO14 2BZ

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.

(8) Planning Appeals

The Committee noted the information in the report.

(9) UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 4.57 pm).

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date: 11 December 2019

Report of: Director of Planning and Regeneration

Subject: PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS

SUMMARY

This report recommends action on various planning applications.

RECOMMENDATION

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

AGENDA

The meeting will take place at the Civic Offices, Civic Way, Fareham PO16 7AZ. All items will be heard from 2.30pm.

Agenda Annex

ZONE 1 – WESTERN WARDS

Park Gate

Titchfield

Sarisbury

Locks Heath

Warsash

Titchfield Common

REFERENCE SITE ADDRESS & PROPOSAL
NUMBER &
WARD

ITEM NUMBER &
RECOMMENDATION

No items in this Zone

<p>ZONE 2 – FAREHAM</p> <p>Fareham North-West</p> <p>Fareham West</p> <p>Fareham North</p> <p>Fareham East</p> <p>Fareham South</p>

REFERENCE NUMBER & WARD	SITE ADDRESS & PROPOSAL	ITEM NUMBER & RECOMMENDATION
P/19/0759/FP FAREHAM NORTH	90 GUDGE HEATH LANE FAREHAM PO15 5AY ERECTION OF DETACHED 2-BED DWELLING (ALTERNATIVE TO P/16/1357/OA & P/17/0707/RM TO REGULARISE ALTERATIONS TO PLOT 1)	1 PERMISSION
P/19/0864/RM FAREHAM NORTH	LAND NORTH OF FUNTLEY ROAD FUNTLEY FAREHAM TWENTY-SEVEN DWELLINGS, INTERNAL ROADS AND PARKING (LAYOUT ONLY)	2 APPROVE
P/19/1206/FP FAREHAM EAST	52 NORTH WALLINGTON FAREHAM HAMPSHIRE PO16 8TE REPLACEMENT FRONT DOOR	3 PERMISSION

Agenda Item 6(1)

OFFICER REPORT FOR COMMITTEE

DATE: 11/12/2019

P/19/0759/FP
AMBERLEY HOMES SOUTERN LTD

FAREHAM NORTH
AGENT: ROBERT TUTTON
TOWN PLANNING CONSULANTS

ERECTION OF DETACHED 2-BED DWELLING (ALTERNATIVE TO P/16/1357/OA & P/17/0707/RM TO REGULARISE ALTERATIONS TO PLOT 1)

90 GUDGE HEATH LANE, FAREHAM

Report By

Susannah Emery – direct dial 01329 824526

1.0 Introduction

- 1.1 Members will recall this application was originally reported to Planning Committee on 13 November 2019 due to the number of third party letters received.
- 1.2 A decision was deferred to enable Officers to seek further clarification on two matters. Firstly, investigation was required to ascertain whether land levels adjacent to No.88 Gudge Heath Lane had 'bridged' the damp proof course. Secondly Members requested an independent review of the acceptability of the French Drain installed alongside No.88 Gudge Heath Lane.
- 1.3 Since that time further ground works have been carried out at the site, under the guidance of Building Control, to excavate soil away from the flank wall of No.88 Gudge Heath Lane reducing the ground level adjacent to the property. The land level now sits below the air bricks within the flank wall of the dwelling which have been exposed and protective chambers have been constructed to prevent ground water from entering below the neighbouring property. It is not clear whether land levels immediately adjacent to the neighbouring property were increased during the course of the development or prior to this. The presence of slates at ground level along this flank suggests that the issues associated with ground water flow are not necessarily attributed to the development. Nonetheless in light of the work undertaken, Officers are now satisfied that the damp proof course of the neighbouring property is not bridged.
- 1.4 The French drain proposed adjacent to No.88 Gudge Heath Lane has already been installed on site in accordance with the example specification set out within the RGP Drainage Appraisal. The route of the drain has been altered from that shown on the submitted plans as a consequence of the works

undertaken to reduce ground levels adjacent to No.88 Gudge Heath Lane and also the siting of the water meters. An amended external works plan and landscaping scheme have subsequently been submitted.

- 1.5 Officers are currently consulting with Hampshire County Council (Flood & Water Management) on the suitability of the French Drain and a further update on this will be provided at the committee meeting.

2.0 Site Description

- 2.1 This application relates to a site to the west side of Gudge Heath Lane within the urban area. The site was previously occupied by a detached dwelling which stood on the road frontage. Planning permission was granted for the demolition of the existing dwelling and the erection of three detached dwellings within the residential curtilage of No.90 Gudge Heath Lane in 2017. The developer then acquired additional land to the rear of this plot, which was formerly scrub land, and planning permission was granted for two further detached dwellings in 2018.
- 2.2 The larger development site borders properties on Gudge Heath Lane, Blackbrook Road, Beech Road and also the rear access road to properties on Oak Road.
- 2.3 The five dwellings have been built out as one single development and the development is nearing completion. This application relates to Plot 1 which is a detached 2-bed bungalow which stands adjacent to the southern site boundary with No.88 Gudge Heath Lane. Plot 1 is the most visible of the five dwellings when stood on Gudge Heath Lane.

3.0 Description of Proposal

- 3.1 Concerns were raised by an interested party earlier this year regarding the height of the dwelling on Plot 1 and alterations to ground levels on the site which were resulting in increased surface water run-off on to adjacent land.
- 3.2 Officers subsequently visited the site to investigate and identified that the floor level of the dwelling on Plot 1 was sitting significantly above the ground level when measured at certain points. The floor level is approximately 1m above ground level adjacent to the southern boundary with No.88 Gudge Heath Lane. This raised floor level was not indicated on the approved plans and has increased the maximum height of the dwelling from 5m to 6m above ground level. Furthermore the eaves height of the dwelling is increased from 2.4m to 3.2m above ground level on the southern elevation. The development site has a natural slope which rises from south to north and it appears that the floor level of the dwelling on Plot 1 has been set based on the higher ground

level further into the site rather than lowering the ground level within the vicinity of Plot 1 or introducing a split floor level.

3.3 Planning permission is subsequently sought to regularise the alterations to Plot 1 and retain the dwelling 'as built' including the increased height and floor level of the dwelling, the retention of a rear deck and side pedestrian gate and alterations to ground levels along the southern side of the access road. The following mitigation measures and alterations are proposed to be implemented to address issues arising as a result of this departure from the approved plans;

- Increase the height of the boundary fence on the boundary of No.88 between specific points by 0.3m. The top of the fence would appear to be on a continuous level but the fence panels would vary in height dependant on the ground level which lowers closer to the rear of No.88.
- The replacement of the clear glazed window within the east elevation of Plot 1 which faces towards the rear of No.88 and serves Bedroom 1 with an obscure glazed window, fixed shut to a minimum of 1.7m above internal floor level. An alternative clear glazed window would be installed within this room facing north into the site.
- The replacement of two clear glazed secondary living room windows within the south elevation of the dwelling with obscure glazed windows fixed shut below 1.7m above finished floor level.
- The obscure bathroom window within the south elevation would have one pane fixed shut (west). The other pane (east) would be fitted with a restrictor enabling the window to be opened by a maximum of 50mm.
- Retention of a raised rear deck to the west side of the dwelling with a 1.7m privacy screen along the southern end.
- A revised landscaping scheme incorporating five Pyrus Calleryana Chanticleer (ornamental pear) sited to the east of Plot 1 to provide increased screening between the east elevation of Plot 1 and the rear of No.88 Gudge Heath Lane.
- The use of Marshalls Tegula Priora Harvest permeable block paving (as opposed to Bonded Resin) on the access drive which would be constructed to serve as a Sustainable Urban Drainage (SUD's) System.
- The provision of a permeable French drain along part of the southern boundary of the site alongside No.88 Gudge Heath Lane extending towards the front of Plot 1.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

- CS2: Housing Provision;
- CS4: Green Infrastructure, Biodiversity and Geological Conservation;
- CS5: Transport Strategy and Infrastructure;
- CS6: The Development Strategy;
- CS7: Development in Fareham;
- CS15: Sustainable Development and Climate Change;
- CS17: High Quality Design;
- CS20: Infrastructure and Development Contributions;

Adopted Development Sites and Policies

- DSP1: Sustainable Development;
- DSP2: Environmental Impact;
- DSP3: Impact on Living Conditions;
- DSP5: Protecting and Enhancing the Historic Environment;
- DSP13: Nature Conservation;
- DSP15: Recreational Disturbance on the Solent Special Protection Areas;

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
Residential Car Parking Standards 2009

5.0 *Relevant Planning History*

5.1 The following planning history is relevant:

- | | |
|---------------------|---|
| P/18/0511/FP | Erection of Two Additional Detached 2-Bed Bungalows & Double Car Port and Alteration to Previously Approved Access and Carport (P/17/0707/RM) |
| Permission | 16 October 2018 |
| P/17/0707/RM | Reserved Matters in Relation to Outline Application P/16/1357/OA (Appearance, Landscaping & Scale) for Erection of Two Bungalows & One Chalet Bungalow |
| Permission | 20 July 2017 |
| P/16/1357/OA | Demolition of Existing Dwelling and Erection of Three Dwellings including Two 2-Bed Bungalows & One 3-Bed Chalet Bungalow (Outline Application for Access & Layout) |
| Permission | 25 January 2017 |

6.0 Representations

6.1 Six representations have been received objecting on the following grounds;

- We complained to the developer about the height of the dwellings when they were being constructed
- Loss of privacy as a result of increased levels
- The windows within the dwelling should not be visible above the 6ft fence
- The dwellings should have been constructed further away from neighbouring properties
- Proposed replacement window to Bed 1 would overlook
- Boundary fence is currently at uneven heights and looks odd
- Replacement windows could be changed to clear glass in the future
- Why has the developer been allowed to do this? Why was the breach not picked up?
- The developer should be forced to accord with approved plans
- What is the point of gaining planning permission if it is possible to submit amended plans to cover any breach?
- Increased surface water run-off as a result of altered ground levels
- Water will be left sitting in the land drain which only extends along part of boundary
- Increased noise from use of access and close proximity of dwellings
- Intrusion of developers on to adjacent land during construction
- Loss of former hedgerow boundary
- Impact on wildlife on adjacent land
- Noise and disturbance during construction

7.0 Planning Considerations

7.1 The main issues that arise as a result of the development 'as built' are;

- a) The impact of the alterations to Plot 1 on the living conditions of the occupants of No.88 Gudge Heath Lane;
- b) The means of disposal of surface water to prevent excessive run-off on to adjacent land;

a) Impact on Living Conditions

7.2 As a result of the increased floor level within Plot 1 it is agreed by Officers that there has been a significant loss of privacy to the occupants of the adjacent property to the south (No.88 Gudge Heath Lane). Officers are of the view that with the proposed mitigation measures suggested within this application which include changing certain windows on the south and east elevations, raising the height of the boundary fence in places and planting tree screening this issue could be satisfactorily addressed.

