

P/14/1164/FP

LOCKS HEATH

MR A STADDON

AGENT: MR N PERFECT

DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DWELLINGS WITH ACCESS ROAD AND ASSOCIATED PARKING

123 LOCKS ROAD LOCKS HEATH SOUTHAMPTON HANTS SO31 6LJ

Report By

Kim Hayler - Direct Dial 01329 824815

Site Description

The site comprises 123 Locks Road and part of the rear garden of 121 Locks Road.

The rear of the site is generally flat and contains a number of sheds and a residential mobile home which would be demolished.

The site lies within a residential area, surrounded by residential dwellings in Locks Road to the north, south and east and Old Common to the north and west.

A line of mature protected oak trees are situated along the rear, western boundary of the site.

Description of Proposal

Planning permission is sought to:

(i) replace the existing bungalow at 123 Locks Road with a three bedroom chalet bungalow with associated parking at the front;

(ii) erection of three 4 bedroom dwellings on land to the rear of 121 and 123 Locks Road with access between 121 Locks Road and the new property at 123 Locks Road. Each property will have the benefit of a double garage and two parking spaces, with an additional visitors space.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Approved SPG/SPD

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

Development Sites and Policies

DG4 - Site Characteristics

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

No relevant planning history.

Representations

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

Overlooking and loss of privacy;

Loss of light and overshadowing from roof heights;

Orientation of Plot 1 minimises the effect of noise for both parties;

Materials should reflect properties in Old Common;

The gap between 25 Old Common and Plot 1 will prevent maintenance of the property;

Car parking appears to be inadequate;

Burden on local infrastructure;

Although gardens are not open to the public they add to the green ambience of the area;

Over development;

Light spill;

Impact on protected trees and removal/works to other trees;

Back land development will impact on property value.

Consultations

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

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

Planning Considerations - Key Issues

Principle of development

Character of the area

Impact on amenities of neighbouring properties

Highways

Other matters

Conclusions

Principle of development

The site is within the defined urban settlement boundary. Core Strategy Policy CS2 (Housing Provision) and Policy CS6 (The Development Strategy) are relevant for housing proposals. Additionally Policy CS9 (Development in the Western Wards and Whiteley) applies which seeks to provide for housing development (among other things) within the settlement boundary providing the setting of the settlement is protected.

The site consists of garden land which is no longer identified as previously developed land. Whilst this in itself is not reason to resist development, proposals on residential garden sites

must be considered against Policy CS17 of the Fareham Borough Core Strategy. This policy requires that all development responds positively to and is respectful of the key characteristics of the area including scale, form and spaciousness.

The redevelopment of land for housing purposes is therefore acceptable in principle subject to the consideration of the relevant planning considerations.

Character of the area

The immediate area consists of a mixture of bungalows, chalet bungalows and two storey residential dwellings.

The rear of the site is not prominent within the street scene and will comprise similar development within this backland site as existing in the immediate area. Furthermore, the dwellings to the rear would be fully hipped with traditional chimneys and features.

The new dwelling replacing 123 Locks Road is designed as a chalet bungalow to fit sympathetically within the street scene.

Officers consider the proposal would not be unduly harmful to the character and appearance of the area.

Impact on amenities of neighbouring properties

The property to the north, 125 Locks Road is sited 6 metres from the proposed replacement dwelling at 123 Locks Road. This property has a bedroom window facing south in its flank wall. In light of this distance and the fact that the replacement dwelling would be chalet style, officers do not consider the proposed replacement dwelling would materially harm the living conditions of the occupiers of this property.

The property to the south, 121 Locks Road has three non habitable ground floor windows within its north facing elevation and one first floor bedroom window also facing north. The replacement dwelling would be sited 7.5 metres from this property, separated by a landscape buffer, acoustic fencing and the new access. Officers do not consider the proposed replacement dwelling would materially harm the living conditions of the occupiers of this property.

The property to the rear, 31 Old Common lies to the west of the application site. The distance from the proposed first floor rear facing windows in the new dwellings and the garden boundary of this property ranges from 14 - 27.5 metres. Furthermore there are a line of mature oak trees running along this boundary. The living conditions of this property, including light spill and loss of privacy will not be harmed as a result of the development.

The property, 25 Old Common is sited adjacent to the northern boundary of the site and has a rear conservatory; plot 1 will be sited adjacent to this property with its double garage extending alongside the rear garden of 25 Old Common. Plot 1 has been moved slightly south in order to increase the distance between the properties as the neighbour has raised concerns regarding future maintenance of his property. Any views from first floor windows in plot 1 would be oblique.

Officers have viewed the proposal from immediate neighbouring properties and are of the opinion that the proposed development would not be detrimental to the living conditions of

these properties.

Highway issues

The proposal provides for parking in accordance with the Council's adopted residential car parking standards, including an additional visitor space. Visibility splays of 2.4 m x 45 m at the junction with Locks Road is proposed with boundary walls reduced to 600 mm within splays. In highway safety terms the proposal is considered acceptable.

Other matters

The proposal would represent three additional dwellings within 5.6 km of the coastal Special Protection Area (SPA) where Natural England have ruled that all new dwellings in combination have a harmful impact upon the significance of the SPA. New dwellings can however be considered provided that appropriate mitigation is provided. The applicant has made the necessary contribution towards the Solent Disturbance Mitigation Project under Section 111 of the Local Government Act 1972.

