

P/14/1099/FP

MRS PAYNE

SARISBURY

AGENT: SOUTHERN PLANNING
PRACTICE

DEMOLITION OF EXISTING BUNGALOW & CONSTRUCTION OF TWO DETACHED
DWELLINGS AND PROVISION OF NEW ACCESS ONTO BOTLEY ROAD

296 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BQ

Report By

Mark Wyatt - Direct dial 01329 824704

Amendments

Amended plans were received on 23rd January 2015. The amendments provided for:

- Revised siting of the northern most dwelling
- Reduction in bulk of both dwellings and reduction in size

Site Description

The application site is on the eastern side of Botley Road on the south side of the junction of Whiteley Lane. The site is a broadly rectangular plot accommodating the bungalow and garden of number 296 Botley Road.

Description of Proposal

The application seeks full planning permission for the demolition of the existing double garage and dwelling with the erection of a new replacement dwelling and an additional dwelling in the subdivided plot. A new access is to be created onto Botley Road with a shared parking and turning area for the new dwellings at the front of the site.

Policies

The following guidance and policies apply to this application:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Approved SPG/SPD

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

Development Sites and Policies

H14 - Frontage Infill in the Countryside

DSP2 - Design

DSP7 - New Residential Development Outside of the Defined Urban Settlement Boundaries

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Fareham Borough Local Plan Review

DG4 - Site Characteristics

H14 - Frontage Infill in the Countryside

Relevant Planning History

The following planning history is relevant:

FBC.92/1

PERMISSION 28/06/1978

P/95/0627/FP ERECTION OF SINGLE STOREY SIDE EXTENSION

PERMISSION 20/07/1995

P/00/1349/FP Erection of Double Garage

PERMISSION 25/01/2001

P/14/0562/FP DEMOLITION OF GARAGE AND ERECTION OF A DETACHED DWELLING

WITHDRAWN 23/07/2014

P/14/0722/FP ERECTION OF DETACHED BUNGALOW WITH ROOMS ON ROOF FOLLOWING DEMOLITION OF EXISTING GARAGE AND NEW ACCESS

REFUSE 25/09/2014

Representations

One letter from 298 Botley Road: OBJECTION: -

- In line with my objection to the previous application the proposal is completely out of context with nearby properties which are substantial family homes.
- It is true that there are narrow properties on Botley Road but not in this context and not in this part.
- I have no objection to an extension or a one dwelling re-build.

Three Letters from 294, 292, the annexe at 292 Botley Road: SUPPORT

One Letter from the owner of Whiteley Lane: COMMENT:

- We have not granted any additional rights over our land for this proposal and so request that the blocking up of the existing access is a pre-commencement condition
- Construction vehicles and material deliveries should also be controlled by condition
- Parking along Whiteley Lane would not be and is not permitted
- We would like the hedge to Whiteley Lane to be retained

Consultations

Director of Planning & Development: - Highways:

No objection subject to conditions.

Planning Considerations - Key Issues

The key considerations are:

- The principle for development
- Character and appearance
- Amenity
- Highways
- Solent Disturbance Mitigation

THE PRINCIPLE FOR DEVELOPMENT:

The application site is, for the purposes of planning policy within the countryside as defined on the inset maps of the Borough Local Plan Review. Policy CS14 of the Core Strategy seeks to restrict new development in the countryside to types that require an essential need for a rural location such as development essential to agriculture.

However, Policy H14 (Frontage Infill in the Countryside) of the Borough Local Plan Review remains part of the development plan and this policy facilitates the development of new housing in the countryside providing it:

- a) occupies a gap between dwellings in an otherwise continuously built up frontage and would not harm the character of the area
- b) the new dwellings and plots are similar in size and character to adjoining properties
- c) it does not result in the extension of a frontage or the consolidation of an isolated group of dwellings and
- d) it does not involve the sitings of the rear of the existing dwellings.

The application site can therefore benefit from the application of policy H14 of the Local Plan Review such that the principle for some form of additional residential development may be acceptable. The key assessment in terms of impact on the character and appearance of the area is addressed later in this report.

The emerging policies in the Local Plan Part 2 are gathering weight in decision making. The hearing sessions, which formed part of the Development Sites and Policies Plan Examination, closed in November 2014. Following the hearing sessions, the Inspector has issued his Preliminary Findings letter indicating a number of areas of the Plan, relating to soundness, which the Council should address through the agreement of Main Modifications. One of the Modifications the Inspector has sought clarification on is the Council's approach to frontage infill outside defined settlement boundaries.