- 7.3 The windows which are of concern within the south elevation of Plot 1 sit towards the end half of the rear garden of No.88 Gudge Heath Lane which measures approximately 42m in length. Privacy levels within this part of the garden are reduced as a result of low boundary screening on the opposite boundary which enables views across and into the rear gardens of Nos. 84 & 86 Gudge Heath Lane. Officers consider that the replacement of clear glazed windows within the south elevation with obscure glazed windows with either a top opener or a restrictor and also the bedroom window which is closest to the southern boundary within the east (side) elevation would prevent overlooking. Whilst it may be preferable to the owners of No.88 Gudge Heath Lane that these windows are bricked up, Officers are mindful that this is not necessary in order to prevent overlooking.
- 7.4 The owners of No.88 Gudge Heath Lane have raised concerns that the proposed increase in the height of the fence in part would look 'odd'. It should be clarified that there is a slight variation in the height of the fence at present, which is not unusual with such a long rear garden. However the intention would be to level off the top of the fence by replacing some existing panels to the east and west of the dwelling with higher panels whilst retaining the existing concrete posts. At present there are two points along the southern boundary where the fence height varies on the two sides of a concrete post but this would be corrected giving the impression of a fence of equal height all the way along the boundary despite the variation in ground level. The fence height would be increased by approx. 0.3m from the concrete post sitting to the south-east of Plot 1 to adjoin the rear of No.88 Gudge Heath Lane and also alongside the rear garden of Plot 1. It is considered that this would be beneficial in reducing oblique views across the rear garden and towards the rear of No.88 Gudge Heath Lane without having an overbearing impact.
- 7.5 A revised landscaping scheme is presented and it is proposed to plant five ornamental pear trees on the landscaped buffer which extends along the southern boundary with No.88 to the east of Plot 1. It is considered that these trees would provide screening within oblique views from the remaining habitable room window (Bed2) within the east elevation of Plot 1 and the external areas to the east of the dwelling. This species of tree is deciduous but is notable for its screening potential as the trees come into leaf early in the Spring and hold their leaves the longest into the Autumn. The landscaping scheme confirms these would be container grown root balled trees planted with an initial girth of 25-30cm (semi-mature).
- 7.6 Planning conditions would be imposed to ensure that the obscure glass, top opening windows and restrictor would be retained. Therefore, if these windows were to be altered in the future, enforcement action could be taken

to address this. Similarly, a condition would be imposed to ensure the retention of the privacy screen to the rear deck.

- 7.7 Whilst the additional height of the bungalow on Plot 1 does result in a more intrusive form of development than was anticipated it is not considered that the built form of the dwelling has an unacceptable impact on the living conditions of the neighbouring properties in terms of loss of light or outlook. There is a separation distance of 18m between the rear conservatory on No.88 Gudge Heath Lane and the dwelling on Plot 1. To put this in to perspective the adopted Fareham Borough Council Design SPD states that a two storey flank wall must be no closer than 12.5m from the rear facing windows of a dwelling. In this instance a far greater level of separation is achieved, the dwelling is not two storey and does not sit immediately to the rear of No.88 Gudge Heath Lane. The relationship is therefore considered acceptable.

b) Disposal of Surface Water Run-off

- 7.8 In response to the concerns raised by local residents regarding increased surface water run-off as a result of the altered ground levels the applicant has commissioned a drainage appraisal (20 August 2019) from RGP Design Ltd. A review was undertaken by RPG to establish whether the drainage infrastructure installed at the site would be sufficient to support the development. Whilst infiltration testing has not been completed it is considered that the soils underlying the site would not be conducive to infiltration methods and techniques. It was therefore deemed that the soakaways installed on site would not be effective and these will be made redundant.
- 7.9 In order to adequately dispose of surface water run-off the access driveway from Gudge Heath Lane will be constructed to form a tanked permeable paving structure and all rainwater pipes and other drainage infrastructure will be re-routed to outfall to the sub-base layers of the paving structure. A flow control device will be required to be installed in order to restrict flows outfalling to the public surface water sewer. Confirmation of approval to connect to the public sewer has been received from Southern Water. Supporting MicroDrainage calculations demonstrate that if the recommended remedial works are undertaken at the site, the development will be able to accommodate a 1-in-100 year storm event, inclusive of climate change, wholly within the permeable pavement storage provision.
- 7.10 In order to mitigate any run-off towards No.88 Gudge Heath Lane it has been agreed with the owners of the adjacent property that a French drain would be installed adjacent to the southern boundary alongside a Beech hedgerow.

This drain would not outfall to the public surface water sewer in Gudge Heath Lane as land drainage is not permitted to communicate with the public sewer network by Southern Water.

Summary

- 7.11 In summary it is considered that subject to the proposed package of mitigation measures being implemented and secured by planning condition that the retention of Plot 1 'as built' would not have an unacceptable impact on the living conditions of neighbouring residential properties with regards to loss of privacy or increased surface water run-off.
- 7.12 Officers have engaged with the Habitats Regulations Assessment (HRA) process and all potential adverse impacts on designated sites have been screened out. The demolition of the existing dwelling would off-set the impact of the proposed dwelling with regards to recreational disturbance, waste water (nitrates) and air quality.
- 7.13 The proposal accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 and DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies and is considered acceptable.

8.0 Recommendation

8.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - i) Location Plan – drwg No. L04 A
 - ii) Site Sections – drwg No. 1734-59
 - iii) Site Sections Plot 1 – 1734-58b
 - iv) External Works Layout – drwg No 100 Rev N
 - v) Proposed Elevations Plot 1 – drwg No. 1734-12d
 - vi) Proposed Floor Plan Plot 1 – drwg No. 1734-11d
 - vii) Single Car Port – drwg No. 1734 55
 - viii) Landscape Plan – drwg No. 0877-19-NJT Rev B (27/11/19)
 - ix) Landscaping Planting Method Statement
 - x) Specification for Marshalls Tegula Piora Permeable Paving
 - xi) Drainage Appraisal (RGP 20 August 2019)
 - xii) Drainage Maintenance & Management Schedule (RGP 26 June 2019)
 - xiii) Scheme of Biodiversity Enhancements (Ecosupport)

REASON: To avoid any doubt over what is permitted.

2. Prior to occupation of the dwelling the two secondary living room windows inserted into the south elevation and the Bed1 window inserted into the east elevation of the approved development shall be replaced and shall be:
 - a) Obscure-glazed; and
 - b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;

and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

3. Prior to occupation of the dwelling the bathroom window inserted into the south elevation of the approved development shall be:
 - a) Obscure-glazed; and
 - b) The western panel shall be fixed shut and the eastern panel shall be fitted with a restrictor enabling the window to be opened a maximum of 50mm;

and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

4. The approved boundary treatment (drwg No.100 Rev M) shall be completed before the dwelling is first occupied or in accordance with a timetable agreed in writing with the local planning authority and shall thereafter be retained at all times unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of residential amenity; in the interests of the visual amenity of the area.

5. The development hereby approved shall not be brought into use until the 1.7 metre high privacy screen indicated on the approved plans (drwg No.100 Rev M) at the southern end of the rear decking has been erected. The screening shall subsequently be retained at all times.

REASON: To protect the privacy of the occupiers of the neighbouring property and to prevent overlooking.

6. The dwelling shall not be occupied until the means of vehicular access has been constructed in accordance with the approved plans. The visibility splays at the junction of the access with Gudge Heath Lane as shown on the approved site plan (drwg No. 1734 100 Rev M) shall be kept clear of obstruction (nothing over 0.6m in height) at all times.

REASON: In the interests of highway safety.

7. The development shall be carried out in accordance with the approved Drainage Appraisal (RGP 20 August 2019) unless otherwise agreed in writing with the Local Planning Authority in writing. The approved surface water drainage measures should thereafter be maintained at all times in accordance with the Drainage Maintenance and Management Schedule (RPG Design 26 June 2019).

REASON: In order to ensure satisfactory disposal of surface water.

8. The approved landscaping scheme (drwg No. 0877-19-NJT) shall be implemented within the first planting season following the date of this decision notice or as otherwise agreed in writing with the Local planning authority and shall be maintained in accordance with the agreed schedule. Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping; in accordance with the approved designs in accordance with CS17 of the Adopted Fareham Borough Core Strategy.

9. The dwelling, hereby approved, shall not be first occupied until the approved parking and turning areas have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application for that purpose.

REASON: In the interests of highway safety.

10. The car port hereby approved shall be constructed in accordance with the approved plan. Thereafter, the car port shall be retained, without doors, at all times so it is available for its designated purpose.

REASON: To ensure adequate car parking provision; in accordance with Policy CS17 of the Fareham Borough Core Strategy.

