

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Wednesday, 13 May 2020

Time: 2.30 pm

Venue: Teams Virtual Meeting

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 Dugan
J S Forrest
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 18 March 2020.

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/20/0055/FP - FERNEHAM HALL OSBORN ROAD PO16 7DB** (Pages 10 - 28)

(2) **P/20/0215/FP - 68 THE AVENUE FAREHAM PO14 1PB** (Pages 29 - 37)

ZONE 3 - EASTERN WARDS

(3) **P/20/0282/FP - 7 COTTES WAY FAREHAM PO14 3NB** (Pages 39 - 47)

(4) **UPDATE REPORT** (Pages 48 - 49)

7. Planning Appeals (Pages 50 - 52)



P GRIMWOOD
Chief Executive Officer
Civic Offices
www.fareham.gov.uk
11 May 2020

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FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 18 March 2020

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: T M Cartwright, MBE, P J Davies, K D Evans, M J Ford, JP,
Mrs K Mandry, R H Price, JP and S Dugan (deputising for F
Birkett)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor Birkett.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 12 February 2020 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, however the Planning Solicitor addressed the Committee and reminded members that in respect of items 6 (3) and 6 (4) of the agenda, many of the members would have been involved in discussions on these applications via the Executive or Housing Scrutiny Panel and members were therefore reminded that they should approach these applications with an open mind, taking into account material planning considerations only when making their decision.

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 Knappett (Agent)		LAND TO THE EAST OF BYE ROAD – DEED OF VARIATION TO S106 AGREEMENT DATED 19 DECEMBER 2018 RELATING TO APPROVED PLANNING APPLICATION P/17/1317/OA (AFFORDABLE HOUSING CONTRIBUTION)	Supporting	6 (1) Q/0012/20 Pg 9

ZONE 2 – 2.30pm				
ZONE 3 – 3.30pm				
Mr P Marlow		MERJEN ENGINEERING STATION ROAD PORTCHESTER – DEVELOPMENT COMPRISING 16NO. AGE RESTRICTED (OVER 55 YEARS OLD) SUPPORTED HOUSING APARTMENTS, ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING	Opposing	6 (3) P/19/0840/FP Pg 30

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

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

(1) Q/0012/20 - LAND TO THE EAST OF BYE ROAD SWANWICK

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

Upon being proposed and seconded the officer recommendation to authorise the deed of variation to the legal agreement along the following lines:

- i) To pay an initial payment of £100,000.00 of the Affordable Housing Contribution to the Council within 28 days of completion of the transfer of the fourth Serviced Plot; and,
- ii) To pay the remaining £98,419.00 of the Affordable Housing Contribution to the Council within 28 days of completion of the transfer of the fifth Serviced Plot.
- iii) Not to complete the transfer of more than five Serviced Plots until the Affordable Housing Contribution has been paid in full to the Council.

Was voted on and carried.

(Voting: 9 in favour; 0 against)

RESOLVED that the deed of variation to the legal agreement be AGREED along the following lines:

- i) To pay an initial payment of £100,000.00 of the Affordable Housing Contribution to the Council within 28 days of completion of the transfer of the fourth Serviced Plot; and,
- ii) To pay the remaining £98,419.00 of the Affordable Housing Contribution to the Council within 28 days of completion of the transfer of the fifth Serviced Plot.
- iii) Not to complete the transfer of more than five Serviced Plots until the Affordable Housing Contribution within 28 days of completion of the transfer of the fifth Serviced Plot.

(2) P/20/0007/FP - ACCESS FUNTLEY HILL 70 & 72 KILN ROAD

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

Further to the receipt of planting details, conditions 4 and 5 to be replaced with:

The proposed hedging on Drawing WEL-PBF-FH-XX-DR-CH-00002 S4-P06 shall be planted within the first planting season following the first use of the road by cars or as otherwise agreed in writing with the Local Planning Authority. 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.

The Planning Officer also provided a Verbal Update confirming that an addendum to the Dormouse Mitigation Strategy had been received and would be included within Condition 11 which states that:

The development hereby permitted shall be carried out strictly in accordance with the mitigation measures contained within the ecological impact assessment dated December 2019 and produced by Lindsay Carrington Ecological Services and the Dormouse Mitigation Strategy project note produced by Holbury Consultancy Service Ref N170320NF.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

Upon being proposed and seconded the officer recommendation to grant planning permission subject to;

- i) The conditions in the report;
- ii) The amended conditions 4 and 5 as set out in the Update Report; and
- iii) The addendum to Condition 11 which states that:
The development hereby permitted shall be carried out strictly in accordance with the mitigation measures contained within the

ecological impact assessment dated December 2019 and produced by Lindsay Carrington Ecological Services and the Dormouse Mitigation Strategy project note produced by Holbury Consultancy Service Ref N170320NF.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:

- i) The conditions in the report;
- ii) The amended conditions 4 and 5 as set out in the Update Report; and
- iii) The addendum to Condition 11 which states that:

The development hereby permitted shall be carried out strictly in accordance with the mitigation measures contained within the ecological impact assessment dated December 2019 and produced by Lindsay Carrington Ecological Services and the Dormouse Mitigation Strategy project note produced by Holbury Consultancy Service Ref N170320NF.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

PLANNING PERMISSION be granted.

(3) P/19/0840/FP - MERJEN ENGINEERING STATION ROAD PO16 8BG

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

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

- i) The conditions in the report;
- ii) An additional condition requiring details of the retrofitting of existing Fareham Council housing stock to be submitted prior to first occupation of the development;
- iii) An additional condition requiring details of the bin store to be submitted and agreed in writing by the Local Planning Authority; and
- iv) Signage being provided to advise highway users of the entrance into the application site.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:

- i) The conditions in the report;
- ii) An additional condition requiring details of the retrofitting of existing Fareham Council housing stock to be submitted prior to first occupation of the development;
- iii) An additional condition requiring details of the bin store to be submitted and agreed in writing by the Local Planning Authority; and
- iv) Signage being provided to advise highway users of the entrance into the application site.

PLANNING PERMISSION was granted.

(4) P/19/0915/FP - LAND AT STUBBINGTON LANE FAREHAM

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and an additional condition requiring details of the retrofitting of existing Fareham Council housing stock to be submitted prior to first occupation of the development, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that the subject to, the conditions in the report and the additional condition requiring details of the retrofitting of existing Fareham Council housing stock to be submitted prior to first occupation of the development, PLANNING PERMISSION was granted.

(5) UPDATE REPORT

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

7. PLANNING APPEALS

The Committee noted the information in the report.

(The meeting started at 2.30 pm
and ended at 4.40 pm).

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date: 6 May 2020

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 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/20/0055/FP FAREHAM EAST	FERNEHAM HALL OSBORN ROAD FAREHAM PO16 7DB REMODELLING OF EXISTING MULTI-PURPOSE VENUE FORMERLY KNOWN AS FERNEHAM HALL, INCORPORATING PARTIAL DEMOLITION AND EXTENSIONS TO EXISTING BUILDING AND INCLUDING PROVISION OF NEW FLYTOWER	1 PERMISSION
P/20/0215/FP FAREHAM WEST	68 THE AVENUE FAREHAM PO14 1PB GARDEN TERRACED AREA (PART COVERED) AND A COVERED STORE (ALTERNATIVE TO PLANNING APPLICATION P/19/0150/FP)	2 PERMISSION

Agenda Item 6(1)

OFFICER REPORT FOR COMMITTEE

DATE: 06/05/2020

P/20/0055/FP
FAREHAM BOROUGH COUNCIL

FAREHAM EAST
AGENT: FCB STUDIOS

REMODELLING OF EXISTING MULTI-PURPOSE VENUE FORMERLY KNOWN AS FERNEHAM HALL, INCORPORATING PARTIAL DEMOLITION AND EXTENSIONS TO EXISTING BUILDING AND INCLUDING PROVISION OF NEW FLYTOWER

FERNEHAM HALL, OSBORN ROAD, FAREHAM PO16 7DB

Report By

Richard Wright – direct dial 01329 824758

1.0 Introduction

1.1 This application proposes significant remodelling works to this multi-purpose venue owned by Fareham Borough Council. Due to the public profile of the project and the number of third party representations received in response to publication of the planning application, the proposal has been placed on this Planning Committee agenda for determination.

2.0 Site Description

2.1 The application site comprises the existing multi-purpose venue which was known as Ferneham Hall, the public car park and realm to its immediate north and the access and outdoor terrace to its south.

2.2 The site lies within the landscaped gardens of the Civic Quarter of Fareham town centre. To the south is Fareham Shopping Centre and the public library whilst along the northern site boundary runs Osborn Road which stands on higher ground. Separate access and egress for the car park within the site, is provided via Osborn Road. Osborn Road Multi-Storey Car Park lies immediately to the west of the site. To the east of the application site lies further surface car parking, the Osborn Centre building and the Civic Offices.

2.3 On the northern side of Osborn Road lies the Osborn Road Conservation Area which was designated in 1979 within which lies a number of statutory and locally listed buildings. To the east of the application site and beyond the surface car park lies the Fareham High Street Conservation Area within which again lies a number of listed buildings.

