

P/14/1065/CU

MR RICHARD BUDD

FAREHAM SOUTH

AGENT: REYNOLDS
ASSOCIATES

CHANGE OF USE OF EXISTING 2-STOREY DWELLING INTO TWO 1-BEDROOMED
FLATS

177 GOSPORT ROAD FAREHAM PO16 0QD

Report By

Graham Pretty (Ext.2526)

Site Description

The application site is the northernmost of a pair of semi-detached dwellings in a row of similar properties located on the west side of Gosport Road, opposite the Gosport Road petrol filling station. The property has 3 bedrooms and has pedestrian access only although there is a layby to the front for the parking of cars clear of the busy main road.

Description of Proposal

The proposal is to convert the dwelling horizontally into two, one-bedroomed flats.

Policies

The following policies apply to this application:

The National Planning Policy Framework

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS17 - High Quality Design

Approved SPG/SPD

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

Development Sites and Policies

DSP41 - Sub-Division of Residential Dwellings

Fareham Borough Local Plan Review

H5 - Conversions to Flats

Representations

One letter has been received objecting on the following grounds:

- Loss of value
- Concern that existing drains will not be able to cope
- Conversion may have already commenced

Consultations

Director of Planning and Development (Highways) - On the basis that the proposal will not

increase the number of bed spaces, no highway objection is raised.

Planning Considerations - Key Issues

The key issues are as follows -

- The principle of the development
- The impact on the character of the area
- The impact on neighbours
- Highways
- Solent Disturbance Mitigation
- Other matters

The principle of the development -

The site is located within the urban area of Fareham and is within walking distance of the Town Centre. Policy CS7 encourages development that would contribute towards achieving the overall housing requirements of the Borough. The proposed development would make a small contribution in a sustainable location. The principle of the development is therefore considered acceptable and in line with both national and local policy.

The impact on the character of the area -

The character of this side of Gosport Road is comprised of semi-detached and terraced, older dwellings with long rear gardens backing on to Redlands Primary School. The proposed conversion can be achieved without external alteration to the building. There will be no obvious harm to the character of the area.

The impact on neighbours -

All external openings remain as existing and there will be no issue of overlooking. No objections have been received relating to the impact of the development upon living conditions or amenity. The objector is concerned about loss of value which is not a material planning consideration and upon possible impact upon existing drains. On the latter, the proposal is to drain the flats to the mains drainage and the reduction in bedrooms from 3 to 2 suggest that there is unlikely to be any significant increase in usage over and above the existing.

Highways -

The property does not currently have any private car parking and none can be provided. The Director of Planning and Development (Highways) has not raised any objection to the development on the grounds that there is no increase (in fact a decrease) in the number of bed spaces so that it would be unreasonable to prevent the development on the basis of a lack of car parking.

Solent Disturbance Mitigation -

Solent Disturbance Mitigation - this application represents an additional dwelling for which contributions are now regularly sought in order to mitigate the impact of the development upon the sensitive bird habitat of the coastal SPA's.

Other matters -

The objector has expressed concern that the proposed development would result in the devaluation of the adjoining property. This is not a planning consideration.

Recommendation

Subject to the applicants making the necessary contribution towards the Solent Disturbance Mitigation Project:

PERMISSION:

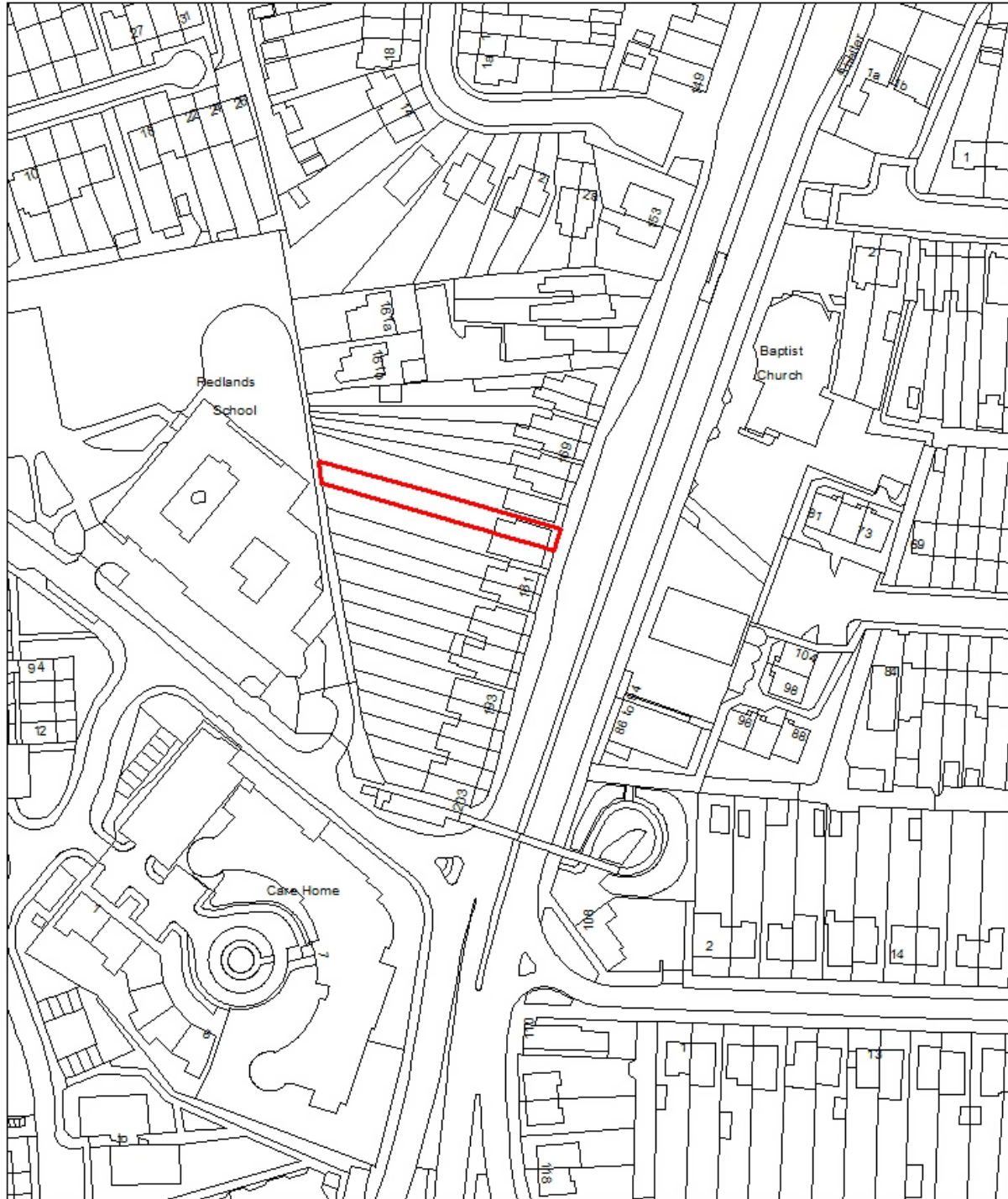
Permission for 3 years; development in accordance with the submitted plans; provision of cycle store

Background Papers

P/14/1065/CU

FAREHAM

BOROUGH COUNCIL



177 Gosport Road
Scale 1:1250

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