11. The dwelling shall not be occupied until the cycle store and bin collection point have been made available in accordance with the approved plans (drwg No. 100 Rev M). These designated areas shall thereafter be kept available and retained at all times for the purpose of bin and cycle storage.

REASON: In the interests of visual amenity; in order to facilitate modes of transport alternative to the motorcar; in accordance with Policies CS15 and CS17 of the Fareham Borough Core Strategy.

REASON: In order to facilitate refuse collection.

12. Notwithstanding the provisions of Classes A, B and C of Schedule 2, Article 3, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions or roof alterations (including the insertion of additional windows or dormer windows) shall be carried out unless first agreed in writing with the local planning authority following the submission of a planning application.

REASON: To ensure the provision of adequate private amenity space; to protect the living conditions of the occupants of neighbouring residential properties; to ensure adequate car parking provision; in accordance with Policies CS5 and CS17 of the Adopted Fareham Borough Core Strategy and Policy DSP3 of the Fareham Borough Local Plan Part 2: Development Sites & Policies.

13. Notwithstanding the provisions of Class E of Schedule 2, Article 3, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no further outbuildings (with the exception of the cycle store indicated on drwg No. 100 Rev M) shall be constructed within the curtilage of the dwelling unless first agreed in writing with the local planning authority.

REASON: To ensure the provision of adequate private amenity space; to protect the living conditions of the occupants of neighbouring residential properties; in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy and Policy DSP3 of the Fareham Borough Local Plan Part 2: Development Sites & Policies.

14. The development shall proceed in accordance with the approved scheme for biodiversity enhancements (Ecosupport) unless otherwise agreed in writing with the local planning authority.

REASON: To enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006.

15. No work on site relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

11.0 Background Papers
[P/19/0759/FP]

FAREHAM

BOROUGH COUNCIL



90 Gudge Heath Lane
Scale: 1:1,250



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OFFICER REPORT FOR COMMITTEE

DATE: 11/12/2019

**P/19/0864/RM
RESIDE DEVELOPMENTS LIMITED
AND ATHERFOLD INVESTMENTS
LTD**

**FAREHAM NORTH
AGENT: TURLEY**

TWENTY-SEVEN DWELLINGS, INTERNAL ROADS AND PARKING (LAYOUT ONLY)

LAND NORTH OF FUNTLEY ROAD, FUNTLEY

Report By

Richard Wright – direct dial 01329 824758.

1.0 Introduction

- 1.1 This application has been reported to the Planning Committee for a decision to be made due to the number of third party comments received in response to its publication.
- 1.2 Outline planning permission was granted in November 2018 for up to twenty-seven dwellings on this site along with associated infrastructure, means of access and demolition of existing agricultural building. A Section 106 agreement secured, amongst other things, the provision of a permissive footpath from Funtley Road to Thames Drive and associated works to upgrade the existing bridge over the M27 motorway.
- 1.3 Since the grant of outline consent the applicant has been working to discharge and meet the requirements of the Section 106 agreement. The applicant has developed a scheme of works to be carried out to the M27 bridge and has agreement from the highway authority Highways England to carry out those works immediately at the start of the new year. Highways England have agreed a two week window to carry out the works starting on the 7th January 2020. As a result of these works being carried out in the very near future the applicant has requested that this application be considered by the Planning Committee at this meeting. This is to provide enough certainty that an acceptable layout of 27 dwellings on the site can be achieved in order that the works and the investment required in those bridge works may proceed.

2.0 Site Description

- 2.1 The site measures 0.96 hectares (2.4 acres) in area and is situated immediately to the north of Funtley Road.

- 2.2 To the north and east the site adjoins housing development on the site of the former Funtley Abattoir. To the north west of the site is a designated area of public open space. To the west of the site are a small number of frontage dwellings with long rear gardens.
- 2.3 The site is relatively flat, falling gently to the north. It currently comprises horse paddocks.
- 2.4 There is an existing access to the site in the south eastern corner and an unmade track runs diagonally across the site to an agricultural storage building/stables located in the north west corner.
- 2.5 The existing southern boundary to Funtley Road is marked by a hedgerow containing some trees towards its eastern end. The western boundary is largely defined by an evergreen hedgerow, with the eastern and northern boundaries formed with varying types and sizes of planting.
- 2.6 The site lies outside of the urban settlement boundary.

3.0 Description of Proposal

- 3.1 This reserved matters application seeks approval of the layout of the site following the grant of outline permission for up to twenty-seven dwellings which was granted in November 2018. The means of access to the site was a matter agreed at the outline stage.
- 3.2 The layout proposed comprises a mixture of detached, semi-detached and terraced 2, 3 & 4-bed houses all with private rear gardens and allocated parking spaces.
- 3.3 Aside from this application which deals with the layout of the development only, a separate planning application for the remaining reserved matters of scale, appearance and landscaping has also been submitted (ref P/19/1185/RM).

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS2 – Housing Provision

CS4 – Green Infrastructure, Biodiversity and Geological Conservation

CS5 – Transport Strategy and Infrastructure

CS6 – The Development Strategy

CS14 – Development Outside Settlements

- CS15 – Sustainable Development and Climate Change
- CS16 – Natural Resources and Renewable Energy
- CS17 – High Quality Design
- CS18 – Provision of Affordable Housing
- CS20 – Infrastructure and Development Contributions

Adopted Development Sites and Policies

- DSP1 – Sustainable Development
- DSP2 – Environmental Impact
- DSP3 – Impact on Living Conditions
- DSP13 – Nature Conservation
- DSP15 – Recreational Disturbance on the Solent Special Protection Areas
- DSP40 – Housing Allocations

Other Documents:

- Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
- Residential Car Parking Standards 2009

5.0 *Relevant Planning History*

5.1 The following planning history is relevant:

P/17/1135/OA	OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS), FOR RESIDENTIAL DEVELOPMENT OF UP TO 27 DWELLINGS (USE CLASS C3) WITH ASSOCIATED INFRASTRUCTURE, MEANS OF ACCESS AND DEMOLITION OF AGRICULTURAL BUILDING
PERMISSION	27/11/2018
P/19/1185/RM	TWENTY-SEVEN DWELLINGS, INTERNAL ROADS AND PARKING (APPEARANCE, SCALE AND LANDSCAPING - RESERVED MATTERS) <i>UNDER CONSIDERATION</i>

6.0 *Representations*

6.1 Five letters have been received in response to the application objecting on the following grounds:

- Environmental impact
- Highway safety
- Impact on public services such as doctors, dentists, etc.

- Concern over effect on boundaries with existing neighbouring properties, privacy, security, etc.
- Impact on wildlife
- Density of development is too high
- Lack of parking provision
- Drainage problems
- Flawed nitrates mitigation strategy
- Affordable units will not be truly affordable

7.0 Consultations

EXTERNAL

Crime Prevention Design Adviser (Hampshire Constabulary)

- 7.1 Advice provided on definition of public areas and private front gardens, boundary treatments and rear access.

Highways (Hampshire County Council)

- 7.2 Awaiting final comments.

Ecology (Hampshire County Council)

- 7.3 No objection.

Lead Local Flood Authority (Hampshire County Council)

- 7.4 Awaiting final comments.

INTERNAL

Trees

- 7.5 No objection

8.0 Planning Considerations

a) Design and layout

- 8.1 The principle of residential development on this site has already been established in the granting of outline consent by this Council (reference P/17/1135/OA).
- 8.2 The site lies in the countryside beyond the urban settlement boundaries. However, it is bound on its western, eastern and much of its northern side by built form and residential properties. The adjacent housing development of Roebuck Avenue, Deer Leap and Stag Way abuts the site's northern and eastern boundaries. This housing estate, which was granted planning

permission in the late 1990s on the site of an abattoir, is also within the countryside in terms of its status within the current adopted local plan however its character and appearance is typical of an area found within the urban settlement boundary. The proposed layout shows a housing development arranged at a density broadly consistent with the existing adjacent estate.

- 8.3 The position and nature of the access in to the site was agreed at the outline planning stage. A separate pedestrian footpath connection at the south-eastern corner of the site is proposed and a new section of footpath along the north side of Funtley Road already secured through the Section 106 agreement which accompanied the outline consent.
- 8.4 There is a generous landscaping buffer along the southern boundary of the site punctuated only by the vehicular and pedestrian accesses beyond which there are access drives off the central street serving detached frontage properties (plots 1 – 2, 23 – 27) which face out onto the landscaping buffer and towards Funtley Road. Behind those frontage properties the character of the street diversifies through detached to semi-detached and short terraces of three houses. Officers are satisfied that the proposed layout provides sufficient space for reasonable sized, landscaped frontages to properties so that dwellings are set back an appropriate distance from the street. The applicant has provided details confirming that the roads, footpaths and landscaping areas (including the frontages of some plots) would be managed by a private management company. It is not at this stage the applicant's intention to offer the roads up for adoption by the local highway authority.
- 8.5 Sufficient car parking provision is made to meet the Council's adopted Residential Car & Cycle Parking Standards SPD. The spaces are provided on an allocated basis with an additional 8 visitor car parking spaces spread around the development.

b) Living conditions of neighbours and future residents

- 8.6 With the exception of those houses which face towards Funtley Road, all units around the perimeter of the site back on to existing neighbouring properties. The applicant has demonstrated that all rear gardens exceed the minimum 11 metre length sought in order to protect the privacy of neighbouring gardens. Similarly, each property is positioned so as to retain more than 22 metres between elevations which are likely to contain habitable room windows at upper floor level and neighbouring dwellings.
- 8.7 Based on the proposed layout, Officers are satisfied that the light to, outlook from and privacy currently enjoyed by neighbouring properties would not be materially harmed.

8.8 The private rear gardens of each of the dwellings appear sufficient in terms of their size and the overall quality of the amenity space being provided. Officers are satisfied that an acceptable level of internal and external space would be provided to meet the needs of future occupiers.

c) Drainage

8.9 The outline consent already granted includes a planning condition requiring certain additional information in relation to surface water drainage. The applicant has sought to address this matter in this reserved matters submission and in response the lead local flood authority Hampshire County Council have requested further details which the applicant has now provided.