3.0 Description of Proposal

- 3.1 The application seeks planning permission for the remodelling of the venue including partial demolition of the building, extensions to the building and the provision of a new fly tower. The proposed new multi-purpose venue would comprise of retained, upgraded and new building accommodation with a palette of materials including new grey, white and red brickwork, retained red brickwork and copper/gold coloured metalwork.
- 3.2 The majority of the demolition works proposed relate to the eastern section of the existing building where the front of house area and Octagon Lounge area is currently. The proposed extension to the east of the building would accommodate a new front of house area including a new foyer with café/bar, studio space and second smaller venue.
- 3.3 The works to the western section of the building comprise a mixture of demolition and extension of the existing main venue. The works provide remodelled and updated stage facilities including the provision of a fly tower above the stage area within which a rigging system would be installed to enable curtains, lights, scenery and other equipment to be flown into place on stage. The fly tower would stand at an overall height of approximately 19.5 metres above ground level (9 metres higher than the top of the existing mansard roof). The fly tower and the main auditorium mansard roof are proposed to be clad in a standing seam metal.
- 3.4 The existing building contains 2190 square metres gross internal floor area across ground and first floors. The proposal would increase this to 2820 square metres gross internal floor area representing a proportionate increase of around 29%.
- 3.5 The existing main auditorium has a capacity of 720, with two secondary rooms, The Octagon (150) and Meon Room (60), giving a total visitor capacity of 930. The new venue would have a main auditorium capacity of 800, with a small secondary theatre (125) and studio (60), giving a total visitor capacity of 985. This would result in an increased overall visitor capacity of 55 (6%).

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS3 – Vitality and Viability of Centres

CS5 – Transport Strategy and Infrastructure

CS6 – The Development Strategy

CS7 – Development in Fareham

CS8 – Fareham Town Centre Strategic Development Location

CS15 – Sustainable Development and Climate Change

CS17 – High Quality Design

Adopted Development Sites and Policies

DSP2 – Environmental Impact

DSP5 – Protecting and Enhancing the Historic Environment

DSP26 – Civic Area

5.0 *Relevant Planning History*

5.1 The following planning history is relevant:

FBC.5853/69	ERECTION OF MULTI-PURPOSE PUBLIC HALL (APPLICATION FBC.5853/ 69)
PERMISSION	12-08-1981

6.0 *Representations*

6.1 Twelve representations have been received from members of the public objecting to the proposal. These include two letters from a single household in Osborn Road, others from elsewhere in the Borough, one from Gosport and another from London. The representations raise the following material planning considerations:

- Effects of noise from venue on local residents;
- Visual appearance of development including proposed fly tower;
- Choice of materials;
- Effect on Osborn Road conservation area and other heritage assets;
- Increased vehicle movements;
- Availability of car parking;
- Emissions from increased vehicle movements;
- Impact on protected species;
- Disruption from construction works;
- Lack of consultation by applicant.

6.2 In addition a letter of objection has been received from the Fareham Society raising the following additional points:

- Concern over impact on adjacent conservation areas and nearby listed buildings;
- Increased bulk of building and need for landscape planting;
- Substantial, bulky and overly dominant fly tower;
- Further thought should be given to predominant brick colour;
- Appropriateness of signage and advertising on building.

6.3 In addition a letter of objection has also been received from Titchfield Festival Theatre Limited with the following material planning considerations raised:

- How does proposal fit in with overall town centre plan? / Need for impact assessment;
- Height of fly tower adjacent to conservation area;
- Noise;
- Parking;
- Traffic.

6.4 Several of the objections received have made reference to matters which are not material planning considerations and which have not been considered as part of the Officer assessment of the application. These include the cost of remodelling works, where the money for the works is to be provided from and whether the proposal would deliver the right type of arts/cultural venue for Fareham. Comments have also been made on the public consultation exercise carried out prior to the planning application being made, as opposed to the publicity of the planning application itself.

7.0 Consultations

EXTERNAL

Theatres Trust

7.1 No objection.

Highways

7.2 No objection subject to condition requiring construction method statement.

The Transport Statement shows an increase in traffic, however due to the timings of expected traffic relating to the proposals, it is not considered to have a severe impact on the local road network. Sufficient parking is also considered to be available, albeit this is a matter for FBC as the local parking authority. After reviewing the proposals, the Highway Authority is satisfied that there is no direct or indirect impact upon the operation or safety of the local highway network.

INTERNAL

Ecology

7.3 No objection subject to condition regarding bat roosting and bird features.

Environmental Health

- 7.4 Having reviewed the noise impact assessment and further information submitted by the noise consultant, no adverse comments are made.

Conservation

- 7.5 No objection.

The existing building has a relatively low profile and the proposed alteration and reconstruction would result in a higher structure which includes a fly tower. However, this would not appear unduly intrusive in the context of the existing civic quarter.

To the east of the Civic Quarter is a historic area characterised by substantial traditional historic buildings comprising many listed buildings, some of high grade listed status, which are significant as a group fronting both sides of the wide High Street. This area is distinct from the Civic Quarter although the rear parts of the historic buildings are close to the civic buildings. However, Ferneham Hall is some distance from the historic buildings and is separated by the civic park and modern buildings.

To the north the proposed development would have some impact in respect of Osborn Road and Church Path, although any heritage impact would have little significance in this context.

Overall the proposals are considered to have minimal heritage impact in this context.

8.0 Planning Considerations

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

- a) Principle of development;
- b) Design
- c) Heritage assets
- d) Highways and parking provision
- e) Noise
- f) Other matters
- g) Summary

a) Principle of development

- 8.2 Paragraph 92 of the National Planning Policy Framework (NPPF) offers the most relevant national advice in relation to the regeneration of cultural facilities such as that proposed. It states that:

“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

8.3 There are various relevant local plan policies. Policy CS3 is supportive of development within centres which maintain and strengthen the vitality and viability of that centre. Policy CS7 is permissive of development within Fareham where it contributes towards facilities “for business, education, leisure, culture or community uses”, amongst other things. Policy CS8 explains that “the sub-regional role of Fareham town centre will be strengthened through major proposals for retail, office, leisure and cultural facilities” in this location.

8.4 Policy DSP26 of the Local Plan Part 2 (LPP2) seeks to deliver proposed redevelopment of the Civic Area (referred to elsewhere in this report as the Civic Quarter) in accordance with an agreed master plan. It refers to a mixed-use redevelopment comprising retail, leisure and office uses as well as residential units. It also includes within the mixture of appropriate uses, public and community facilities owing to the existing presence of numerous such facilities and seeks to ensure that any redevelopment of the Ferneham Hall and library sites are replaced with appropriate facilities.

8.5 This application proposes to improve and expand the venue at the Ferneham Hall site rather than replace its provision elsewhere. The preceding text to Policy DSP26 at paragraph 5.71 of the LPP2 acknowledges that “the current organisation and function of the area does not make the most of the

opportunities to strengthen the quality, vitality and viability of the town centre.” It adds that “some buildings are also limited in their contribution by their design and age” and the applicant also makes the case that the building is dated and in need of modernisation. Whilst the proposal is not being brought forward as part of an agreed master plan for the area it is not inconsistent with the aims of the policy. It would also not prejudice the wider redevelopment of the Civic Quarter in the future.

- 8.6 The proposed remodelling of the venue would maximise the site’s sustainable, town centre location and improve the visual and functional relationship between the venue and the public realm around it. The improved venue facilities and capacity would make a positive contribution towards the vitality and viability of Fareham town centre, including the night-time economy, by helping to attract more leisure and other linked trips to the Civic Quarter. The site is in a sustainable urban location close to public transport links and accessible on foot for many residents of Fareham. It is also well served by the local road network for visitors travelling to the town centre by car.
- 8.7 In principle the remodelling of the venue is acceptable in planning terms subject to further consideration of the relevant detailed planning matters which are discussed in turn below.

b) **Design**

- 8.8 The proposed extensions to the venue would result in a material increase in its overall height and scale. Whilst the overall height of the mansard roof over the auditorium itself would not be increased, the extensions to the eastern side of the building would have a 2/3 storey scale which is an increase on the current single storey eastern wing of Ferneham Hall. There is also the proposed fly tower at the western end which would stand at an overall height significantly taller than the existing building. This increased height and scale must be considered within the context of the surrounding area..
- 8.9 The Civic Quarter south of Osborn Road comprises a number of buildings of significant size in an urban context within the landscaped setting of the Civic Gardens which lie to the south of the site. The majority of the buildings surrounding the gardens date from the latter part of the 20th century and range in height and footprint. Of particular note is the Civic Offices which stands at a height equivalent to 11 storeys high to the eastern end of the Civic Quarter and the 6-storey high Osborn Road Multi Storey Car Park.
- 8.10 The proposed fly tower would have a height approximately equivalent to a 6 storey building and would be located immediately alongside the north-eastern stair tower of the multi storey car park, separated from it by the existing service road. The height and bulk of the car park would screen views of the

fly tower from certain angles and act as a backdrop when viewed from other vantage points. Overall the fly tower would be read within the context of various bulky, and some relatively high standing, civic buildings located in this area and would not detract from its overall urban character. There is, and would continue to be, a clear distinction in visual terms between the urban, civic character of the south side of Osborn Road and the historic, residential scale character of the north side. The effect of the development on the heritage assets is considered later in this report.