A row of mature oak trees run north west to south east along the rear boundary. The trees are relatively tall and slender with fairly narrow crown spreads and have previously been crown lifted to permit open views beneath the branches. The layout of Plots 1-3 have been designed with the trees in mind; their rear gardens ranging between 14 and 27 metres, exceeding the 11 metres normally sought.

There are no ecology issues.

Conclusion

Notwithstanding the objections received, it is considered that the proposal complies with the relevant policies of the Fareham Borough Council Core Strategy, the Fareham Borough Local Plan Review and the emerging Local Plan Part 2: Development Sites and Policies and is recommended subject to conditions.

Recommendation

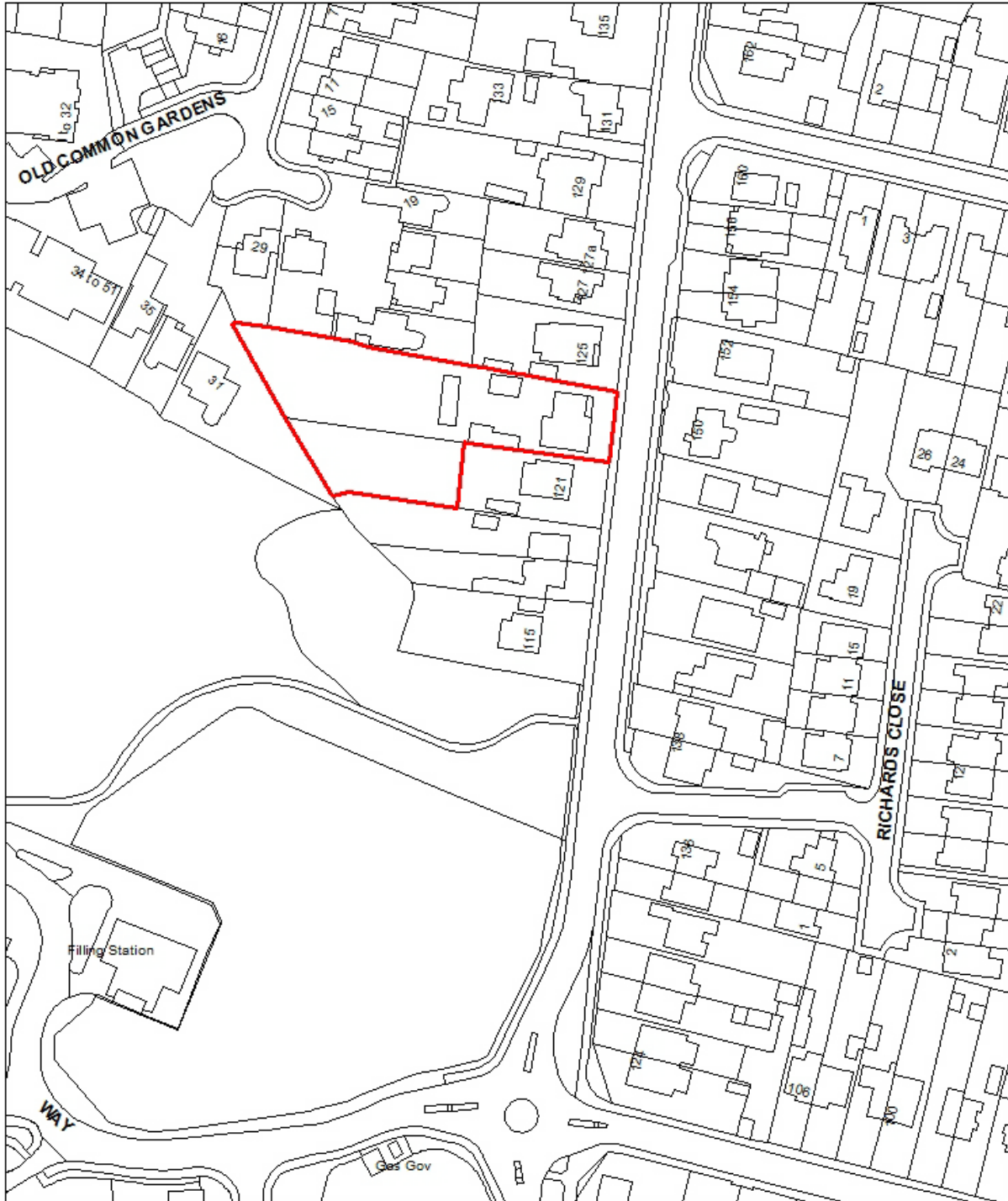
PERMISSION: Commencement of development; development in accordance with submitted plans; materials, boundary treatment, parking and turning, no burning on site, no mud on roads, construction traffic management plan, works in accordance with approved arboricultural assessment, works in accordance with approved ecological assessment, visibility splays, hours of work, remove permitted development rights first floor eastern elevation Plot 3, windows first floor north elevation Plot 1 and south elevation Plot 3 to be obscure glazed and top opening, code level 4.

Notes for Information

You are advised to contact Hampshire Highways at roads@hants.gov.uk Tel no 0845 6035633 prior to the commencement of the development in relation to the provision of the new access serving Plots 1 - 3.

FAREHAM

BOROUGH COUNCIL



123 Locks Road
Scale 1:1250

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