8.10 Officers will endeavour to update Members on the position of the lead flood authority prior to the committee meeting taking place.

d) Impact on internationally protected sites

8.11 The site lies within close proximity to three statutory designated sites of European nature conservation importance:

- the Solent and Southampton Water Special Protection Area (SSW SPA);
- the Portsmouth Harbour Special Protection Area (PW SPA); and
- the Solent Maritime Special Area of Conservation (SM SAC).

8.12 The site also lies close to the Solent and Dorset Coast potential SPA.

8.13 The SPAs and SAC (known as Natura 2000 sites) receive statutory protection under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations).

8.14 The site also lies within close proximity to:

- the Solent and Southampton Water Ramsar and
- the Portsmouth Harbour Ramsar sites.

8.15 Ramsar sites are designated as wetlands of international importance and are afforded similar legislative and policy protection to SPAs and SACs.

8.16 The Habitats Regulations require Fareham Borough Council as the competent authority to carry out an Appropriate Assessment to determine whether the proposed development would have an adverse effect on the integrity of the SPAs and SACs either alone or in combination with other sites and projects.

- 8.17 Natural England have previously advised this Authority that unmitigated new residential development in the Borough would have likely significant effects upon European Sites in particular as a result of the following:

Increased impact from recreational disturbance

- 8.18 Large numbers of birds come to the Solent coast for the winter and there are three Special Protection Areas (SPAs) to safeguard them. New housing around the Solent will lead to more people visiting the coast for leisure, with the potential to cause more disturbance to the birds. Research shows that additional disturbance will affect the birds' survival unless mitigation measures are put in place.

Impacts on designated sites from waste water from the development

- 8.19 Natural England advises that there is a likely significant effect on the European designated sites due to the increase in waste water from the new housing.
- 8.20 There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. An Integrated Water Management Study for South Hampshire was commissioned by the Partnership for South Hampshire (PfSH) Authorities to examine the delivery of development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty as to whether housing development would require mitigation.
- 8.21 The PfSH water quality work has identified that there is uncertainty as to whether new local plan housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. It is Natural England's view that when an appropriate assessment is triggered, the existing uncertainty about the deterioration of the water environment must be appropriately addressed in order for the assessment to be legally compliant. Natural England therefore recommends that the proposals achieve nutrient neutrality.

Air quality

- 8.22 Being bordered by coasts and The Solent to the south, the River Hamble to the west, and adjacent to Portsmouth Harbour to the east, the area surrounding Fareham Borough includes numerous nature conservation areas of national and international significance. These sites may be adversely

affected by increases in air concentrations of pollutants from motor vehicles, particularly oxides of nitrogen and ammonia, and the deposition of these pollutants within the habitats.

- 8.23 Natural England has produced guidance to competent authorities on the impacts of road traffic emissions under the Habitats Regulations. Whilst the application site is greater than 200 metres from any European designated sites, an assessment will need to be undertaken to consider if there are any emissions from development traffic on road links within 200 metres from European sites.
- 8.24 In terms of recreational disturbance to Special Protection Areas, Members will be aware 'Bird Aware Solent' has been established to lessen potential impacts from increased local housing development. The initiative is run by the Solent Recreation Mitigation Partnership and funded by contributions from all new residential dwellings within 5.6km of the Special Protection Areas. The Section 106 planning agreement entered into in connection with the outline planning permission, ensures that the necessary financial contributions will be secured towards Bird Aware Solent.
- 8.25 The issue of nutrient neutrality has been thoroughly considered by the applicants and Officers. The applicant has provided a nutrient budget according with the advice on achieving nutrient neutrality issued by Natural England (v2 June 2019). The applicant has also proposed to take a defined amount of land located on the southern side of Funtley Road, and currently used for grazing, out of use for grazing and agricultural purposes in order to fully mitigate the effects of increased waste water from the development identified in the nutrient budget. A draft unilateral undertaking will be submitted by the applicant pursuant to Section 106 of the Town & Country Planning Act 1990 which would secure this mitigation. The undertaking is currently being finalised by the respective parties and will shortly be provided to the Council.
- 8.26 Turning to the potential impacts of pollutants from motor vehicles upon European sites, Members will be aware that consultants have been engaged by this Council to assess the 'in-combination' effects of such pollutants on a Borough wide basis. The consultants (Ricardo Energy and Environment) have prepared a draft 'Air Quality Habitat Regulations Assessment (HRA) for Short-Term Development in Fareham Borough' report. Natural England are being consulted on the draft report before the final version is published.

e) Summary

- 8.27 Officers are satisfied that the proposed layout is of a sufficiently high quality of design, would provide a satisfactory living environment for future residents with regards to internal and external space and would not result in any material harm to the living conditions of existing neighbours living nearby.
- 8.28 Should Members conclude that the development is acceptable in planning terms, Officers recommend that this is subject to this Authority undertaking an Appropriate Assessment, consulting Natural England on that Appropriate Assessment, and then securing any mitigation measures identified through the Appropriate Assessment, through the imposition of appropriate planning conditions.

9.0 Recommendation

9.1 Subject to:

- a) The applicant providing a completed unilateral undertaking to the satisfaction of the solicitor to the Council pursuant to Section 106 of the Town and Country Planning Act 1990 to secure the proposed nitrogen mitigation solution;
- b) Members delegating to Officers the making of an Appropriate Assessment under the habitat regulations and that assessment concluding the development would not adversely affect the integrity of the designated sites;
- c) Officers consulting Natural England as the appropriate nature conservation body in relation to that Appropriate Assessment;
- d) Members delegating to Officers to impose any additional planning conditions including those necessary for mitigation purposes following the making of an Appropriate Assessment;
- e) No objection being raised by the lead local flood authority Hampshire County Council in response to the additional information provided by the applicant in relation to surface water drainage;

APPROVE

10.0 Notes for Information

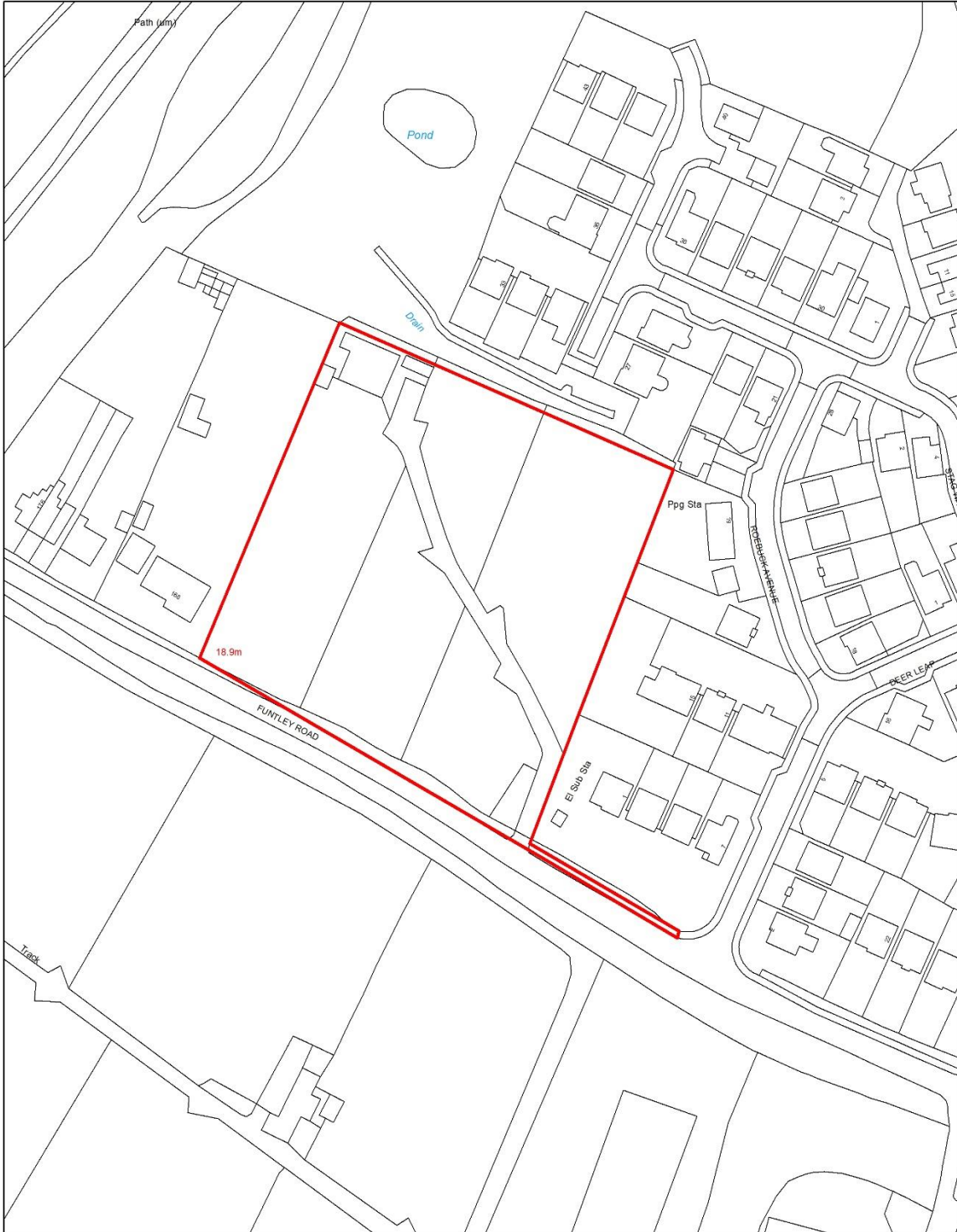
None.

