

P/14/1212/FP

MR SNEH PATEL

NEW DWELLING

225 GOSPORT ROAD FAREHAM HAMPSHIRE PO16 0QF

FAREHAM EAST

AGENT: MR DAVID WINDSOR

Report By

Susannah Emery - Direct dial 01329 824526

Amendments

amended plan received altering access arrangements for parking on frontage of existing dwelling and showing addition of single storey rear extension.

Site Description

This application relates to a site within the urban area which currently forms part of the residential curtilage of No.225 Gosport Road. The site lies to the rear of the existing dwelling and is bounded to the north and west by Geoffrey Crescent. Geoffrey Crescent has two points of access/egress from Gosport Road and loops round behind the frontage development on Gosport Road. Whilst there are terraces of dwellings fronting Geoffrey Crescent on the western side, the eastern side of the road consists of rear parking/garaging for the properties on Gosport Road. The site is currently occupied by a detached double garage, garden shed and parking for the existing dwelling.

The surrounding area is predominantly residential although there is a used car sales and repair garage to the north.

Description of Proposal

Planning permission is sought for the erection of a detached two storey 2-bed dwelling. The dwelling would be positioned at a 90 degree angle to the existing dwelling fronting on to Geoffrey Crescent with the primary elevation facing north. The dwelling would measure 9 metres in width, 5.5 metres in depth with a ridge height of 6.1 metres.

The proposed dwelling would be provided with two car parking spaces to the western side where there is currently car parking for the existing dwelling. The existing dwelling would be provided with two car parking spaces on its frontage with access from Geoffrey Crescent. The existing dwelling would retain a private amenity space measuring 51 square metres and the proposed dwelling would be provided with 61 square metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

DG4 - Site Characteristics

CS17 - High Quality Design

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

Relevant Planning History

Pre-application advice (Q/0461/14) was given in October 2014 which was generally supportive of the proposal subject to design modifications to prevent overlooking of adjacent private garden areas and to ensure adequate on site car parking provision for the existing dwelling.

Representations

Six letters have been received objecting on the following grounds;

- This is a restricted area to put a new dwelling
- Close proximity to neighbouring properties
- The proposal is not in keeping with the street or area and will be an eyesore
- This is unnecessary and will set a precedent if approved
- We do not wish to have houses at the bottom of our garden
- Additional vehicle movements on Geoffrey Crescent
- The area is already congested with parked vehicles and there is no room for additional vehicles to be parked
- Lack of parking for construction vehicles and danger to pedestrians
- The dangerous blind corner could be exacerbated by the proposed building
- Access for parking in the front garden of the existing dwelling was previously denied
- Loss of light to garden
- Overlooking
- Loss of outlook
- Plans do not show extension constructed in 2014
- Access to boundary wall for maintenance required if necessary
- May worsen existing drainage problems
- Concerns over potential damage to drainage system during building works
- Welbourne will provide sufficient new housing for the Borough

Consultations

Director of Planning and Development (Highways) - No objection subject to boundary to front of existing dwelling being retained at maximum height of 0.6m to provide visibility for vehicles emerging.

Director of Community (Contaminated Land) - No objection

Director of Community (Environmental Health) - No objection

Planning Considerations - Key Issues

The main issues to be considered in the determination of this planning application are;

- Principle of Development
- Impact to Character of Area/Visual Amenity
- Impact on Residential Amenity
- Highways
- Solent Disturbance Mitigation

Principle of Development

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing. The National Planning Policy Framework (NPPF) excludes private residential gardens from being defined as previously developed land but sets out there should be a strong presumption in favour of sustainable development. It is recognized that garden sites can assist in meeting housing needs provided that the proposed development is acceptable in all other respects.

