# P/15/0168/FP

# LOCKS HEATH

MR & MRS NICHOLAS ELLIS

AGENT: MR & MRS NICHOLAS ELLIS

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2 NO. TWO STOREY SEMI-DETACHED HOUSES AND 1 NO. DETACHED CHALET STYLE HOUSE WITH DETACHED GARAGE AND ASSOCIATED ACCESS AND PARKING.

67 CHURCH ROAD LOCKS HEATH FAREHAM SO31 6LS

# Report By

Graham Pretty - Direct Dial 01329 824665

#### Introduction

This application is for the front and middle plots comprising the proposed redevelopment of this site. The principle of the development of this site with a pair of semi-detached houses fronting Church Road, with a chalet behind has been established through Outline Planning Permission P/14/0409/OA which also permitted one other plot comprising a bungalow at the rear of the site. This application has five letters of representation so that in view of the positive recommendation, Committee determination is sought. A separate application for Plot 4 (P/15/0207/FP)to the rear is also on this agenda for determination.

#### Site Description

No.67 is located on the south side of Church Road to the west of the junction with Church Close to the north. The existing plot, which is occupied by a detached bungalow set well back from the road frontage, is significantly larger than is typical for development on the south side of Church Road and measures approximately 20m wide by 90m deep. There is a drop in levels to the south into the site from Church Road and from the west to the east. The current site which comprises the northern 62m of the overall site is adjoined by properties fronting Church Road and by properties accessed from Kingfisher Copse and Laxton Close.

The east and west boundaries are formed by mature vegetation. Existing access is located on the eastern side of the plot adjoining 65b Church Road and 18 Kingfisher Copse and is as approved.

#### **Description of Proposal**

The application is for alternative designs to those approved as part of the outline Planning Permission on Plots 1, 2 and 3. The broad principles remain unaltered with Plots 1 & 2 being semi-detached, two storey houses and Plot 3 a chalet.

#### Policies

The following policies apply to this application:

#### Approved Fareham Borough Core Strategy

- CS17 High Quality Design
- CS5 Transport Strategy and Infrastructure
- CS6 The Development Strategy
- CS9 Development in Western Wards and Whiteley

# Fareham Borough Local Plan Review

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

# **Development Sites and Policies**

DSP4 - Impact on Living Conditions

### Fareham Borough Local Plan Review

DG4 - Site Characteristics

### **Relevant Planning History**

The following planning history is relevant:

P/14/0409/OA DEMOLITION OF EXISTING DETACHED BUNGALOW & GARAGE AND ERECTION OF A PAIR OF SEMI-DETACHED 3-BED HOUSES, ONE DETACHED CHALET 4-BED BUNGALOW AND A 3-BED BUNGALOW APPROVE 24/07/2014

P/13/0066/OA DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS, ONE CHALET BUNGALOW AND ONE BUNGALOW WITHDRAWN 11/03/2013

<u>P/15/0207/FP</u> Erection of a Detached Chalet Bungalow Style Dwelling with Garage and Driveway

# Representations

Five letters have been received raising the following matters:

- Increased traffic on Church Road resulting in potential highway hazard
- Plots 1 & 2 appear larger than outline approval
- Design of Plots 1 & 2 is out of keeping

- Plot 3 is bulkier with the addition of front and rear extensions and a garage with consequent increased impact

- The centre of the hedge on the west boundary is shown as the boundary of the site but the hedge is outside the site

- Overlooking

- Proposed drive is higher than adjoining properties how will this be supported?
- Will the drive be lit?
- Will damaged hedging be replaced?

- Will there be acoustic fencing to reduce noise of the use of the driveway on adjoining properties?

- Loss of privacy from east facing bedroom window in Plot 3.

# Consultations

Natural England - No objection subject to Solent Disturbance Mitigation Project contribution

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

Director of Planning and Development (Ecology) - No objection subject to Solent

Disturbance Mitigation Project contribution

### Planning Considerations - Key Issues

The key issues in this case are

- The Principle of the Development
- The impact on the Character and Appearance of the Area
- The Impact on Neighbouring Properties
- Highways
- Ecology

The Principle of the Development -

The site is located within the settlement area of Locks Heath. Outline planning permission has already been granted for the construction of two, semi-detached houses and a chalet on the site. The principle of the development is therefore established.