11.0 Background Papers

P/17/1135/OA; P/19/0864/RM

FAREHAM

BOROUGH COUNCIL



Land North of Funtley Road
Scale: 1:2,500



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OFFICER REPORT FOR COMMITTEE

DATE: 11/12/2019

P/19/1206/FP
RICHARD GUSTAR

FAREHAM EAST
AGENT: RICHARD GUSTAR

REPLACEMENT FRONT DOOR

52 NORTH WALLINGTON, FAREHAM

Report By

Emma Marks – direct dial 01329 824756

1.0 Introduction

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

2.0 Site Description

2.1 This application relates to a detached dwelling on the south-eastern side of North Wallington.

2.2 The dwelling is a non-listed building within Wallington Conservation area.

3.0 Description of Proposal

3.1 Consent is sought for the replacement of a UPVC front door with a Sapele hardwood six panel door with two of the top panels being glazed.

4.0 Policies

4.1 The following policies apply to this application:

National Planning Policy Framework 2019

Adopted Fareham Borough Core Strategy

CS17: High Quality Design

Adopted Development Sites and Policies

DSP5: Protecting and Enhancing the Historic Environment

5.0 Relevant Planning History

5.1 There is no relevant planning history

6.0 Representations

6.1 No letters of representation have been received.

7.0 Consultations

7.1 None

8.0 Planning Considerations

- 8.1 The application site is located within Wallington Conservation Area. On 17 September 2017 an Article 4 Direction was placed on parts of the area withdrawing the permitted development rights for certain types of work. This dwelling had a range of permitted development rights removed including for a replacement door which fronts or is visible from a highway.
- 8.2 The direction was put in place in order that the Council can protect the character and appearance of the conservation area which is the principle consideration in the determination of this application.
- 8.3 In considering a planning application in a conservation area, the local planning authority has a statutory duty under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing its character or appearance. To satisfy this test the proposal must preserve the character or appearance of the conservation area, leaving it unharmed.
- 8.4 Wallington Conservation Area is a designated heritage asset. National Guidance contained in the National Planning Policy Framework (para 192) states that “In determining applications, local planning authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness.”
- 8.5 Policy CS17 of the Core Strategy expects development to respond positively to the key characteristics of an area, including heritage assets. Policy DSP5 of the Local Plan Part 2 supports development proposals that preserve or enhance the character, setting and appearance of a conservation area.
- 8.6 The dwelling currently has a modern UPVC brown front door which is out of keeping with the historic character of the building and area. The proposed door would be of a more traditional design and material. The door is to be hand made from Sapele Hardwood and would have six panels. Officers are of the view that the proposed door would offer an improvement to the character of the building and its setting within the conservation area and would therefore preserve the character and appearance of the conservation area.
- 8.7 The proposal therefore accords with guidance contained in the National Planning Policy Framework, Core Strategy policy CS17 and policy DSP5 of the adopted Fareham Borough Local Plan Part 2.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before the expiration of a period of three years from the date of the decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed Elevation, Section and Door Details Plan

REASON: To avoid any doubt over what has been permitted.

FAREHAM

BOROUGH COUNCIL



52 North Wallington
Scale: 1:1,250



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ZONE 3 – EASTERN WARDS

Portchester West

Hill Head

Stubbington

Portchester East

REFERENCE NUMBER & WARD	SITE ADDRESS & PROPOSAL	ITEM NUMBER & RECOMMENDATION
P/15/0260/DP/F PORTCHESTER EAST	<p>LAND NORTH OF CRANLEIGH ROAD AND WEST OF WICOR PRIMARY SCHOOL PORTCHESTER</p> <p>DISCHARGE OF CONDITION. RESUBMISSION OF DETAILS COND.13 (CONSTRUCTION OF MANAGEMENT PLAN) OF P/15/0260/OA</p> <p>OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS), FOR RESIDENTIAL DEVELOPMENT FOR UP TO 120 DWELLINGS, TOGETHER WITH A NEW VEHICLE ACCESS FROM CRANLEIGH ROAD, PUBLIC OPEN SPACE INCLUDING A LOCALLY EQUIPPED AREA OF PLAY (LEAP), PEDESTRIAN LINKS TO PUBLIC OPEN SPACE, SURFACE WATER DRAINAGE AND LANDSCAPING</p>	<p>4</p> <p>APPROVE</p>
P/19/1096/TO	<p>VARIATION REQUEST UNDER SECTIONS 106 AND 106A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)</p> <p>PORTCHESTER COMPOUND RELOCATION</p> <p>4 CROFTON LANE FAREHAM PO14 3LR</p>	<p>APPROVE</p> <p>5</p>

HILL HEAD	T1 MONTEREY PINE PROTECTED BY TPO 545: FELL	REFUSE
P/19/1120/FP	44 ANSON GROVE PORTCHESTER PO16 8JQ	6
PORTCHESTER EAST	RAISE RIDGE HEIGHT BY 1.2 METRES, REAR DORMER WINDOW AND FRONT EXTENSION	PERMISSION

OFFICER REPORT FOR COMMITTEE

DATE: 11/12/2019

**Q/0175/19 and P/15/0260/DP/F
PERSIMMON HOMES**

PORTCHESTER EAST

VARIATION REQUEST UNDER SECTIONS 106 AND 106A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF CONDITION- REVISED CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

LAND NORTH OF CRANLEIGH ROAD AND WEST OF WICOR PRIMARY SCHOOL, PORTCHESTER

Report By

Jean Chambers – direct dial: 01329 824355

1.0 *Introduction*

- 1.1 This Variation request is presented to the Planning Committee due to the delegation arrangements in respect of Section 106 legal agreements.
- 1.2 The related discharge of condition request in respect of the original outline planning permission for this site is condition 13 (Construction Environmental Management Plan) of P/15/0260/OA.

2.0 *Site Description*

- 2.1 The site is rectangular in shape and slopes gently southwards. It is divided into two parts by a hedgerow which runs the length of the site from north to south.

3.0 *Description of Proposal*

- 3.1 Planning permission has been previously granted for 120 dwellings on this site as set out in the relevant history section of this report. The site is currently being developed. As part of the discharge of planning conditions a Construction Environmental Management Plan has previously been approved which included the location of the site compound and contractors parking area in a portion of the site where some of the houses are to be built.
- 3.2 This variation and discharge of condition request is to consider a revised Construction Environmental Management Plan (P/15/0260/DP/F) which seeks to relocate the site compound and contractors parking area for the remainder of the development. The temporary location of the compound which has already taken place, is within an area which has been approved to be laid out as public open space.

4.0 Policies

4.1 The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS4 – Green Infrastructure, Biodiversity and Geological Conservation

CS5 – Transport Strategy and Infrastructure

CS17 – High Quality Design

CS21 – Protection and Provision of Open Space

Development Sites and Policies

DSP2 – Environmental Impact

DSP3 – Impact on living conditions

DSP13 – Nature Conservation

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/15/0260/OA – outline application for residential development of up to 120 dwellings together with vehicular access from Cranleigh Road, public open space including a locally equipped area of play pedestrian links to the public open space, surface water drainage and landscaping, Refused 24 March 2016. Appeal to the Planning Inspectorate, appeal allowed 14 August 2017.

P/17/1170/RM – Reserved matters in relation to outline application (P/15/0260/OA): Appearance of buildings, landscaping, layout and scale relating to 120 dwellings with a new access from Cranleigh Road, public open space including a locally equipped area of play. Approved February 2018.

P/15/0260/DP/A – Discharge of conditions 8, 10, 12, 13 – Conditions relating to Archaeology, Arboricultural Assessment and Construction Management Plan. Condition 8 Part discharged, Condition 10, 12, 13 discharged, January 2018.

P/15/0260/DP/D – Discharge of Condition 13 (Construction Management Plan) of planning application P/15/0260/OA. Discharged April 2018.

6.0 Consultations Highways

6.1 The Highway Authority are satisfied that there are no direct or indirect impact on the operation or safety of the highway network.

Environmental Health

6.2 No objection.

Ecology

- 6.3 The Ecology officer is satisfied that the revised location of the compound has no adverse impacts on the ecology of the site.

Tree Officer

- 6.4 Supports the revised plan.

7.0 Planning Considerations

- 7.1 The key considerations are the implications of the proposal in respect of highway, ecology, arboriculture and amenity matters in respect of the Construction Environmental Management Plan and whether the variation is acceptable in so far as it relates to appropriate mechanisms to ensure that the delivery of the open space is achieved. The key issues therefore comprise:

- a) Whether the Construction Environmental Management Plan Rev-C is acceptable in respect of highway, ecology, arboriculture and amenity issues;
- b) Whether the variation to the original S106 Unilateral Undertaking, is acceptable to ensure delivery of the public open space.

a) Whether the Construction Environmental Management Plan Rev-C is acceptable

- 7.2 Condition 13 on the original outline planning permission (P/15/0260/OA) states:

'No development shall commence until the local planning authority have approved details of how construction traffic will access the site, how provision is to be made on site for the parking and turning of operatives and delivery vehicles and the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the permitted development. The areas and facilities approved in pursuance to this condition shall be made available before construction works commence on site shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.'

- 7.3 Condition 13 has previously been discharged under P/15/0260/DP/A and P/15/0260/DP/D as set out in the history section of this report.

- 7.4 This discharge of condition application relates to the Construction Environmental Management plan and involves relocating the site compound and contractors parking area for the remainder of the development to an area identified with the proposed public space. At the time that the application was submitted, the foundations for 111 plots had been completed with nine remaining to be dug. These nine remaining plots 11-14 (affordable) and 73-77 (private) are sited in the south western corner of the site which is in the position of the approved compound, car parking and materials storage area.