Concerns have been raised that this application will set a precedent for the further development of the rear gardens of the dwellings along this stretch. Whilst each application will be judged on its own merits officers consider that the application site is unique in that Geoffrey Crescent runs along the rear of the site but then also turns and returns along the northern boundary. The proposed dwelling would have its principal elevation facing north and not towards the dwellings on the opposite side of Geoffrey Crescent. There is not potential for other properties to develop in this manner.

Impact to Character of Area/Visual Amenity

There is currently a distinct difference between the frontage development to the western side of Geoffrey Crescent and the eastern side. The eastern side consists of the rear garden boundary of properties on Gosport Road which is predominately 1.8m high fencing punctuated by numerous large detached garages and outbuildings of varying size and design and areas of hardstanding for vehicle parking. It is not considered that this side of the road does anything to contribute to the character of the area or streetscene nor that the erection of a dwelling on the application site would be harmful. In officers opinion the proposal offers opportunity to open up and improve the quality of the building on this prominent corner plot.

Impact on Residential Amenity

Concerns have been raised regarding the potential for overlooking however the dwelling would only have first floor windows within the front elevation facing north. These windows would look towards the car garage on the opposite side of the road rather than any adjacent dwelling. It is not therefore considered that the proposal would result in any detrimental loss of privacy.

It is not considered that the proposal would result in the unacceptable loss of outlook from or light to any neighbouring property. The proposed dwelling would be in excess of 19 metres from the main rear wall of the dwellings on Gosport Road and in excess of 15 metres from the facing dwellings on Geoffrey Crescent. The chalet style design of the

dwelling would keep the height to a minimum so as to limit its visual intrusion when viewed from neighbouring properties. The siting of the dwelling to the north of the adjacent private garden area of No.227 Gosport Road would limit any loss of direct sunlight or overshadowing.

Highways

Officers appreciate that there may be existing parking problems along Geoffrey Crescent with no frontage parking available to these dwellings and only limited roadside parking available. However the existing and proposed dwellings would be provided with sufficient on-site car parking in accordance with the Council's Residential Car and Cycle Parking SPD and therefore the proposal should not exacerbate any existing parking problems.

It is not considered that the proposal would result in any increase in traffic movements along Geoffrey Crescent. The vehicles for the existing dwelling would be parked on the Gosport Road frontage therefore not needing to travel along the extent of Geoffrey Crescent. Vehicles associated with the proposed dwelling would utilise the existing parking area but since this is a smaller property than the existing dwelling it is possible that vehicle movements would actually be reduced.

Visibility on the corner of Geoffrey Crescent would be improved with the replacement of a 1.8m fence with a 0.6 metre high wall.

There is no evidence that parking has previously been refused on the frontage of the existing dwelling and other properties benefit from this with access taken direct from Gosport Road.

Solent Disturbance Mitigation

Recently gathered evidence by Natural England demonstrates that new development can reduce the quality of the habitat in the Solent Special Protection Areas. 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 thereby increase the level of disturbance and impact on the Special Protection Areas conservation objectives. New dwellings can however be provided subject to appropriate mitigation being secured. This is achieved via a commuted payment which has been requested under section 111 of the Local Government Act 1972.

Other Matters

It is proposed to connect the dwelling to the existing drainage system and dispose of foul sewage into the mains sewer. A soakaway would be provided for the disposal of surface water so that it should not cause flooding of adjacent land.

Conclusion

The proposal is found to accord with the relevant policies of the adopted and emerging local plan and it is recommended that planning permission be granted subject to conditions.

Background Papers

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Recommendation

Subject to;

i) an appropriate contribution being secured towards the Solent Disturbance Mitigation Project.

PERMISSION subject to conditions: Development to commence within 3 years; Development in accordance with approved plans and documents; Materials to be agreed; Boundary Treatment to be agreed; New dwelling shall meet Code for Sustainable Homes Level 4; Car Parking to be constructed and retained at all times; Remove PD: extensions & first floor windows, Cycle Store; Hours of Construction

FAREHAM

BOROUGH COUNCIL



225 Gosport Road
Scale 1:1250



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