8.11 The remodelled eastern wing would be largely appreciated when viewed from the Civic Gardens to the south and from the entrance to the car park via Osborn Road from where it is clear that the venue sits on lower ground. Its 2/3 storey scale would match the main auditorium section and would not be out of keeping with the prevailing character of adjacent buildings such as the Osborn Centre, Fareham Health Centre or the main library. The building's appearance and relationship with the surrounding Civic Gardens would be considerably enhanced with a more inviting and active set of elevations and with clearer and better designed pedestrian access into, through and around the building.

8.12 The remodelling of the venue would entail refreshing the palette of materials using a contemporary mixture of new grey, white and red brickwork combined with retained red brickwork and copper/gold coloured metalwork. The predominant material would remain brickwork and that would mainly be new grey and white brick. Other areas of retained red brick would be repointed and the existing main auditorium mansard roof would be clad in copper/gold coloured metalwork to match the standing seam cladding of the fly tower. These materials would create a new presence to the building and whilst they are, with the exception of the retained red brick, very different to those used on the existing building and others in the Civic Quarter, they are not considered harmful to the appearance or character of the Civic Quarter.

c) **Heritage assets**

8.13 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duty that local planning authorities shall, in considering whether to grant planning permission for development which affects a listed building or its setting, have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.14 Paragraph 193 of the NPPF sets out that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s

conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

8.15 NPPF paragraph 194 continues that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.”

8.16 NPPF paragraph 196 adds that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

8.17 Policy DSP5 of the adopted LPP2 is the main development plan policy relating to protecting and enhancing the historic environment. Taking the pertinent points relevant to this proposal, it says that:

“...In considering the impacts of proposals that affect the Borough’s designated heritage assets, the Council will give great weight to their conservation (including those that are most at risk through neglect, decay, or other threats). Harm or loss will require clear and convincing justification in accordance with national guidance. Substantial harm or loss to a heritage asset will only be permitted in exceptional circumstances.

Listed buildings will be conserved by:

- a) supporting proposals that sustain and where appropriate enhance their heritage significance;*
- b) refusing to permit demolition, changes of use, or proposed additions and/or alterations that would unacceptably harm the building, its setting or any features of special architectural or historic interest which it possesses; and*
- c) ensuring that development does not harm, and if desirable, enhances their settings.*

Development affecting a conservation area will be permitted where it preserves or enhances its character, setting and appearance, and

- a) takes account of the relevant Conservation Area Character Appraisal and Management Strategy;*

- b) *does not involve the loss of important features of an individual building that contribute to character and appearance of the conservation area and/or its setting;*
- c) *its form, bulk, scale, height, massing, alignment, proportion, material, building form and use are appropriate, including having regard to the surrounding buildings, spaces and views;...*

...Non-designated heritage assets including locally listed buildings, historic parks and gardens, and sites of archaeological importance will be protected from development that would unacceptably harm their architectural and historic interest, and/or setting taking account of their significance.”

- 8.18 The proposals have the potential to affect the setting of a number of heritage assets of varying significance including conservation areas, statutory and locally listed buildings.
- 8.19 On the north side of Osborn Road lies the Osborn Road Conservation Area. Within the conservation area lie a number of statutory and locally listed buildings. Immediately opposite the application site are four locally listed Victorian villas set in large gardens and further westwards a Grade II Listed residence at The Vicarage, 30 Osborn Road. The flint and red brick walls along the frontage of the plots are also Grade II Listed in status.
- 8.20 The Osborn Road Conservation Area Character Assessment (2006) describes how the villas are all set well back from Osborn Road within their large plots and are surrounded with landscaped gardens and trees. To the front boundary of each property run prominent flint and red brick walls separating the landscaped gardens from the public footpath and verge. Seen from the road the overall character is of generous landscaped gardens with significant trees providing a setting for the houses. This pattern of development is the essential character of the conservation area and would not be affected by the proposed development.
- 8.21 The Character Assessment also describes land outside the conservation area which has an impact on its setting. It identifies land to the south of Osborn Road opposite the conservation area, together with existing planting which screens and softens large modern structures, as important to that setting and suggests that further appropriate planting would offer an improvement. The proposed remodelling of the venue would not bring the built form any closer to Osborn Road and there would be no change in the spaciousness afforded on the southern side of the road (the venue is set back from the road by approximately 30 metres at its nearest point).

- 8.22 The proposals would result in a significant change to the overall appearance of the venue brought about principally through the extension to the eastern wing, the change in materials and the construction of the fly tower. However, these changes must be considered in terms of the effect they have on the setting of the conservation area and how the heritage asset is experienced. It is considered that the proposals would not materially alter the way in which the conservation area is appreciated when viewed from Osborn Road. When standing at various places along on the road, there would be very limited opportunities to view or appreciate the conservation area at the same time as the new venue. The conservation area is on the northern side, its principal features and character unaffected by the development, whilst the development would take place on the southern side where substantial size and scale civic buildings already exist set back a considerable distance from the road. The extensions, fly tower and materials used in their construction would not adversely affect and would preserve the setting of the conservation area.
- 8.23 As recommended in the Character Assessment, there would be sufficient space retained around the northern edge of the reconfigured car park to potentially provide for some additional tree planting to enhance the setting of the conservation area. A landscaping scheme to secure this and other planting proposals could be required by means of a suitably worded planning condition.
- 8.24 In respect of the individual listed buildings within the conservation area, the application site is not considered to constitute part of the wider setting of those buildings. Given the landscaped and enclosed nature of the plots within which the villas stand, the intervening Osborn Road and the overall distance between the buildings, including the frontage boundary walls, and the venue, the proposal would not affect the setting of those listed buildings and structures.
- 8.25 To the east of the application site and beyond the surface car park lie several Grade II Listed Victorian villas fronting Church Path and the Parish Church of St Peter and St Paul a Grade II* Listed Building. The frontage boundary walls to the villas are also Grade II Listed as are the walls around the churchyard and the churchyard itself. Those buildings mark the western fringe of the Fareham High Street Conservation Area which, at its closest, lies approximately 50 metres from the venue.
- 8.26 The Fareham High Street Conservation Area Character Assessment (2006) identifies the church, churchyard and Church Path as one of three areas of differing character within the conservation area as a whole. The church, with its churchyard, is a key feature in the conservation area. The churchyard,

bounded by listed flint and brick walls, forms a vital part of the setting of the church and it is open to views which can be appreciated from Osborn Road. Those views would be unaffected by the development proposal. Church Path leads south from the churchyard and its west side is formed by a tall hedge and trees. The hedge and trees provide important separation from the adjacent public car parks helping to reinforce the more tranquil, older character of the lane despite its location. Given the distance between Church Path and the venue and the intervening vegetation it is not considered that there is any adverse effect in heritage terms. The setting of the conservation area would not be harmed and would be preserved by the development.

8.27 In respect of the individual listed buildings within the conservation area, the application site is not considered to constitute part of the wider setting of those buildings. This is primarily due to the distance between the application site and those assets, but also the presence of the surface car park in between and intervening landscaping. The proposal would therefore not affect the setting of those listed buildings and structures including the setting of the Grade II* Listed Parish Church of St Peter and St Paul.

8.28 In summary, Officers' consider there is no conflict with the aims of the local plan policy DSP5 or the NPPF which seek to conserve heritage assets. Having regard local and national planning policy, the setting of both conservation areas would be preserved, and in the case of Osborn Road Conservation Area enhanced by additional planting. The setting of nearby listed buildings would not be affected.

d) **Highways and parking provision**

8.29 The proposal includes the reconfiguration of the vehicular and pedestrian access arrangements and coach drop off points on the northern side of the building. This involves some changes to sections of the adopted highway that the applicant proposes to undertake under a Section 278 agreement with the highway authority Hampshire County Council. Those proposed works have been considered by the highway authority who have raised no objection. The scheme would ensure safe and convenient pedestrian and vehicular access to the site. Also proposed are changes to the existing surface car park on the north side of the building to form an area of accessible and motorbike parking.

8.30 The remodelled venue would have an overall visitor capacity of 985 people, representing an increase in capacity of 55 (6%). The submitted Transport Statement shows there would be a negligible increase in traffic movements as a result of this uplift in capacity. Due to the timings of expected traffic to the venue the impact on the local road network would be minimal.

8.31 There remains sufficient car parking capacity in the Civic Quarter and town centre area to meet the increased demand from the modest increase in the venue's overall capacity. The Osborn Road Multi Storey Car Park lies a short 80 metre walk from the venue and has 818 parking spaces. The surface car park at Civic Way provides a further 78 spaces whilst the 220 space Fareham Shopping Centre car park is within 200 metres walking distance from the venue. The 276 space Lysses Car Park is 350 metres away.

e) **Noise**

8.32 Policy DSP2 of the LPP2 states:

“Development proposals should not, individually, or cumulatively, have a significant adverse impact, either on neighbouring development, adjoining land, or the wider environment, by reason of noise, heat, liquids, vibration, light or air pollution (including dust, smoke, fumes or odour)...”