- 7.5 In order to complete the remaining nine units, there is clearly a need to move the compound until the completion of the development which is anticipated to be in May 2020 to ensure appropriate provision for the storage compound and parking within the site.
- 7.6 The compound is accessed from the main internal estate road through an existing cutting approximately 5m wide in the tree belt with a temporary tarmac surface for the winter period.
- 7.7 The translocation of reptiles has previously been completed in the area for the relocated compound. The compound is located away from the tree belt and ecology zone to the north. Officers have undertaken a site visit and considered the consultee responses. Officers are satisfied that there would be no adverse impacts in terms of highway safety, ecological, arboricultural or neighbouring amenity implications as a result of the short- term relocation of the compound.
- 7.8 The anticipated completion of the development is May 2020. The temporary re-location of the compound within the public open space area until completion of the development is considered to be a practical solution to ensure that there is sufficient space for storage and parking within the site.
- 7.9 The proposal accords with Core Strategy Policies CS4, CS5 CS17, CS21 and Local Plan Part 2 policies, DSP2, DSP3 and DSP13.

b) Whether the variation to the original S106 Unilateral Undertaking is acceptable to ensure delivery of the public open space.

- 7.10 The original legal agreement contained provisions that included:
- That the open space would be completed and transferred to the management company prior to occupation of not more than 90% of the dwellings.
 - That the open space would be used for that purpose and not used as a site compound
- 7.11 A plan to accompany the variation request identifies:
- The ecology area, already completed
 - The area of public open space to be implemented January 2020
 - The compound area to be completed post development

- 7.12 The open space final works would be completed within 30 working days of the occupation of the last dwelling and transferred to the management company within 6 months of the occupation of the last dwelling.
- 7.13 When taking account of the practicalities of necessary storage and contractor parking on the site and given that the build out is nearing completion, it is considered that the proposed variation to the legal agreement can be appropriately secured and would not undermine the delivery of the open space.

8.0 ***Recommendation***

APPROVE

- 8.1 That Members approve the details pursuant to condition 13 of P/15/0260/OA; and
- 8.2 Subject to completion of a planning obligation on terms to the satisfaction of the Solicitor to the Council.

FAREHAM

BOROUGH COUNCIL



Land North of Cranleigh Road and
West of Wicor Primary School
Scale: 1:2,500



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OFFICER REPORT FOR COMMITTEE

DATE: 13/12/2019

P/19/1096/TO

MR IAN COLLINS

FELL ONE MONTEREY PINE PROTECTED BY TPO 545

4 CROFTON LANE, HILL HEAD, PO14 3LR.

Report By

Nate Smith – 01329 824415

1.0 Introduction

1.1 The application is reported to the Planning Committee due to the number of third-party letters received in support of the proposal.

2.0 Site Description

2.1 This application relates to a property within the urban area on the east side of Crofton Lane, south of Seafield Park Road and west of Monks Way.

2.2 The application tree is a mature Monterey pine situated on the north side of the rear garden of 4 Crofton Lane, approximately half way between the dwelling to the west and the rear boundary with Monks Way to the east.

2.3 The pine is a large, prominent specimen, which is visible from several public vantage points including Salterns Road, Crofton Lane, Seafield Park Road and Monks Way.

2.4 The pine was inspected from ground level during a site visit on 15th May 2019 and was observed to be in good condition, exhibiting normal growth characteristics for the species in terms of needle size, density and colour. No defects or abnormalities were identified that would give rise to concerns about the health and safety of the tree.

2.5 The tree is situated approximately 16 metres from the nearest dwellings to the north in Seafield Park Road and 28 metres from the house at 4 Crofton Lane. The garden land to the rear of the application property is approximately 68 metres long and 14 metres wide adjacent to the Monterey pine.

2.6 The application tree is estimated to be 20 metres in height with a crown spread of 14 metres in diameter.

3.0 Description of Proposal

3.1 The Monterey pine tree subject to the application is protected by a TPO (No.545) which was confirmed in February 2005. Consent is sought to fell the Monterey pine. The applicant's reasons for this are because it is completely outgrowing its location due to its large size, loss of amenity to applicant and neighbours due to excessive shading; and potential damage if it fell in high winds.

4.0 Relevant Planning History

4.1 None

5.0 Representations

5.1 Ten representations have been received supporting the proposal on the following grounds:

- The tree is too large for its location
- The tree blights the use of the garden and that of neighbours
- The needles block gutters and ruins gardens
- The tree poses a health and safety risk to homes
- The tree blocks light to gardens
- The branches look unsafe and overhang neighbour's property

6.0 Amenity Value

6.1 The tree is a mature specimen of good form with a high degree of visibility. It is visible from a number of public locations within the vicinity of the site. Officers consider the tree to be of high amenity value contributing significantly to the appearance of the area.

7.0 Tree safety

7.1 Trees are living organisms and their condition and vitality can alter quickly depending on environmental and physical factors. It is acknowledged that trees have a natural failure rate as a natural evolutionary process leading to the optimisation of structural strength verses efficient use of resources. Some species have adapted more effectively than others, and some are naturally more prone to failure than others. Therefore no tree can be considered completely safe.

7.2 The amount of noise and movement associated with trees during high winds can be unnerving. However, the perceived threat of failure should not be a basis for tree pruning or indeed removal. All trees pose some degree of risk, but in this case there is nothing to suggest that the Monterey pine poses an undue level of risk. There are no guarantees of absolute safety in the event of severe adverse weather conditions, since all assessments should be undertaken for normal conditions and not try to speculate about what might happen in the event of severe or abnormal weather events.

7.3 The tree has been inspected by the Council's arborists from ground level. Officers could not see any obvious signs of disease or outward signs that the tree is failing. The tree appeared healthy and of good form. No evidence has been provided by the applicant which suggests that the tree is in any way failing or diseased. There is no evidence therefore that indicates that this pine poses a hazard sufficient to outweigh its public amenity value and thereby justify its removal.

8.0 *Tree related debris, dominance and shading*

8.1 It is generally to be expected that a large, mature tree will produce amounts of tree related debris. The periodic clearing of debris, albeit an inconvenience, is considered to be part of routine household maintenance when living in close proximity to trees and provides no justification for removing this good quality tree.

8.2 The Monterey pine is a large mature open grown tree, which will cast shade throughout the day, however the shade pattern will change throughout the day to affect different parts of 4 Crofton Lane and neighbouring properties at different times.

8.3 During the months between March and September the longest shadows will be cast to the west in the morning, moving clockwise throughout the day to cast the shortest shadow to the north around the middle of the day and then to the east as shadows lengthen again towards evening period.

8.4 Dominance and shading from trees can be subjective, but in this instance this large tree is situated within a low-density residential layout with substantial garden spaces that are not dominated by shade cast from the pine for any significant period.

8.5 Notwithstanding this, the Council's arborists have indicated to the applicant they would be able to support some lifting of the crown and reduction in the length of some branches overhanging the applicant's, along with neighbouring gardens.

Conclusion

8.5 The tree is of high amenity value. The tree is of good form and does not show any obvious signs of disease or failure. The applicant has not submitted any information to contradict this view.

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

8.7 Having carefully considered all relevant matters, Officers do not consider there are any matters which outweigh the amenity value of this tree and accordingly recommend that the application is refused.

9.0 Recommendation

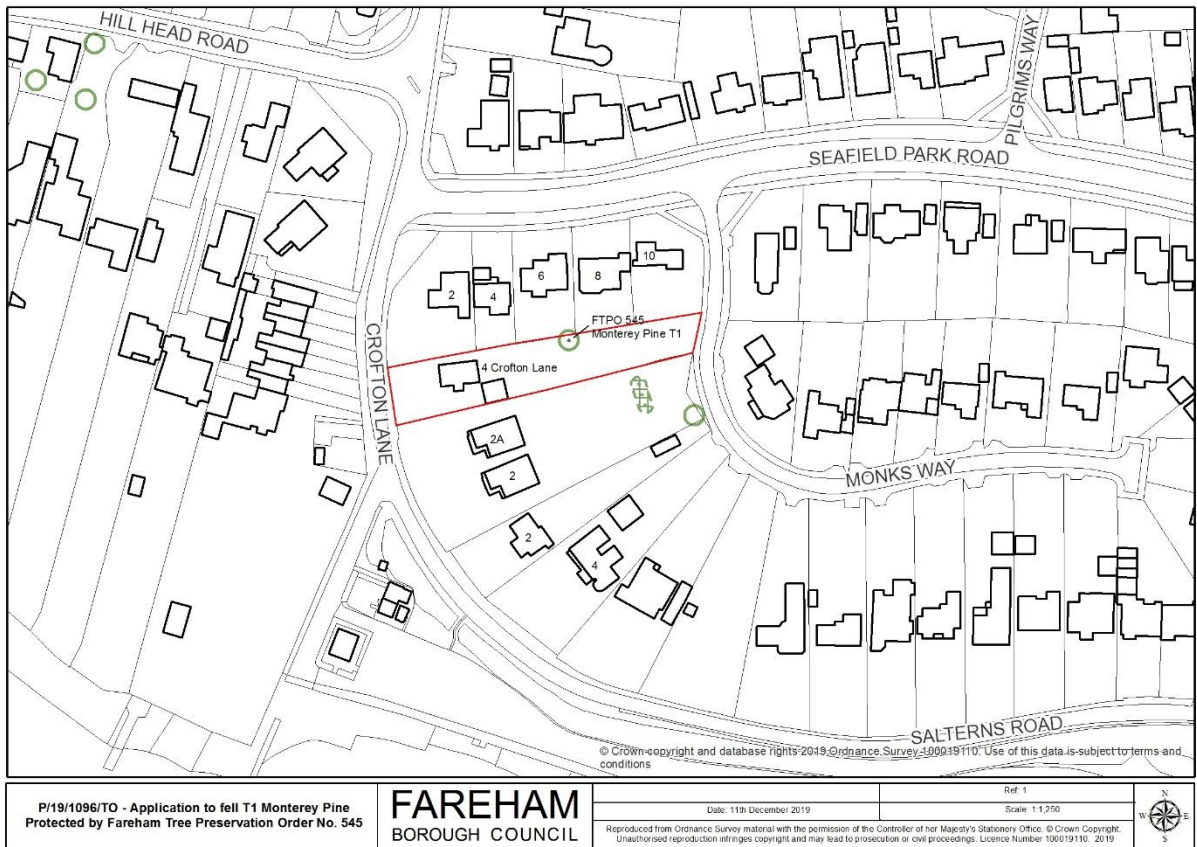
9.1 REFUSE:

9.2 The felling of the Monterey pine would be harmful to the amenity and character of the area. No overriding arboricultural grounds have been provided to justify the removal of this healthy mature tree.