The report to Full Council on 10th February 2015 recommended Modifications to policy DSP7 (New Residential Development Outside of the Defined Urban Settlement Boundaries) to provide for infill housing with policy tests not dissimilar to those in saved policy H14.

CHARACTER AND APPEARANCE:

One of the reasons for refusal on the previous application (P/14/0772/FP) was that "by virtue of the detailed design of the proposed dwelling and its siting in proximity to number 296 Botley Road plus the narrowness of the plot as a result of the development will adversely affect the character of the street scene and create a cramped and discordant element in this part of the Borough".

It is worthwhile at this point to distinguish the differences from that proposal and the current application. The refused scheme sought to erect a dwelling in replacement of the detached double garage on the site with the existing bungalow being retained. This form of development was considered unacceptable and refused on the above basis. This

application, however, now seeks to replace both the existing dwelling and garage on the site. The result is that the two plots are wider than the single plot previously proposed and the space about the properties is much improved.

The first test of policy CS17 of the Core Strategy is that development must "...respond positively to and be respectful of the key characteristics of the area, including...scale, form, spaciousness".

The character of the immediate area is defined by a mixture of house styles and designs with bungalows, chalet bungalows and two storey dwellings present. The dwellings are set in rectangular plots with a generous set back from the road. The applicant contends that there is a range of plot sizes along the road and that there are a number of plot widths and that the application proposal sits comfortably within this range.

On assessing the character it is noted that there are bungalows, chalet bungalows and two storey dwellings but also various plot widths and the space between dwellings varies with some very close relationships and some more generous. The built form also lacks any strong building line with the buildings presenting themselves to the road with a mix of set back positions.

The architecture of the proposal is such that they have a roofscape incorporating large catslide roofs to the north and south meaning that visually the bulk is drawn away from the boundaries. Additionally the hipped nature of the roofs between the two proposed dwellings results in the space about the dwellings ever increasing at roof level. The scale of the dwellings also reduces to the front giving a chalet style appearance to the street scene.

Given the architectural variety along Botley Road and the variation in plot size, width and building separation the proposal as now amended is considered to be acceptable without demonstrable harm to the character of the area. The proposal is considered to accord with the character of the area and this test of policy H14 is considered to be satisfied.

AMENITY:

The dwelling to the south of the site, 294, has a first floor side window overlooking the application site garden. This window is a secondary window with the primary window facing east over the rear garden.

The design of the southern most house is such that the roof pitches up away from the boundary with 294 from almost single storey level; as such the proposal is in excess of the 4metre separation distance that this Council would normally seek.

The proposed gardens are of an acceptable length and size.

HIGHWAYS:

Number 296 currently takes its access off Whiteley Lane along the northern site boundary. The proposal seeks to close this access and to form a new access onto Botley Road to serve the the proposed dwellings.

Direct access to Botley Road is not unusual with neighbouring plots and neither is forward driveway and parking areas. The provision of a shared access is preferable to individual access points onto the highway. There is no highway objection to the proposal.

SOLENT DISTURBANCE MITIGATION PROJECT CONTRIBUTIONS:

Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the Core Strategy sets out that the habitats of importance to the borough, including SPA's will be protected. The policy also proposes that Fareham Borough Council will work with other authorities in the PUSH area to develop and implement a strategy to protect European Sites from recreational pressure.

CS4 sets out that developments likely to have an individual or cumulative adverse impact will not be permitted unless the necessary mitigation measures have been secured. Emerging policies DSP14 (Supporting Sites for Brent Geese and Waders) & DSP15 (Recreational Disturbance on the Solent Protection Areas) have not been the subject of public consultation yet so the weight attributed to these policies is minimal. However, under the Habitat Regulations 2010, the Local Planning Authority has a legal requirement not to adversely affect the integrity of the SPA.

Recently gathered evidence by Natural England demonstrates that new development can reduce the quality of the habitat in the Solent SPA's. Any development that would result in an increase in the local population may have an impact either alone or in combination with other development on the coastal habitat. Development can increase the population at the coast and thus increase the level of disturbance and the resultant effect on the SPA's conservation objectives.

In the absence of a legal agreement to secure a financial contribution toward the Solent Disturbance Mitigation Project interim strategy, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas. However, the applicant is aware of the policy requirement in this regard and will complete the required agreement thus mitigating the impact of the development.

CONCLUSION:

The application, now that it provides for a more comprehensive redevelopment of the plot rather than the redevelopment of just the garage building, would accord with the spatial character of the area without harm to the character and appearance of the area. Subject to the completion of the required agreement the scheme will mitigate its impact upon the Solent coastal protection area. As such the proposal is now acceptable and is recommended for permission.