8.33 The nearest residential properties that may be affected by noise from the venue are located on the northern side of Osborn Road and the eastern side of Church Path.

8.34 The application is supported by a noise report prepared by an acoustic consultant. A baseline noise survey has been carried out and used as the basis for an assessment of the likely impacts on residents living nearby. The report notes that there is already some noise break-out from the current use of the main auditorium in the venue and, provided that the proposals do not lead to an increase in the level of noise break-out, the development is acceptable.

8.35 The report sets out how noise will be controlled from the proposed development. It identifies that the main source of noise from the proposed development which may impact on neighbours would be from plant located on the roof of the building. The report concludes that, subject to the selection of plant and the erection of screens around certain clusters of plant, this source of noise would be within an acceptable limit. The report also assesses noise break out from entertainment noise from the main auditorium and takes into account the implications for noise arising from the construction of the fly tower and extensions to the building. It is considered that a planning condition could be used to ensure the building is designed to ensure that noise emission limits from the building do not exceed those set out in the report which should ensure no significant adverse impact on neighbouring residents.

8.36 Having considered the noise report the Council's Environmental Health Officer has raised no objection to the proposed development.

f) **Other matters**

8.37 Core Strategy Policy CS15 seeks to ensure that all non-residential development with a floor space of over 500 square metres achieves BREEAM 'excellent' standard unless it can be demonstrated to be unviable. In this instance the applicant has not carried out a BREEAM assessment. It is acknowledged however that the circumstances around the remodelling of the building, involving retaining much of the fabric of the structure around the main auditorium, mean that achieving this standard would not be practical. The applicant has nonetheless looked to incorporate low and zero carbon technologies into the remodelled building as far as is possible to deliver sustainable design which would result in a considerable improvement compared to the performance of the existing venue.

g) Summary

8.38 The proposed remodelling of this town centre venue is supported by local plan policies and national planning policy.

8.39 The design and appearance of the building is considered to be of a high quality which would enhance the appearance of the Civic Quarter. Officers consider the proposals would preserve and enhance the setting of the Osborn Road Conservation Area. There would be no harm to the setting of locally or statutorily listed buildings or to the setting of Fareham High Street Conservation Area.

8.40 The increase in capacity of the venue would generate a negligible increase in traffic and the proposals would not harm the operation of the local road network. Adequate public car parking is situated in close proximity to the venue

8.41 Officers are satisfied that through appropriate design, noise from the venue can be mitigated to ensure no significant adverse impact on neighbouring residents

8.42 The representations received have been carefully considered but do not alter Officers views that the proposals represent a high quality scheme in this Town Centre location.

8.43 Officers accordingly recommend that planning permission should be granted subject to the imposition of appropriate conditions.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision.

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 hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - a. 1983-FCBS-FAVE-00-DR-A-1000_Proposed-Site-Plan;
 - b. 1983-FCBS-FAVE-00-DR-A-1001_Site-Location-Plan;
 - c. 1983-FCBS-FAVE-RF-DR-A-2005_Proposed-Plan-Roof;
 - d. 1983-FCBS-FAVE-ZZ-DR-A-2700_Proposed-Sections;
 - e. 1983-FCBS-FAVE-ZZ-DR-A-2701_Proposed-Sections;
 - f. 1983-FCBS-FAVE-ZZ-DR-A-2800_Proposed-Elevations;
 - g. 1983-FCBS-FAVE-ZZ-DR-A-2801_Proposed-Elevations;
 - h. 1983-FCBS-FAVE-00-DR-A-2000-Proposed-Plan-Level00-GroundFloor;
 - i. 1983-FCBS-FAVE-01-DR-A-2001_Proposed-Plan-Level01-FirstFloor;
 - j. Control of Building Noise Emissions Report - December 2019;
 - k. FAH-AKSW-XX-XX-DR-C-9010_P04;
 - l. FAH-AKSW-XX-XX-DR-C-9501_P03;
 - m. FAH-AKSW-XX-XX-DR-C-9502_P03;
 - n. FAH-AKSW-XX-XX-DR-C-9503_P02;
 - o. FAH-AKSW-XX-XX-DR-C-9504_P02;
 - p. FAH-AKSW-XX-XX-DR-C-9555_P02.

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

3. None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until a noise mitigation strategy has been submitted to and approved by the local planning authority in writing. The submitted noise mitigation strategy shall include:
 - a. Details of all plant to be located on the exterior of the building including, but not limited only to, air source heat pumps, air handling units (including AHU inlets), condensers, chillers and smoke extract systems.
 - b. Details of solid barrier or acoustically attenuated louvres to be erected around plant as required to provide adequate control of plant noise emissions;
 - c. Evidence to demonstrate exterior plant will achieve the noise emissions limits set out at Section 4.1 of the approved Control of Building Noise Emissions report (ARUP, December 2019);
 - d. Details of new auditorium and northern elevation exterior doorsets;
 - e. Details of construction of main auditorium roof;

- f. Details of the design of sound insulation to achieve the noise emissions limits set out at section 4.4 of the approved Control of Building Noise Emissions report (ARUP, December 2019);

The development shall be carried out in accordance with the approved noise mitigation strategy and all of the noise mitigation measures shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

REASON: To protect the living conditions of residents living nearby.

4. None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until the following details have been submitted to and approved by the local planning authority in writing.
 - a. details of the finished appearance of all roof mounted photovoltaic arrays to be installed on the building;
 - b. details of the materials to be used on the exterior of the building and hard surfaced areas;
 - c. details of all signage to be displayed on the exterior of the building.

The development shall be carried out in accordance with the approved details.

REASON: In the interests of the satisfactory appearance of the development.

5. None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the local planning authority in writing. The submitted landscaping scheme shall include proposals for the planting around the northern boundary of the application site adjacent to Osborn Road.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality; to enhance the setting of the Osborn Road Conservation Area.

6. The landscaping scheme, submitted under Condition 5, shall be implemented and completed within the first planting season following the development proceeding beyond damp proof course (dpc) level or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. 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; to enhance the setting of the Osborn Road Conservation Area.

7. None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until details of a minimum of three bat roosting features (such as bat bricks, 2FR Schwegler bat tubes, bat access tiles or equivalent) and three 1SP Schwegler Sparrow Terraces to be incorporated into the installed within the building have been submitted to approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details and the approved bat roosting features and sparrow terraces retained at all times thereafter unless otherwise agreed in writing by the local planning authority.

REASON: To enhance biodiversity.

8. 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.

9. No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall address the following matters:
 - a. How provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;
 - b. the measures the developer will be implementing to ensure that operatives'/contractors'/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;
 - c. the arrangements for receiving deliveries relating to the development during the construction period;

- d. the measures for cleaning the wheels and underside of all vehicles leaving the site;
- e. how pedestrian routes through the site will be protected or alternative routes provided or signposted during construction;
- f. a scheme for the suppression of any dust arising during construction or clearance works;
- g. the measures for Osborn Road to ensure that it is kept clear of any mud or other debris falling from construction vehicles, and
- h. the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.

The development shall be carried out in accordance with the approved CMP and areas identified in the approved CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the local planning authority. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of vehicles have been cleaned.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