10.0 Background Papers

P/19/1096/TO and TPO 545

4 Crofton Lane - location plan



4 Crofton Lane – Aerial and public vantage points photo



4 Crofton Lane – householder comments

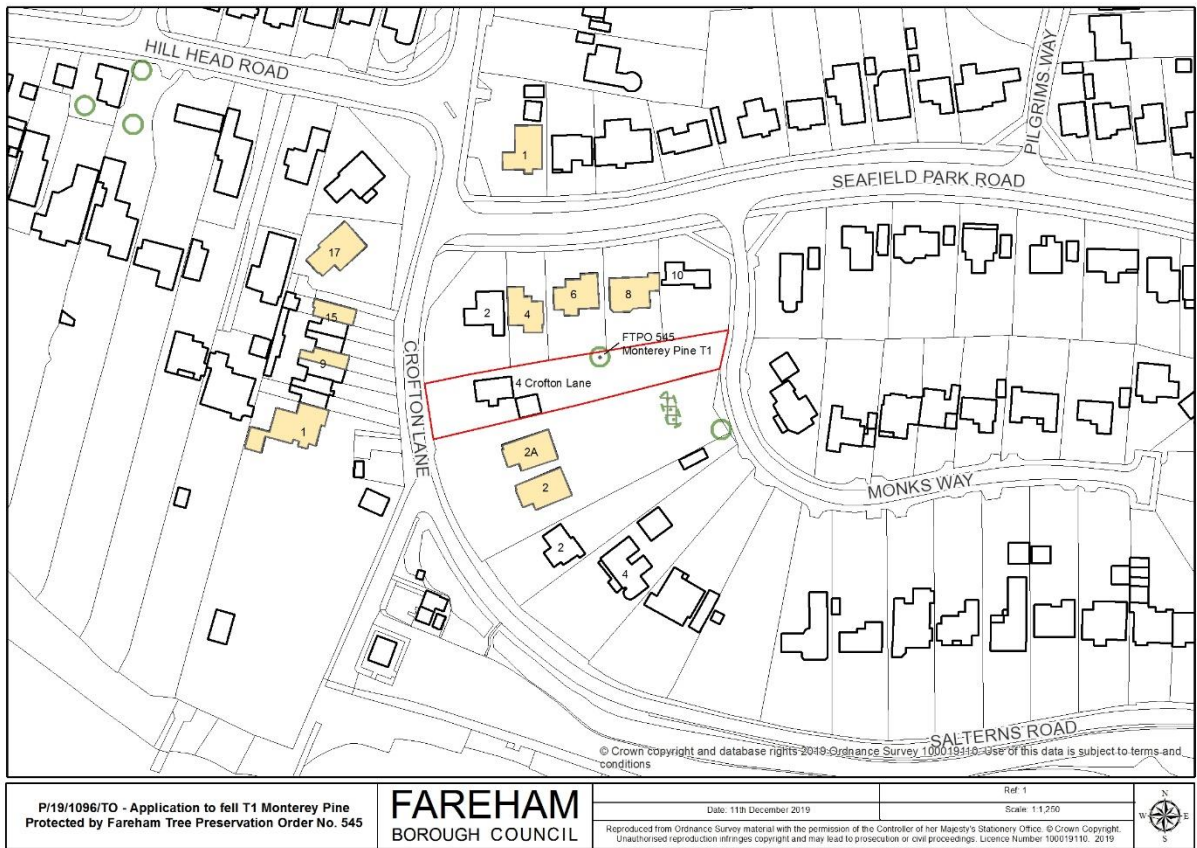


Photo 01 – view from Monks Way



Photo 02 – view from Monks Way



Photo 03 – view from Seafield Park Road



Photo 04 – view from Seafield Park Road



Photo 05 – view from Seafield Park Road



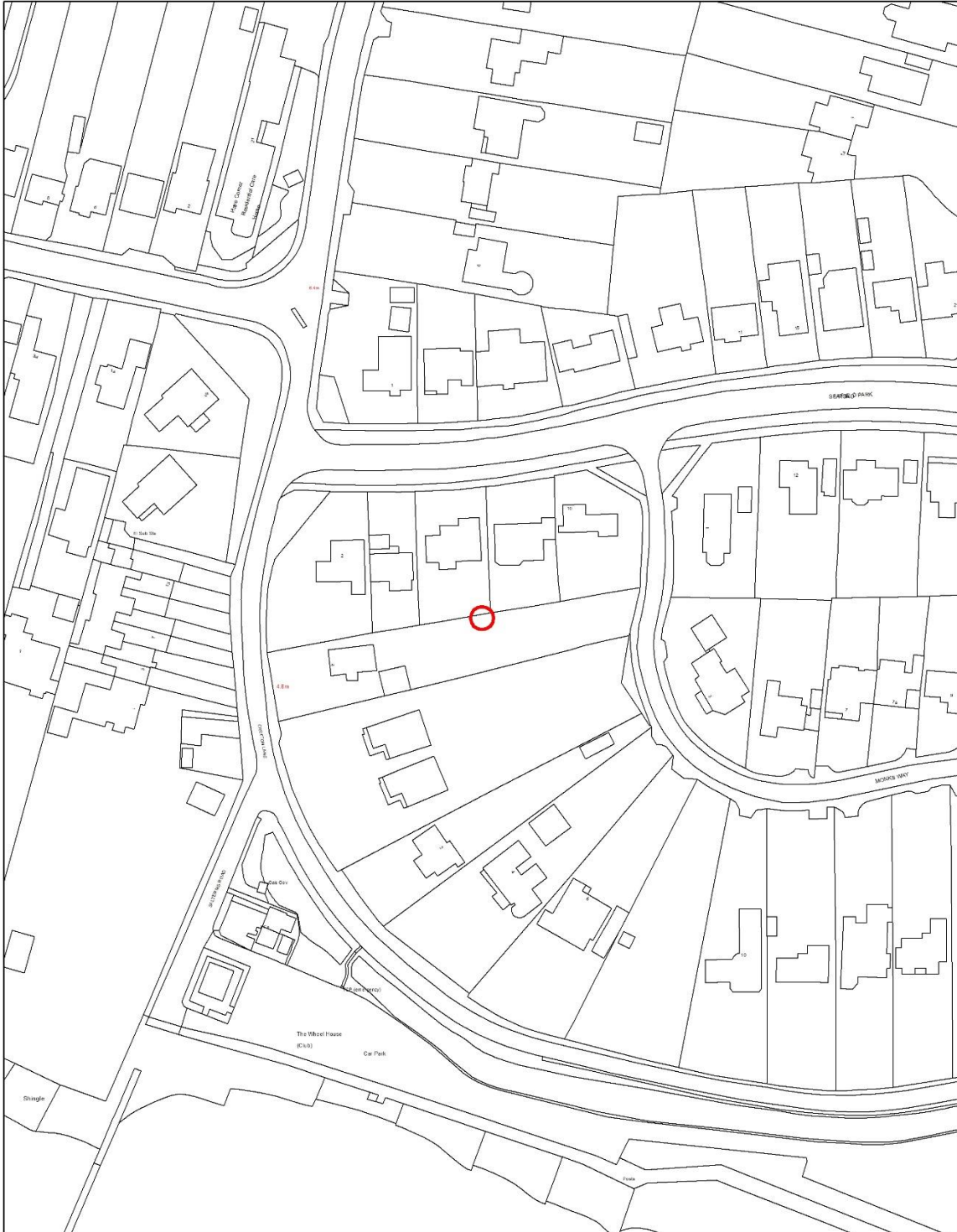
Photo 06 – view from Crofton Lane



Photo 07 – view from Salterns Road



FAREHAM BOROUGH COUNCIL



4 Crofton Lane
Scale: 1:2,500



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Agenda Item 6(6)

OFFICER REPORT FOR COMMITTEE

DATE:11/12/2019

P/19/1120/FP
MR AND MRS PLOMER

PORTCHESTER EAST
AGENT: MR AND MRS PLOMER

RAISE RIDGE HEIGHT BY 1.2 METRES, REAR DORMER WINDOW AND FRONT EXTENSION

44 ANSON GROVE, PORTCHESTER

Report By

Emma Marks – direct dial 01329 824756

1.0 Introduction

1.1 This application is reported to the Planning Committee due to the number of third-party letters received.

2.0 Site Description

2.1 The application site is located on the southern side of Anson Grove which is to the north of Pentland Rise. There are significant level changes in the area with the land falling from north to south. The property is on a brow of a hill close to the head of the cul-de-sac where the land also falls away both to the east and west. Due to the change in levels the property is single storey at the front facing Anson Grove and two storey at the rear.

2.2 The property is within the designated urban area

3.0 Description of Proposal

3.1 Permission is sought for three different elements as follows: -

3.2 Single storey front extension which is a triangle shape and has a maximum depth of 3.1 metres, maximum width of 3.1 metres and a maximum height of 2.9 metres.

3.3 Increase of the main dwelling roof height by 1.2 metres which would result in the dwelling extending from 4.7 metres high to 5.9 metres when measured from the front elevation.

