

P/14/1173/FP

TITCHFIELD

MR & MRS BRYAN DYSON

AGENT: D84 ARCHITECTS LTD

NEW 4 BEDROOM DWELLING TO BE LOCATED IN REAR GARDEN OF EXISTING PROPERTY WITH ASSOCIATED PARKING AND ACCESS FROM SEGENSWORTH ROAD

116 SEGENSWORTH ROAD FAREHAM HAMPSHIRE PO15 5EQ

Report By

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Site Description

This application relates to land within the urban area forming the residential plot of a detached chalet bungalow, 116 Segensworth Road. The plot is approximately 71 metres long from north to south and 14.5 metres wide.

There is an existing dropped kerb on the highway providing vehicular access from Segensworth Road and a roughly made driveway leading up to and along the western side of the bungalow where it is around 2.65 metres wide.

Description of Proposal

Permission is sought to construct a new two-storey dwelling to the north and rear of the existing bungalow.

Access to the new house would be provided via the existing vehicular access and driveway alongside the bungalow which would be extended along the site's western boundary before forming a new hard surfaced parking area in front of the house.

The new house would stand approximately 2.75 metres from the western boundary with 118 Segensworth Road and one metre from the eastern boundary with 19 Gardenia Drive. The house would have a rear garden 11 metres long, whilst there would be a front garden/parking area also 11 metres deep between the front of the house and the new rear boundary line of the bungalow 116 Segensworth Road.

The existing bungalow would retain a rear garden approximately 14 metres long. The only opening in its western side, a kitchen door, would be removed and blocked up so as not to conflict with the use of the driveway alongside to access the new dwelling.

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

CS16 - Natural Resources and Renewable Energy

DG4 - Site Characteristics

Approved SPG/SPD

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

Development Sites and Policies

DSP2 - Design

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

Representations

Two letters of objection have been received from the neighbours living at 118 Segensworth Road with the following comments and concerns:

- The new house would be out of keeping with the established nature of Segensworth Road / backland development fails to respect the frontage character of the streetscene;
- Overlooking and loss of privacy;
- Overbearing and dominant effect;
- Need for planting to replace the shrubs, hedges and trees already removed on the site;
- Using back gardens for building may have an effect on the quality of conservation habitat;
- The plans show a room labeled as an office - is the application for business premises?

One of the letters indicates that if permission were granted for a bungalow this would remove most of the above objections.

Planning Considerations - Key Issues

i) Principle of development / effect on the character of the area

The application site is in the urban area where the reuse of previously developed land for new housing development is acceptable in principle (Policy CS2 of the adopted Fareham Borough Local Plan Part 1: Core Strategy). Garden land such as this does not fall within the definition of 'previously developed land', nonetheless the local plan does not indicate that its use for housing is unacceptable or should be resisted. Whether or not a new house on this site would be acceptable in principle depends on how the proposal responds positively to and respects the key characteristics of the surrounding area (Policy CS17 of the adopted Core Strategy).

Over the past twenty years or more the land close by behind houses on both sides of Segensworth Road has been developed for housing. To the immediate north and north-east of the application site lie the relatively new streets of Titchfield Grange and Gardenia Drive where housing has been built at a higher density than those older houses fronting Segensworth Road. The sub-division of 116 Segensworth Road as proposed would create two separate plots which, although still larger and more spacious in terms of their size in comparison to these adjacent developments, would better reflect the higher density of development which is now a key characteristic of the area. Similarly, the scale of the proposal as a two-storey house closer reflects the newer, but still established, character of

the surrounding housing development. Segensworth Road itself has numerous two-storey houses amongst single storey and chalet bungalow dwellings. The applicant has chosen external materials to closely reflect those in the immediate surrounding area, a good quality red brick and slate grey coloured modern roof tiles.

Taking into account the proposal's scale, density, layout and use of external materials, it is not considered that the new dwelling would be out of keeping with the prevailing character of development in the surrounding area or would be harmful to the areas' appearance or character.

ii) Effect on living conditions of neighbours

Neighbours living next door at 118 Segensworth Road have raised concerns over the effect on their privacy and that the first floor windows in the new dwelling would overlook their property. Whilst oblique views from the new dwelling into neighbouring gardens may be possible this is not an unusual arrangement within the urban area where adjacent properties are close by alongside one another. There are no first floor windows proposed in either side elevation of the new house and there first floor windows in the front and rear would not face onto neighbouring properties so as to directly overlook them. First floor windows in the front of the dwelling would look out over the property's own front garden/parking area and the distance beyond that to the reduced garden of the existing bungalow within the application site would be sufficient to avoid any loss of privacy.

The letters of objection received have also made reference to the new dwelling having an imposing and dominant effect on the adjacent garden. The neighbours' garden at 118 Segensworth Road is of a similar length to the application site with the new dwelling proposed to be alongside the northern section at a distance of 2.75 metres from the boundary. The case officer has visited the neighbours' garden to assess the likely impact. Due to its position and orientation there would be minimal loss of sunlight caused by the new house to the garden and none to the neighbouring house itself. The two storey flank wall is set back meaning it would not appear so imposing as if it were directly on or closer to the boundary. Given the size of the garden it is not considered that the bulk and massing of the house would have an adverse effect on the neighbours' living conditions such that the application should be refused.

A similar assessment of the effect on living conditions has been carried out with regards the neighbours at 19 Gardenia Drive. The positioning of windows within the northern (front elevation) of this dwelling means that it is unlikely the new house would have a significant effect, if at all, on light or outlook.

iii) Access and parking provision

The existing vehicular access onto Segensworth Road is adequate to cater for the limited number of additional vehicle movements the new dwelling would create. The width of the driveway alongside the existing bungalow is sufficient to allow a vehicle to pass. Close boarded acoustic fencing would be provided alongside the party boundary between the two existing dwellings and also either side of the extended driveway to the north in order to help shield noise from cars.

Ample space is proposed in front of the new dwelling to allow cars to park and turn to leave in a forward gear.

iv) Other matters

It is understood that the rear garden of the site was cleared of vegetation before this application was submitted. No ecology report was provided in support of the application however it is considered that there is negligible potential for protected species to be present on the site.

The applicant has made a financial contribution towards the Solent Disturbance Mitigation Project as required by emerging Policy DSP15 of the Fareham Borough Local Plan Part 2: Development Sites and Policies in order to offset the 'in combination' effect of residential development on recreational disturbance to the Solent coastline.

v) Summary

In summary, the proposal is found to accord with the relevant policies of the adopted and emerging development plan. The new dwelling would not be out of keeping with the established character of the surrounding area, there would be no material harm on the living conditions of neighbours and vehicular access and parking provision are considered adequate.

Recommendation

PERMISSION: Permission implemented within three years; In accordance with approved drawings; Code for Sustainable Homes Level 4; Door in western elevation of existing dwelling to be stopped up; Acoustic fencing; Boundary treatment; Parking area retained for parking and turning.

Background Papers

P/14/1173/FP

FAREHAM

BOROUGH COUNCIL



116 Segensworth Road
Scale 1: 1,250



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