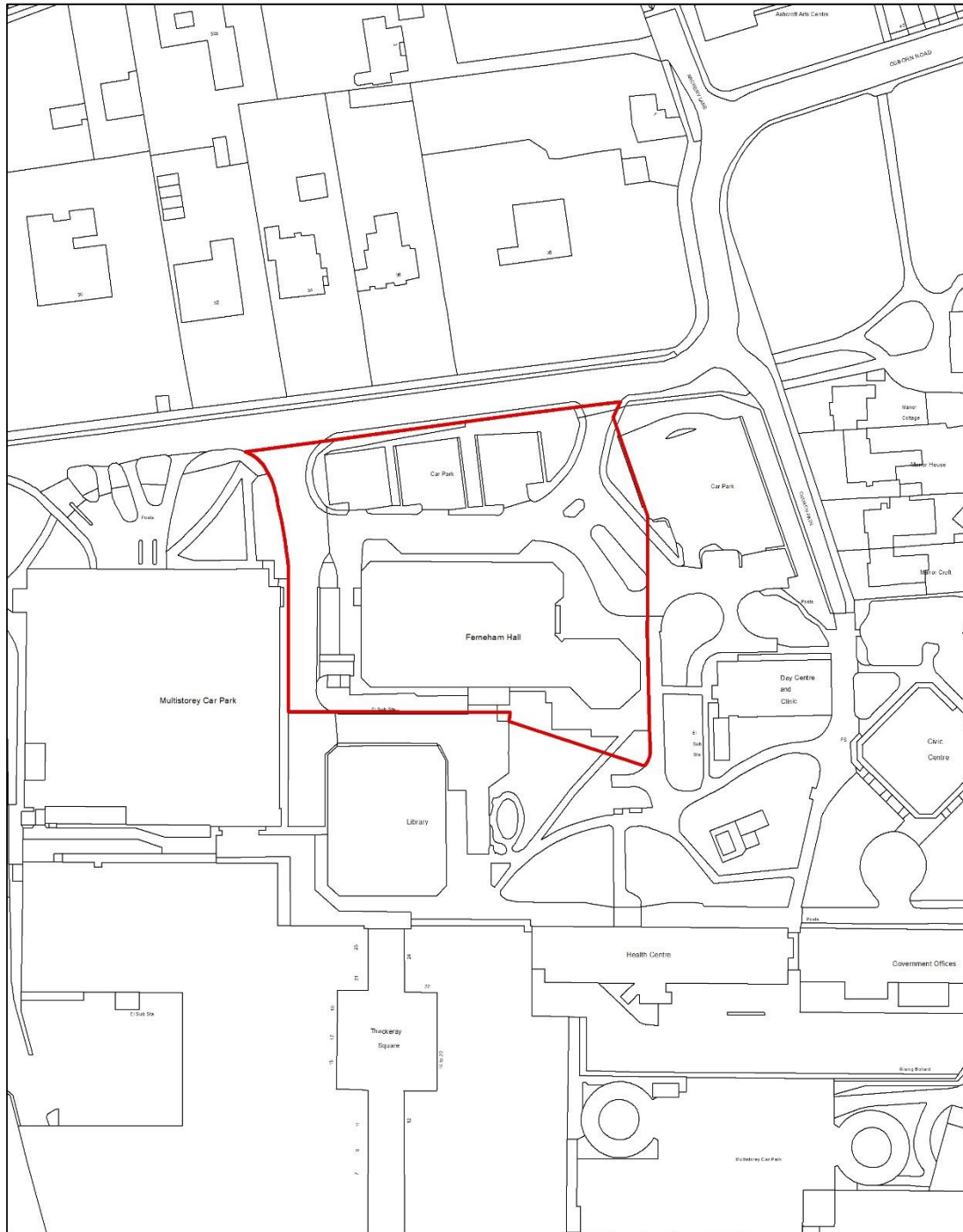
10. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered. Works shall not recommence before an investigation and risk assessment of the identified ground conditions have been undertaken and details of the findings, along with a detailed remedial scheme, if required, have been submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the building hereby permitted the remediation scheme shall be fully implemented and shall be validated in writing to the Local Planning Authority by an independent competent person.

REASON: To ensure any potential contamination found during construction is properly taken into account and remediated where required.

10.0 Background Papers
P/20/0055/FP

FAREHAM

BOROUGH COUNCIL



Farnham Hall
Scale 1:1250



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OFFICER REPORT FOR COMMITTEE

DATE: 6th May 2020

P/20/0215/FP
Mr IAN TINDALE

FAREHAM WEST
AGENT: Mr IAN TINDALE

GARDEN TERRACED AREA (PART COVERED) AND A COVERED STORE
(ALTERNATIVE TO PLANNING APPLICATION P/19/0150/FP)

68 THE AVENUE, FAREHAM, PO14 1PB

Report By

Jon Snook Direct Dial 01329 824703

1.0 Introduction

1.1 This planning application has been called before the Planning Committee by the Local Ward Member, Councillor Mrs Hockley. The reason provided by Councillor Hockley was '*...to enable residents affected by the original permission to get a chance to express their views as the impact of the chimney etc are having huge implications on their ability to enjoy their gardens and to open windows. The original application was determined under delegated powers and the affected residents feel very let down by that decision and are angry at their views being ignored*'.

2.0 Site Description

2.1 The site consists of a large detached chalet bungalow set in a substantial plot and located on the northern side of The Avenue, Fareham. The northern boundary for the site adjoins the rear gardens of properties located in Heath Lawns. There are a number of similar properties in the area.

3.0 Description of Proposal

3.1 The proposed development seeks the retention of a garden outbuilding which is partly covered and includes a covered store which has been built differently to plans previously permitted.

3.2 The structure has an overall width of just over 16 metres with the sheltered seating area being 9 metres wide. The depth of the outbuilding is 5 metres with the roof line sloping from 2.86 metres at the front down to 2.385 metres to the rear, northern, boundary. The footprint dimensions for the structure are identical to an original planning permission (P/19/0150/FP). However, the front elevation is slightly lower, by 14cm, than the original 3 metres and the rear elevation is slightly higher (36cm) than the original 2.025 metres. In addition to these changes in the front and rear heights is the increased height and design of the brick chimney which is located on the eastern end of the

building. This chimney is to have a finished height of 3.9 metres including the Flue cube which is 0.3 metres in height. Currently the measurement to the top of the existing chimney pot is 3.2 metres. Therefore the planning application proposes to increase the overall height by 0.7 metres.

- 3.3 The development is located 0.6 metres from the northern boundary, 1.7 metres from the western boundary and 0.33 metres from the eastern boundary of 68 The Avenue. It is intended to use the outbuilding for recreational uses incidental to the main house.
- 3.4 The development was commenced under the provisions of the original planning permission and is complete other than the changes in height seeking approval in this application and the proposed alterations to the chimney as outlined above.

4.0 Policies

- 4.1 The following policies apply to this application:

The Planning Practice Guidance

Adopted Fareham Borough Core Strategy

CS17 – High Quality Design

Adopted Development Sites and Policies

DSP3 – Impact on Living Conditions

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/18/1233/FP	Single Storey Rear Extension
APPROVE	26 th November 2018
P/18/1233/MA/A	Non-material amendment to approved planning application P/18/1233/FP - Addition of two velux windows to roof of extension on east elevation
APPROVE	7 th May 2019
P/19/0150/FP	Garden terraced area (part covered) and a covered store
APPROVE	19 th March 2019

6.0 Representations

6.1 There have been 6 Representations with regard to the application, with 5 letters of objection and 1 letter of support. The 5 letters of objection all came from residents of Heath Lawns of which 3 letters came from those with gardens adjoined the southern boundary the application site, whilst the other 2 objectors live further away. The 1 letter of support came from a resident with an adjoining garden located in The Avenue. The letters of objection raised the following concerns which have a material impact upon the planning assessment of this case: -

- The chimney extension is no guarantee that it will resolve the smoke issues already encountered from the fire pit
- The chimney is unsightly, intrusive, ugly and dominates the skyline
- The structure differs from the original plans
- The development does not promote green living and a smoke free zone
- The structure was built a considerable distance away from the dwelling at the application site and very close to neighbouring properties that have substantially smaller gardens
- Smoke from the chimney 'engulfed' a neighbouring property causing sore eyes and throats
- The Chimney use results in neighbouring windows being closed, washing taken in and residents moving indoors from adjoining gardens
- The Council Environmental Health Department should carry out an assessment in respect of noise and air pollution
- The garden room is used for recreational purposes and that there should be consideration of a condition relating to hours of use
- The original approval did not require compliance with Building Regulations
- Planners need to consider a Public Health document 'Review of interventions to improve outdoor air quality and public health' and Clean Air Strategy 2019
- There is a rear door on the outbuilding which is not shown on the plans
- Site Plan shows the structure as 2.5 metres from boundary.
- That the scale is not obvious, but there are measurements on the drawings.

The letter of support raised the following points: -

- There was no cause to be concerned with the noise, smoke, gatherings.
- The garden terraced area is actually very nice and a welcome replacement, providing cover to the fencing and properties behind giving privacy to all.
- The garden terrace is used infrequently
- The outside light is not on all of the time
- The Council have actually already approved the garden terrace which is why the build has been completed.

7.0 Consultations

INTERNAL

Environmental Health: No Objection subject to conditions.

- 7.1 Environmental Health has received complaints from multiple neighbours when the chimney is in use. Therefore, the current arrangement is unacceptable due to smoke nuisance to neighbours.
- 7.2 The planning application seeks to increase the height of the chimney stack and fit a cowl to reduce the impact of smoke nuisance to neighbours. These measures are likely to reduce the impact of smoke nuisance and on these grounds Environmental Health will not object to the application. There is no way of knowing whether the measures will reduce smoke nuisance to an acceptable level until the mitigation is installed.
- 7.3 In addition to increasing the stack height and fitting the cowl I suggest that if planning permission is granted that only a smokeless fuel should be burnt with the exception of a small amount of kindling to get the fire started.
- 7.4 The applicant should be aware that if smoke nuisance is witnessed by Environmental Health, even if planning permission is granted, that the Service has the power to serve a smoke abatement notice under the Environmental Protection Act 1990 limiting or prohibiting the use of chimney.

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) The Principle of development
- b) Character of the area
- c) Impact in living conditions of neighbouring residents

8.2 The Principle of Development:

As described above, the principle of an outbuilding in the garden of the application property is established through the planning history. The key consideration in the assessment of this application is the impact of the changes in the height of the front and rear of the building and the proposed alterations to the chimney.

8.3 Character of the area

The detached chalet bungalow of 68 The Avenue sits in a substantial plot with it being screened from neighbouring properties and set back from The Avenue roadside. The proposed structure in the rear garden will, as a result, not be visible from the roadside along The Avenue. The outbuilding will sit on the northern boundary of the site which adjoins a number of properties in Heath Lawns. There is an existing boundary treatment along this northern edge of the site comprising of breeze blocks and a timber fence which measures a total of 1.93 metres high.