3.4 Rear dormer which measures 2.1 metres in height, 9.2 metres in width and 3.4 metres in depth.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS17: High Quality Design

Adopted Development Sites and Policies

DSP3: Impact on living conditions

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document
(excluding Welborne) December 2015

Residential Car Parking Standards 2009

5.0 Relevant Planning History

5.1 The following planning history is relevant:

FBC.578/66	Form new pitched roof over existing flat roof
PERMISSION	15-02-1988

6.0 Representations

6.1 Ten letters of representation have been received. One of support, one raising no objection and eight letters from seven different households raising concerns on the following points:-

- The raised roof line is inconsistent
- Out of character and scale with adjacent dwellings
- Overpowering by virtue of resultant height and bulk.
- The design and materials is bulky, incongruous and not in keeping with the size, scale and appearance of the surrounding properties
- All previous applications to raise the roof have been refused
- Overbearing, overshadowing, loss of day light and sunlight
- Overlooking from the new dormer and parking area
- Increase in vehicles in the road will impact on access for emergency services, parking, and turning
- Impact on highway safety and turning
- The existing roof may be constructed from asbestos
- Colony of bats living nearby
- Concerns that the dwelling will be used for commercial purposes
- Disruption and impact on parking and health during construction
- Water run off problems

7.0 Consultations

None

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Design of the proposal
- b) Impact on neighbouring property occupiers
- c) Parking
- d) Other matters

a) Design of the proposal

- 8.2 The property is located near the end of a cul-de-sac within Anson Grove. As you enter the road the style and appearance of the 1960's semi-detached dwellings is relatively uniform. As you get close to the end of the road where the application site is located there is a group of nine detached dwellings which were built slightly later.
- 8.3 Due to the topography of the area, the dwellings within the road are at different levels, with the height of the semi-detached properties increasing towards the application site. The nine detached dwellings within the hammer head of the cul-de-sac have had alterations over the years and are of a mixed design. Due to the level changes in several different directions the application site appears as the highest property on the southern side of the road.
- 8.4 Concern has been raised that the increase of the height of the roof would be out of character within the street scene. Due to the change in levels within the street, the houses at this end of Anson Grove differ in heights. Whilst this property is the highest on the southern side of the road, an increase of 1.2 metres would not be detrimental or out of keeping and would add variety to that which currently exists. Officers consider that the roof alteration would be of a scale and design appropriate to the host dwelling and not harmful to the character of the area.
- 8.5 The single storey front extension is modest in size and set a minimum of 13 metres back from the pavement. The extension would not be prominent within the street scene and is considered to be acceptable.
- 8.6 The rear dormer has been designed so that it sits within the roof slop of the main roof and there would be limited views of the dormer from Anson Grove. Officers are satisfied that the dormer is of an appropriate design on a rear elevation.

b) Impact on neighbouring property occupiers

- 8.7 The front extension is not near any party boundary with the neighbouring properties and would not create an adverse impact.
- 8.8 Consideration has been given to the increase in ridge height and the rear dormer in relation to the neighbouring properties. The neighbour to the west has one side window which is non-habitable and obscure glazed. The neighbour to the east has no windows within the flank wall. The properties are approximately in line with each other and officers consider that there would be no adverse impact with regards to light, outlook or an overbearing impact on the neighbouring property occupiers.
- 8.9 The rear dormer achieves 27 metres to the rear boundary of the site and 52 metres to the neighbours at the rear. Overlooking is a concern that has been raised but the dormer exceeds the distance recommended within the approved design guidance, oblique views are considered acceptable and not uncommon in a built-up urban area.

c) Parking

- 8.10 The property is proposed to be increased from a three-bed property to a five bed and to meet the adopted parking standards would need to provide three spaces. The applicant has recently extended the parking available on the site and can park approximately six vehicles on the frontage.
- 8.11 The concern has been raised that an increase in vehicles at the site could have an impact on access along the road and turning. Taking in to account that the site exceeds the recommended number of spaces required there are no highway concerns raised by this development.

d) Other Matters

- 8.12 The concern has been raised that the existing roof may contain asbestos. This is a point which has been brought to the attention of the applicant who is responsible to ensure it is dealt with in the correct manner.
- 8.13 The issues regarding the length of time the development may take to construct, disruption and the impact on health has been raised. Whilst it is appreciated that there may be some disturbance to neighbours, it would not be reasonable to impose planning conditions relating to a construction management plan for a development of the scale and nature proposed.
- 8.14 With regard to the concern that the proposed development might be used for commercial purposes, the application has been assessed as a householder development. Should there be an indication in the future that the premises

are used for purposes other than incidental to the enjoyment of the dwelling house, investigations would be considered at that time.

- 8.15 It has been pointed out that there have previously been applications to raise the height of properties within the road which have been refused. Officers have checked the history of the immediate area and there has been one refusal revealed in 2002 for a ridge increase of 2.3 metres. Whilst the surrounding history is taken in to consideration, each application is considered on its own merits.
- 8.16 The concern has been raised that there is a colony of bats living somewhere nearby. There has been no indication of bats roosting within the dwelling.
- 8.17 The applicant has made some alterations to the frontage of the site by extending a hardstanding and the concern was raised how the extra surface water would be dealt with. The applicant has advised that the new area would use the existing drain which serves the existing driveway.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before the expiration of a period of three years from the date of the decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed Floor Plans – Drawing number 1 of 3
- b) Proposed Elevations – Drawing number 2 of 3
- c) Existing and Site Plan – Drawing number 3 of 3

REASON: To avoid any doubt over what has been permitted.

FAREHAM

BOROUGH COUNCIL



44 Anson Grove
Scale: 1:1,250



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Agenda Item 6(7)

PLANNING APPEALS

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

CURRENT	ENF/56/17 Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	HEARING Borderland Fencing Ltd BORDERLAND FENCING NEW ROAD SWANWICK SOUTHAMPTON SO31 7HE 17 July 2019 AGAINST ENFORCE UNAUTHORISED EXPANSION OF SITE AND BREACH OF CONDITIONS
CURRENT	P/18/0482/OA Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	HEARING Bargate Homes Ltd Land adjacent to 125 Greenaway Lane Warsash Southampton REFUSE 20 August 2019 NON DETERMINED Outline application with all matters reserved (except for access) for the construction of up to 100 residential dwellings, access from Greenaway Lane, landscaping, open space and associated works'
CURRENT	P/18/1093/TO Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	WRITTEN REPS Mr Norman Matthew 9 Rannoch Close Fareham Officer Delegated Powers REFUSE REFUSE 12 November 2018 AGAINST REFUSAL Fell one oak protected by TPO 10(W1).
CURRENT	P/18/1212/LU Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	HEARING Borderland Fencing Ltd Borderland Fencing New Road Swanwick Southampton Officer Delegated Powers REFUSE REFUSE 13 August 2019 AGAINST REFUSAL Lawful Development Certificate for mixed use of the glasshouse for storage & manufacturing (Use Class B8 & B2)

CURRENT	P/18/1252/FP Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	WRITTEN REPS RGOM 21 Burr ridge Road Burr ridge Southampton Committee REFUSE REFUSE 2 October 2019 AGAINST REFUSAL Six 4-bedroom detached dwellings, amenity areas and a means of access from Burr ridge Road
CURRENT	P/18/1331/FP Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	WRITTEN REPS Mr Kim Rose 35 Burr ridge Road Burr ridge Southampton Officer Delegated Powers REFUSE REFUSE 2 August 2019 AGAINST REFUSAL Subterranean 5-bedroomed dwelling to the rear of 35 Burr ridge Road, accessed from Green Lane
CURRENT	P/19/0307/FP Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	HH APPEAL SERVICE Mr & Mrs Juma 15 Owen Close Fareham Officer Delegated Powers REFUSE REFUSE 21 August 2019 AGAINST REFUSAL Two storey rear infill extension
CURRENT	P/19/0458/FP Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	WRITTEN REPS Bentley Slade Ltd Whittington Court 65 High Street Fareham Officer Delegated Powers REFUSE 18 November 2019 AGAINST REFUSAL Erection of Four 3-Bed Dwellings to Rear with Vehicular Access from High Street
CURRENT	P/19/0793/FP Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	HH APPEAL SERVICE Mr & Mrs Fronda 14 Sumar Close Fareham Committee REFUSE REFUSE 1 November 2019 AGAINST REFUSAL Two storey rear extension and front porch extension
DECISION	P/17/0841/FP	HEARING

	Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	Mr Jason Smitherman Land to the east of Furze Court Wickham Road Fareham Committee REFUSE REFUSE 10 April 2019 AGAINST REFUSAL Construction of 12 dwellings together with associated access, car parking, drainage and landscaping
	Decision: Decision Date:	DISMISSED 28 October 2019
DECISION	P/17/1514/FP Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	HEARING Mrs Anita Barney Land to the rear of 77 Burr ridge Road Burr ridge SOUTHAMPTON Committee REFUSE REFUSE 10 April 2019 AGAINST REFUSAL 1no. Four bedroom detached dwelling and garage
	Decision: Decision Date:	DISMISSED 18 November 2019
DECISION	P/18/0005/OA Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	PUBLIC INQUIRY Miller Homes Land to East of Down End Road Fareham Committee APPROVE REFUSE 13 June 2019 AGAINST REFUSAL Outline planning application with all matters reserved (except the means of access) for residential development, demolition of existing agricultural buildings and the construction of new buildings providing up to 350 dwellings; the creation of new vehicular access with footways and cycleways; provision of landscaped communal amenity space, including children's play space; creation of public open space; together with associated highways, landscaping, drainage and utilities.
	Decision: Decision Date:	DISMISSED 5 November 2019
DECISION	P/18/0347/OA Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	WRITTEN REPS Amici Developments Ltd Land to the East of 246 Botley Road Burr ridge Fareham Committee APPROVE REFUSE 10 June 2019 AGAINST REFUSAL Outline Application for the provision of up to eight detached 5-bedroomed dwellings with access onto Botley Road
	Decision: Decision Date:	DISMISSED 17 October 2019