

P/14/1179/FP [O]

SARISBURY

MR P ELLERTON

AGENT: INNOVATE 4 LTD

REPLACEMENT DWELLING WITH SINGLE GARAGE AND CARPORT TO FRONT
232 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BL

Report By

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Site Description

The application comprises the residential curtilage of a detached single storey bungalow, with a side attached garage, located outside of the urban area on Botley Road, Burrige.

The existing bungalow is sited forward of the majority of properties along the eastern side of Botley Road. The neighbouring property to the north is a bungalow and the property to the south is a two storey dwelling.

An oak tree subject to a tree preservation order is sited in the north western front corner of the plot.

Description of Proposal

Planning permission is sought for a replacement dwelling. The property would be sited back on the plot adjacent to its immediate neighbours. The property would have part single storey and part two storey eaves on its western front side and two storey eaves to the rear. The first floor of the rear two storey projection is set back 1.5 metres from the ground floor.

The property is designed to meet Lifetime Home criteria.

A detached single garage and car port are proposed in the front garden adjacent to the northern boundary.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP13 - Nature Conservation

Fareham Borough Local Plan Review

DG4 - Site Characteristics

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Representations

An objection has been received from the neighbouring property at 234 Botley Road raising the following issues:

With the proposed house set back level with the rear of 234 an additional storey would result in overlooking of rear patio area by upper floor windows, and loss of sunlight to both the conservatory and side lounge windows;

The frontage is over generous and could be designed to allow the house to be moved forward;

No objection to the proposed fence to the front boundary, however the hedgerow should remain;

The roof line exceeds that of the neighbouring properties.

The neighbour has seen the amended plan and would still like to object. The neighbour has commented that if the Council relaxed its parking and turning requirement the dwelling could be moved further forward on the plot thus satisfying his concerns.

Consultations

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

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

Planning Considerations - Key Issues

Principle of Development

Policy CS14 (Development outside Settlements) of the adopted Fareham Borough Core Strategy is supportive of proposals for replacement dwellings in the countryside where there would be no adverse effect on its landscape character, appearance and function.

The replacement dwelling would be two storey but would have a broadly similar footprint area on the plot as the existing bungalow. Officers consider the proposed dwelling would not detract from the landscape character or appearance and there would be no change from the current residential function of the site.

Design and visual appearance

The proposed dwelling would be similar in terms of its bulk and scale to other properties in Botley Road. Although the property to the north is a bungalow, the new dwelling is designed with single storey eaves on its western front side in order to respect the scale and massing of this property.

Furthermore, in line with this policy its design will provide flexible accommodation to meet the occupant's needs in the future, secure adequate internal and external space and meet Level 4 of the Code for Sustainable Homes

Officers consider the proposed new dwelling would respect the character and living conditions of the street scene.

Impact on the living conditions of the neighbouring property

The neighbouring property to the north, 234 Botley Road is staggered back on its plot from the existing bungalow. The property has two secondary windows within its south facing side elevation, with a rear conservatory on its southern rear corner and a patio area directly behind.

The replacement dwelling would extend in front of one of the secondary windows. Normally 6 metres is sought between a sole side facing window and a two storey wall. In this instance there is a distance of 5.5 metres between the secondary windows and the replacement dwelling; the room has the benefit of a principal window to the front of the dwelling.

As a result of the concerns raised by the neighbour, the replacement dwelling has been moved forward by 1.1 metres, increasing the distance from the first floor rear facing windows to the rear of 234 Botley Road to 4 metres. This relationship would not lead to material overlooking into the rear garden and conservatory of the neighbouring property.

The amended plan also confirms that the hedgerow will be retained on the neighbours side of the boundary and the new 1.8 metre high close boarded fence will be erected on the application side.

Officers have assessed the proposal from the neighbouring property and are of the opinion that the proposal would not materially harm the living conditions of the occupiers of the neighbouring property.

Other matters

Whilst the Director of Planning and Development (Highways) has suggested improvements to visibility and access at the entrance to the site, Officers are mindful of the fact that this entrance is already in existence and currently serves the existing bungalow on the site.

Notwithstanding the increase in bedroom numbers and living space within the new dwelling, the anticipated increase in vehicle movements is not considered to require such improvements.

Sufficient information has been provided in respect of ecological and arboricultural matters.

Recommendation

PERMISSION: Commencement of development; development in accordance with submitted plans; materials; first floor bathroom window and stair window to be obscure glazed and fixed; boundary treatment in accordance with agreed details; works in accordance with Arboricultural Method Statement; Code for Sustainable Homes Level 4; no mud on highway; no burning on site; hours of construction; construction management; parking and turning.

FAREHAM

BOROUGH COUNCIL



232 Botley Road
Scale 1:1250

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