- 8.4 The rear wall of the proposed development at 2.385 metres high is 36cm taller than that previously accepted and will be 45cm higher than the boundary treatment. It is worthy to note that under permitted development (PD) rights an outbuilding can be constructed in a rear garden to a height of 2.5 metres if located within 2 metres of the boundary and the rear wall of the building is clearly within these tolerances. The building is not PD as a result of the height of the front of the outbuilding being 2.86 metres high. In this case, the front wall of the structure is only 0.36 of a metre above the permitted development rights. However, this wall is in excess of 5.5 metres from the northern boundary.
- 8.5 Concern has been expressed that a rear door on the outbuilding has not been shown on the plans, that the Site Plan shows the outbuilding to be 2.5 metres from the boundary and that the scales on the plans are not obvious. The matter of the door has been brought to the attention of the applicant who is in the process of submitting revised plans and this will be updated to Members at the Committee meeting. The measurement has been checked to confirm that the Site Plan is accurate in plotting the structure to be 0.6 metres from the boundary and the proposed drawings give full measurements of the development proposed.
- 8.6 In addition to these changes in height, it is now proposed to alter the chimney of the outbuilding. The chimney will be constructed in brick and will be 3.9 metres high (an increase of 0.7m from the current chimney), inclusive of the fuel cube which measures 0.3 metres high. The brick finish to the chimney has been designed with a view to blending in with the brickwork used to construct other parts of the outbuilding.
- 8.7 Whilst the overall height of the chimney would alone trigger the requirement for the planning application, it is however, set in excess of 2 metres from the northern boundary of the property. The chimney is considered to be modest in dimensions in comparison to the overall size of the outbuilding
- 8.8 Policy CS17 seeks to ensure that development will respond positively to and be respectful of the key characteristics of the area including scale, form, spaciousness and use of materials
- 8.9 It is considered that the amended height of the outbuilding including the chimney would, given the parameters for outbuildings under PD and the planning history for this site, not conflict with the requirements of policy CS17. The proposal is not considered to be out of keeping with the area and street scene.
- 8.10 Impact in living conditions of neighbouring residents
Concerns have been expressed from neighbours about the fuels being burnt on site and the resulting smoke nuisance as well as implications for their health. As mentioned above, the application for the increased height of the chimney is made in an effort to resolve the matter.

- 8.11 Policy DSP2 seeks to ensure that development proposals should not individually, or cumulatively, have a significant adverse impact on neighbouring property by virtue of, noise, heat, liquids, vibration, light or air pollution (including dust, smoke, fumes or odour).
- 8.12 It is the view of Environmental Health that the proposed increased height of the chimney and fuel cube cowl will reduce the impact upon neighbouring residents such that the likely emissions from the chimney will not have a significant adverse impact upon neighbouring properties and the scheme would therefore comply with policy DSP2. Therefore, Environmental Health has not raised an objection to this application.
- 8.13 In raising no objection to the application, Environmental Health has also suggested a planning condition limiting the use of smokeless fuels to be burnt. As Members of the Planning Committee will be aware, the use of planning conditions need to meet six clearly set out tests. One such test is that of necessity. Advice in the Planning Practice Guidance (PPG) on the use of conditions sets out that conditions requiring compliance with other regulatory regimes will not meet the test of necessity and may not be relevant to planning. The PPG continues to advise that the use of informatives to remind the applicant to obtain further planning approvals and other consents may be more appropriate. Consideration has been given to the Environmental Health suggestion in this case regarding such a condition, but it is considered that there are sufficient environmental powers to deal with such nuisance. As such this type of planning condition would fail to meet the “necessary” test for the use of planning conditions and is not included in the recommendation.
- 8.14 It is worthy to note that the applicant or indeed any other person are at liberty to use barbecues and other freestanding garden heating equipment without planning permission providing they do not cause a nuisance as stated within the Environmental Protection Act 1990.
- 8.15 Overall, the assessing Environmental Health Officer has stated that the proposed increase in chimney height and the addition of the fuel cube cowl should resolve the current difficulties with smoke but that the only possible way of measuring this was to assess after the development was complete. However, even if planning permission is granted and smoke was to continue to be a nuisance, Environmental Health still has the power to serve a smoke abatement notice under the Environmental Protection Act 1990 limiting or prohibiting the use of the chimney.
- 8.16 Third party comments also suggest that a condition should be imposed limiting the hours of use of the outbuilding given that it could be used for recreational purposes. The building is to be used incidentally to the main house and the site remains as one residential planning unit. Given that an outbuilding could potentially be constructed under permitted development rights without any limit on the use of the building other than for it to be used incidental to the main dwelling, such a condition would (again having regard to the tests for the use of planning conditions) be unreasonable and

unnecessary in this case. Furthermore, such a condition was not imposed on the planning history for the building as previously permitted.

8.17 Further third party comments have expressed that the original planning approval did not require compliance with Building Regulations and that Planners need to consider both the Public Health England document '*Review of Interventions to Improve Outdoor Air Quality and Public Health*' and the Clean Air Strategy 2019. Officers are aware that the applicant has consulted with the Building Control Partnership to ensure compliance with the stand-alone Building Regulations with this application following that consultation. The above mentioned, documents look at the wider spatial planning issues of air quality and how interventions can separate people from pollutants and introduce barriers to pollutants with changes to infrastructure such as road and pavement design with a focus on how to provide separation between the two and a big focus in the document is on green infrastructure and making people change their travel behaviour to influence air pollution. The documents do not provide specific guidance on the development of a chimney on an outbuilding. In this case, to address air quality, Officers sought the specialist advice of the Environmental Health Officer and that advice is set out above alongside the consideration of the proposal against the relevant Development Plan policy.

8.18 Conclusion

In summary, the application has been assessed and it is considered that the proposed development is not considered harmful to the appearance, character of the area or street scene.

8.19 The application has been made in effort to regulate the differences in the building as built from that previously permitted and to address the concerns regarding the impact of the building upon the amenity of neighbouring properties.

8.20 It is considered that the proposed measures will resolve the current difficulties that have arisen as a result of the development and therefore a refusal of this application on the impact upon neighbouring properties would not be warranted. In addition, it is still open to the Council, through its other Services, to take other enforcement action if there are further complaints with regard to smoke issues.

8.21 The proposals accord with Policy CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 and 3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies and as such the proposal is recommended for permission.

8 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

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

- a) All Plans Updated 23rd April 2020
- b) Detail of Terracotta Fluecube
- c) Site Plan
- d) Location Plan

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

- 2. The works to the chimney hereby approved shall be undertaken within three months from the date of this permission.

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.