Recommendation

Subject to the applicant first completing the an agreement to provide a financial contribution to address the impact of the development upon the Solent SPA habitats,

PERMISSION subject to conditions:

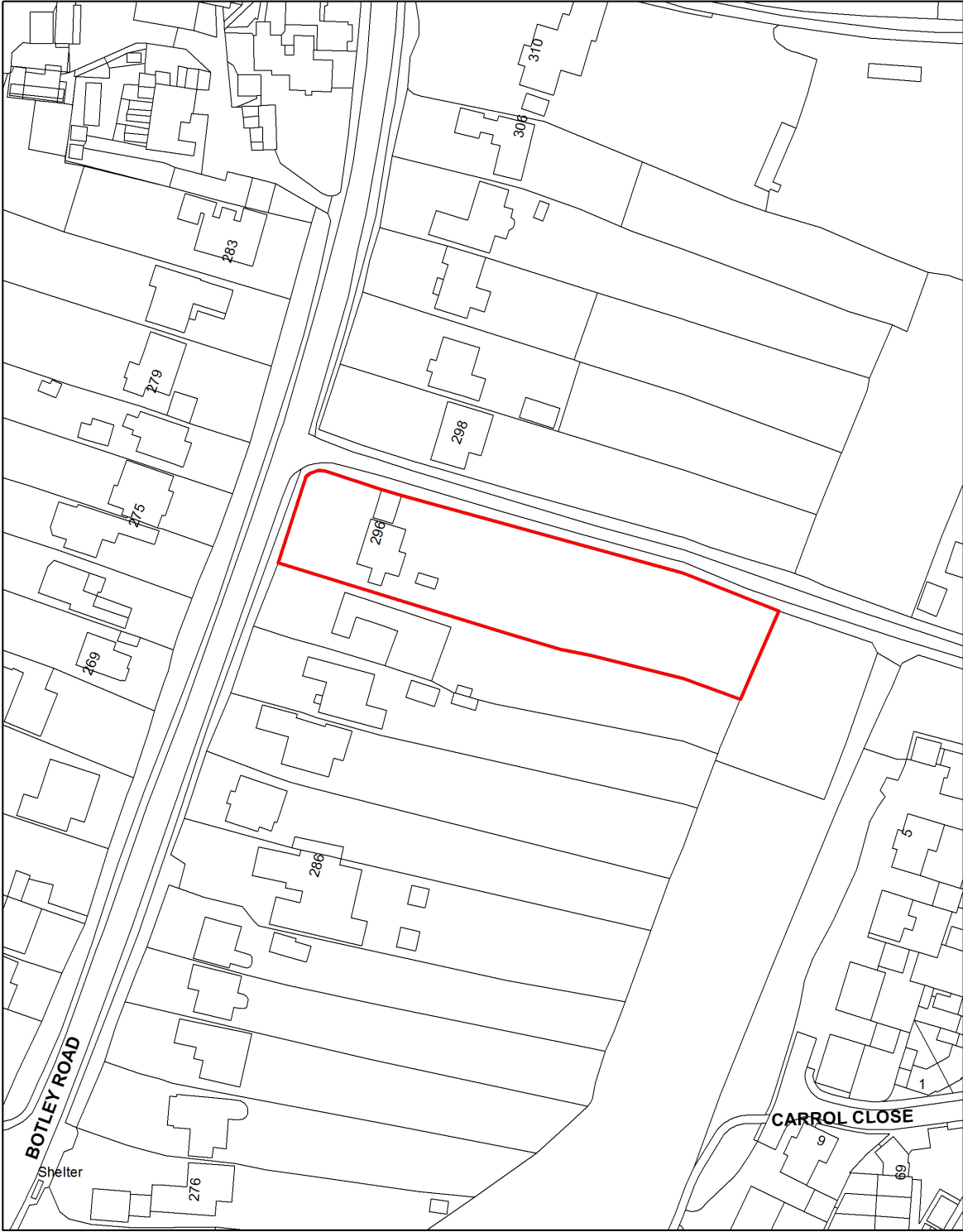
Start within 3 years; in accordance with approved plans; material samples to be approved; measures to close the existing access; existing access to be closed on first use of the new access; parking and turning to be laid out for each dwelling prior to its first occupation; non-migratory material on drive; within one month of the second occupation the existing dwelling shall be demolished in accordance with a scheme to first be agreed; Contractors/Construction Environmental Management Plan (CEMP); levels; no burning on site; measures to prevent mud on the highway; code for sustainable homes level 4.

Background Papers

See "relevant planning history" section above

FAREHAM

BOROUGH COUNCIL



296 Botley Road
Scale 1: 1,250



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