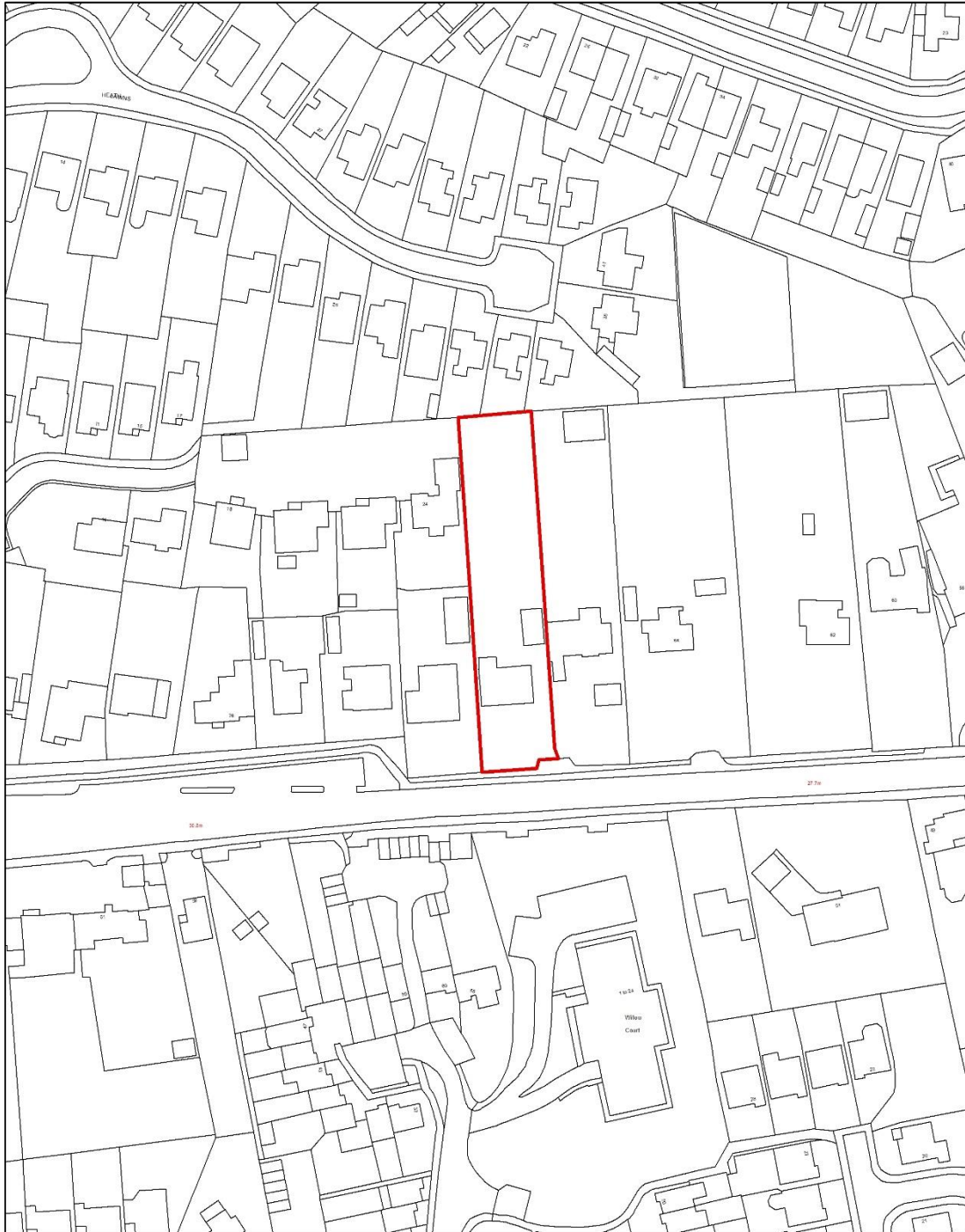
10.0 Notes for Information

11.0 Background Papers

P/20/0215/FP

FAREHAM

BOROUGH COUNCIL



68 The Avenue
Scale 1:1250



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Agenda Annex

ZONE 3 – EASTERN WARDS

Portchester West

Hill Head

Stubbington

Portchester East

REFERENCE NUMBER & WARD	SITE ADDRESS & PROPOSAL	ITEM NUMBER & RECOMMENDATION
P/20/0282/FP	7 COTTES WAY FAREHAM PO14 3NB	3
HILL HEAD	TWO STOREY FRONT AND REAR EXTENSIONS AND REMODEL AND RAISE ROOF HEIGHT	PERMISSION

OFFICER REPORT FOR COMMITTEE

DATE: 6th MAY 2020

P/20/0282/FP
MR M ALLEN

WARD: HILL HEAD

TWO STOREY FRONT AND REAR EXTENSION AND REMODEL AND RAISE ROOF HEIGHT.

7 COTTES WAY, FAREHAM, PO14 3NB

Report By

Katherine Alger- direct dial 01329 824666

1.0 Introduction

- 1.1 This application is reported to the Planning Committee due to the number of third-party letters that have been received.
- 1.2 Amended Plans have been received adjusting the proposal which include reducing the number of roof lights from on the northern elevation from six to two rooflights. One rooflight is obscure glazed as it serves an ensuite and the other serves a stairwell.

2.0 Site Description

- 2.1 This application relates to a detached bungalow located on the north western side of Cottes Way on the corner with Hurst Close. The site is set back from the highway by a driveway. There is also an access to the rear (south) of the site from Hurst Close. The property comprises of a brickwork bungalow with two bay window features on the front elevation.
- 2.2 The character of Cottes Way is varied with a variety of different semi-detached and detached two storey dwellings. The dwellings comprise of a mixture of styles and materials. The application site sits adjacent to a two-storey detached dwelling and there is another detached dwelling on the opposite corner with Hurst Close.

3.0 Description of Proposal

- 3.1 The proposal is to increase the ridge height of the existing roof, to add a first floor and to construct a front and rear two storey extension. This would provide a lounge, study, snug, kitchen/dining area, boot room, WC and utility room at ground floor level. The first floor would accommodate four bedrooms including two-ensuites, a dressing room and bathroom.

- 3.2 The ridge height would increase 1m in height to accommodate first floor accommodation. The eaves height on the northern side has been designed in a way to minimise any impact to the neighbouring occupiers at No 7a. Therefore, on the northern elevation the eaves height increases by an additional 0.6m and on the southern elevation where there are no directly adjoining neighbours the eaves height increases by approximately 2.2m.
- 3.3 The proposed front extension would include a full two storey extension on the southern side of the property finished in brickwork with a front facing gable. To the north side, the roof is hipped with a large catslide roof down to the already mentioned, low eaves, adjacent to number 7a. This part of the extension is also proposed to be finished with render. The two storey front extension would be positioned so that it sits behind the front elevation of the neighbouring property No 7a creating a step back and would retain the majority of the existing driveway.
- 3.4 The proposed rear extension would form a continuation of the hipped roof remodel and would also include a single storey flat roof extension which would project an additional 4m from the rear elevation. The rear extension would be finished in brickwork and the existing render on the ground floor side elevation would be retained.
- 3.5 In terms of fenestration, the front elevation would have two windows and a pitched roof porch which would include the front door. There would be a two windows at first floor level, one would be located above one of the ground floor windows and the other would be located directly above the porch. The rear elevation would include a set of bi-folding doors and a small window at ground floor and the first floor would include three windows. The northern elevation would include a window at ground floor as well as the existing side window and door and there would be two roof lights. The southern elevation would also retain the three side windows at door as well as the addition of an additional ground floor window and three first floor windows.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS5: Transport Strategy and Infrastructure

CS17: High Quality Design

Adopted Development Sites and Policies

DSP2: Environmental Impact

DSP3: Impact on Living conditions

Other Documents:

5.0 Relevant Planning History

5.1 There is no relevant planning history for the application site.

6.0 Representations

6.1 Seven third party objections have been received from 6 separate addresses (2, 4, 6, 7a, 8 Cottles Way, 5 Hurst Close and 26 Esplanade, Fowey, Cornwall) objecting on the following grounds:

- Over-development of plot
- Open corner aspect will be lost
- Too close to road
- Loss of front garden
- Insufficient parking
- No room for screening/planting
- Overwhelm properties to north and bungalow behind
- Extend beyond building line
- Not in keeping with charter of surrounding area
- Rear extension could hinder effective rainwater drainage
- Overbearing
- Loss of privacy
- Loss of light
- Loss of outlook
- Loss of sea view
- Covenant preventing application site being converted to two storey
- Unsympathetic design
- Parking would be located in front garden
- Garage could be built in front garden

7.0 Consultations

None.

8.0 Planning Considerations

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

a) Design

- b) Impact on residential amenity
- c) Parking
- d) Other matters

a) Design

- 8.2 The application site comprises of a detached bungalow set within a large corner plot. The bungalow is one of the only bungalows located within Cottes Way as the majority of dwellings consist of large two storey dwellings. The dwellings within Cottes Way sit on relatively large plots and the majority of properties are set back from the highway by driveways and front gardens. The area is varied in character and there is no distinct building line within the road.
- 8.3 The application site is positioned on the corner with Hurst Close where the majority of properties consists of bungalows. However, on the opposite corner of the road is the property 3 Cottes Way which was previously a bungalow before it was granted permission for a similar proposal to demolish the rear projections, provide a new front and rear extensions and remodel and raise the ridge in 2017 (Ref P/17/0844/FP). In comparison to the application site, the previous bungalow was of a similar size and was also located on a corner plot. It also had a similar relationship between the bungalows to the rear on Hurst Close. The design of No 3 is different to the proposed, however, it is considered that a two-storey dwelling on a corner plot within this location would be acceptable, would not over-whelm the bungalows to the rear.
- 8.4 To the north of the application site is another two-storey dwelling No 7a. This property is much larger in scale than the application site and projects further forward than the existing bungalow.
- 8.5 The proposed extensions and remodelling of ridge height would substantially change the appearance of the existing bungalow. However, it is not considered that the existing bungalow makes a significant contribution to the character of the surrounding area. The application site is surrounded by two-storey dwellings and having regard to the varied character of Cottes Way it is considered that a large two storey extension would be an acceptable addition to the host dwelling and street scene.
- 8.6 The proposal would sit comfortably within the existing plot and has been designed so that the width of the property remains as existing and the eaves height on the northern side has been sensitively designed to mitigate any impact on No 7a.
- 8.7 Concerns have been raised that the proposal would result in the loss of the front garden and open aspect of the area. However, there would be sufficient

space retained in front of the property to be used for parking. The proposal would also be set back a suitable distance from the highway which would be similar to the neighbouring property at No 7a. Parking would be located at the front which would be appropriate as the majority of properties along Cottes Way have front driveways.

- 8.8 The mixture of brickwork and render materials would be appropriate as Cottes Way includes a variety of different materials.
- 8.9 It is considered that the proposal would be respectful of the character of the area and would respond positively to the key characteristics of the area such as scale, form, spaciousness and use of materials. As such the proposal is considered to comply with the requirements of policy CS17.

b) Impact on residential amenity

- 8.10 No 7a Cottes Way is located to the north of the application site. There is a front door, a utility window and a kitchen window on the southern elevation facing onto the application site. The kitchen window currently looks onto a 1.8m boundary fence and the side wall and eaves of the existing dwelling. The proposed extension has been designed in a way so that the eaves height increases only by an additional 0.6m which is not considered to result in any loss of outlook to the kitchen window at 7a such that any impact would be significantly adverse.
- 8.11 The neighbouring kitchen/dining area is also served by a set of French doors on the western elevation which allows light into the kitchen/dining area and results in the side windows adjacent to the proposed extension very much as secondary windows to that room. Additionally, as the kitchen window already looks onto the side wall and a boundary fence, it already has limited outlook from this window.
- 8.12 At first floor level there is an obscure glazed window serving an en-suite and a secondary bedroom window. Therefore, it is not considered that the proposed increase in roof height would impact the first-floor windows.
- 8.13 In terms of the impact of the proposed front extension on No 7a, the proposed front extension would not project beyond the front elevation of No 7a and there would be only a high-level window facing onto their southern elevation.
- 8.14 In terms of the impact of the rear extension, the two-storey extension would not project further than the rear wall at No 7a. However, the single storey

extension would project an additional 4 metres. Having regard to the separation distance of 2 metres between the single storey extension and the boundary with No 7a and 4 metres between the side wall of No 7a, it is not considered that the proposal would result in any significant adverse impact on the occupiers of No 7a.

- 8.15 No 5 Hurst Close is located immediately to the rear of the application site. No 5 Hurst Close has a garage projecting along the eastern side of the dwelling. There are no habitable room windows located on this elevation and there would also be a 15 metre separation distance between the proposal and the side elevation of the garage at No 5. It is considered that the proposed extension would not result in any loss of light, increased sense of enclosure or overshadowing to the occupiers of No 5. The garden at No 5 is located adjacent to the garden at No 7a. Therefore, any views from the first-floor windows of the application site would be oblique and would therefore not result in any significant loss of privacy.
- 8.16 To the south of the application site is 3 Cottles Way. Hurst Close separates the application site from No 3. Having regard to this separation distance, it is not considered that the proposal would result in any material loss of light, increased sense of enclosure or overshadowing to the occupiers at No 3 Cottles Way.
- 8.17 Opposite the application site is No 6 Cottles Way, there is a separation distance of approximately 25 metres between the application site and the front boundary wall. Therefore, it is not considered that the proposal would result in any material adverse impact on the amenities of No 6 Cottles Way.
- 8.18 No 8 Cottles Way is also located opposite the application site. There is a separation distance of at least 29 metres between the application site and front boundary wall of No 8. Therefore, it is not considered that the proposal would result in any material loss of light, increased sense of enclosure or overlooking to the occupiers at No 8. Concerns have been raised regarding loss of privacy to the side garden. However, having regard to the large separation distance and as No 7a and No 9 are both two storey dwellings located opposite No 8, it is not considered that an additional storey on No 7a would result in any material loss of privacy.

c) Parking/Highways

- 8.19 The Council's Residential Car Parking Standards SPD sets out that a 4-bedroom dwelling should provide at least 3 on-plot car parking spaces. There is sufficient space to park at least 3 vehicles in the front garden of the

application site. Furthermore, there is an additional car parking space located to the rear of the site that can be accessed from Hurst Close. It is therefore considered that the proposal would comply with the Residential Car Parking Standards SPD.

8.20 A dropped kerb has already been installed on the southern and eastern side of the driveway to accommodate the access.

d) Other Matters

8.21 Objections have been received regarding a covenant on the property preventing it being converted to a two-storey dwelling. This is not a material planning consideration and cannot be considered as part of the determination of this application.

8.22 Concerns have been raised regarding drainage issues caused by the proposed single storey rear extension. The applicant has confirmed that an underground soakaway would be provided and would be located approximately 5m away from the extension within the confines of the site. The wastewater would remain the same as the existing dwelling.

8.23 The loss of a view of the sea is not a material planning consideration as there is no right to a view.

8.24 One objection states that there would be no space within the front garden for screening and planting. It is considered that in this instance, there is no requirement for a screening/planting condition.

8.25 Another objection comment raises concerns that a garage could be built within the front garden. This is not part of the proposal. However, should the applicant wish to do this in the future then planning permission would be required.

e) Conclusion:

8.26 To conclude, it is considered that the proposal would respond positively and is respectful to the key characteristics including landscape, scale, form and spaciousness and use of materials of the surrounding area and therefore complies with Policy CS17 of the Core Strategy. The proposal provides sufficient parking and therefore complies with Policy CS5 of the Core Strategy as well as the Residential Car Parking Standards. The proposal would also ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring development and would therefore be in

accordance with Policy DSP3 of the Local Plan Part 2: Development Sites and Policies.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before three years from the date of this permission.

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 approved documents:
 - a) Location Plan 1:1250
 - b) Block Plan 1:500
 - c) Existing Floor Plans and Elevations 110320PL1a
 - d) Proposed Elevations 110320PL1b
 - e) Proposed Ground Floor, First Floor and Roof Plan 11320PL2a

10.0 Notes for Information

11.0 Background Papers

FAREHAM

BOROUGH COUNCIL



7 Cottles Way
Scale 1:1250



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Agenda Item 6(4)

UPDATES

for Committee Meeting to be held on 06/05/2020

ZONE 2 – FAREHAM

(1) P/20/0055/FP Fareham East

FERNEHAM HALL, OSBORN ROAD, FAREHAM

There is an error at paragraph 8.21 of the Officer report. The report states that:

“The proposed remodelling of the venue would not bring the built form any closer to Osborn Road and there would be no change in the spaciousness afforded on the southern side of the road (the venue is set back from the road by approximately 30 metres at its nearest point).”

The proposed building would in actual fact be extended approximately 2.5 metres further northwards and would be approximately 29 metres from Osborn Road at its nearest point.

One further objection has been received from a resident living in Osborn Road raising the following material planning matters:

- Impact on Osborn Road Conservation Area;
- Visual Impact;
- Noise;
- Sustainable design;
- Pedestrian safety.

In relation to the potential for loss of light to properties on the northern side of Osborn Road, consideration must be given to the distance between the remodelled venue and these properties, as well as the mature planted southern boundaries of most of those gardens. Officers do not consider that there would be any material harm to the light to or outlook from those properties.

It is not considered that there would be any harmful effect to the safety of pedestrians arising from the proposed development.

Other matters raised in the objection are already addressed in the Officer report to the Planning Committee.

(2) P/20/0215/FP Fareham West

68 THE AVENUE, FAREHAM, PO14 1PB

The reference at paragraph 1.1 of the Officer Report is incorrect. Councillor Mrs Hockley is a Fareham Borough Council Councillor rather than as the described, Local Ward Member.

Agenda Item 7

PLANNING APPEALS

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

PUBLIC INQUIRY

ENF/56/17

Appellant:
Site:

Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

PUBLIC INQUIRY

Borderland Fencing Ltd

Borderland Fencing New Road Swanwick Southampton
SO31 7HE

17 July 2019

AGAINST ENFORCEMENT

Unauthorised expansion of site and breach of conditions

WRITTEN REPS

ENF/69/18

Appellant:
Site:

Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

WRITTEN REPS

Mrs Alicia Bayer

WOODCOTE LODGE 6 BRIDGEFOOT DRIVE
FAREHAM PO16 0DB

23 April 2020

AGAINST ENFORCEMENT

Unlawful material change of use of the land from residential use (use Class C3) to a mixed use comprising residential use and use for car sales and car storage (use Classes C3 and Sui Generis) - Enforcement Notice served on 15 April 2019

WRITTEN REPS

P/18/0376/FP

Appellant:
Site:

Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

WRITTEN REPS

Reilly Development Ltd

Land to the rear of September Cottage Brook Avenue
Warsash

Committee

REFUSE

REFUSE

28 January 2020

AGAINST REFUSAL

Four detached dwellings with associated garages, parking and landscaping following the demolition of existing industrial and storage buildings

PUBLIC INQUIRY

P/18/1212/LU

Appellant:
Site:

Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

PUBLIC INQUIRY

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)

WRITTEN REPS

P/19/0024/LP
Appellant:
Site:
Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

WRITTEN REPS
BERKELEY LEISURE GROUP LTD
Hamble Park Fleet End Road Warsash Southampton
Officer Delegated Powers

REFUSE
17 March 2020
AGAINST REFUSAL
Certificate of Lawfulness for Stationing of Two Residential Mobile Homes on Informal Open Space

WRITTEN REPS

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

Decision:
Decision Date:

DISMISSED
25 March 2020

HH APPEAL SERVICE

P/19/1073/TO
Appellant:
Site:
Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

HH APPEAL SERVICE
Mr Moon
6 Alum Way Fareham
Officer Delegated Powers

REFUSE
REFUSE
4 December 2019
AGAINST REFUSAL
T14 Lime: Fell due to excessive shading and replant an Acer in its place.

HH APPEAL SERVICE

P/19/1096/TO
Appellant:
Site:
Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

HH APPEAL SERVICE
Mr Ian Collins
4 CROFTON LANE FAREHAM

Committee
REFUSE
REFUSE
20 March 2020
AGAINST REFUSAL
T1 Monterey Pine protected by TPO 545: Fell

WRITTEN REPS

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

Decision:
Decision Date:

means of access from Burrige Road
DISMISSED
21 April 2020