The impact on the Character and Appearance of the Area -

The impact of the proposed development upon the character and appearance of the area is primarily provided by Plots 1 and 2 which front on to Church Road. The footprint of the current proposals for Plots 1 and 2 is essentially the same as approved under the outline permission. The design of the building incorporates a front gable to Plot 1 with an asymmetrical roof sloping down to a reduced eaves height of 3.78m on the east side where the adjacent property is a bungalow. The remainder of the roof is in the form of a double ridge running east to west with fully hipped ends to the west. The eave height in this direction would be 5m (the same as the outline) but the ridge would be 1.1m lower at 7.3m. The north south ridge of Plot 1 would also be 0.3m lower that the approved ridge on Plot 1 at 7.5m. In reality therefore the dwellings now proposed for Plots 1 and 2 are less bulky than already approved. Notwithstanding the objections therefore, it is considered that the design is sympathetic to the character of the area which is expressed through a wide mixture of ages and designs.

The Impact on Neighbouring Properties -

As pointed out above the proposed dwellings on plots 1 and 2 are in a similar position to the dwellings already approved and the bulk of the building as a whole is reduced. Notwithstanding objections it is not considered that the current proposals for these plots would be harmful to the existing amenities of residents. The proposed rear gardens are 11m deep and the rear windows of the proposed dwellings (in particular Plot 1) are at least 22m from the north facing windows of Plot 3, meeting the normally accepted separation distances.

Plot 3 remains a chalet design, as approved but the footprint is altered. The main footprint has been decreased in width (front to back) from 9.8m to 7.3m but increased from 9.3m to 10.7m. In addition a small rear extension has been added to the east side of the rear elevation and a front extension on the west side. Both of these additions have first floor accommodation. The first floor windows proposed to the rear are located 11m from the boundary with Plot 4, the front windows are 11.2m from the boundary with Plots 1 and 2. The east facing bedroom window is 13.8m from the boundary with No.18 Kingfisher Close and the west facing window serves a bathroom. The side wall of the proposed dwelling which is one and a half storey or lower is between 12.5m and 13.4m from No.10 Laxton

Close. These relationships are all within the normally accepted parameters for both impact and privacy.

Highways -

The access arrangements are as previously approve under the outline permission and no objection is raised by the Director of Planning and Development (Highways).

Ecology - There are no objections in principle to the development of the site subject to mitigation in respect of disturbance relating to the coastal SPAs. Commuted payment has already been made under the outline permission. No further mitigation is required.

Other matters - It is not considered that there are any other matters raised by the objectors to the development that differ from the outline permission already granted.

# Conclusion

Outline planning permission P/14/0409/OA has established the principle of the development of this site. Although the designs differ from those already approved, these are are not considered to be harmful to the character of the area nor to the amenities of neighbours, indeed, in certain respects the designs are believed to be an improvement over those approved. There are no new matters arising as a result of these proposals which would represent a reason to now refuse permission.

#### Recommendation

PERMISSION, Subject to Conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with the procedures set out in the Town and Country Planning (Development Management Procedure) Order 2010 and Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

0299-15 - Hedge Survey Plan 1693-L01 - Location Plan 1693-01a - Site Layout 1693-02b - Proposed Floor Plans Plots 1 & 2 1693-03 - Proposed Elevations Plots 1 & 2 1693-04 - Proposed Elevations Plots 1 & 2 1693-05 - Proposed Floor Plans Plot 3 1693-06 - Proposed Elevations Plot 3 1693-07 - Proposed Elevations Plot 3 1693-08 - Plots 1 - 3 Roof Plans 1693-09 - Site Sections 1693-10 - Site Sections and levels 1693-11 - Plot 3 Garage all details Ecological Report - Roselyne Ecological November 2013 Hedge Method Statement - N J Trowell (20th February 2015

Reason: For the avoidance of doubt and in the interests of proper planning.

3.No dwelling hereby approved shall be occupied until the approved parking and turning areas for that property (including any garage)have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

4.No dwelling hereby approved shall be occupied until the bin and cycle stores has been made available in accordance with the approved plans. The designated areas shall thereafter be kept available and retained at all times for the purpose of bin and cycle storage.

REASON: In the interests of visual amenity; in order to facilitate modes of transport alternative to the motorcar; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

5.No dwelling hereby approved shall be occupied until the means of vehicular access to it has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

6.No dwelling hereby permitted shall be occupied until the visibility splays have been provided in accordance with the approved details at the junction of its access with Church Road. These visibility splays shall thereafter be kept free of obstruction at all times.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

7.No development shall take place until details of all proposed facing and roofing materials shall be submitted to and approved by the local planning authority. The development shall be undertaken in accordance with the approved details.

REASON: To ensure that the finished appearance of the development blends satisfactorily with its surroundings in accordance with Policy CS17 of the Fareham Borough Core Strategy.

8.No development shall take place until details of the finished treatment of all hard surfaced areas have been submitted to and approved by the local planning authority. The approved details shall be fully implemented before any part of the approved development is first brought into use or occupied.

REASON: To ensure that the finished appearance of the development blends satisfactorily with its surroundings in accordance with Policy CS17 of the Fareham Borough Core Strategy.

9.No development shall take place until details of the measures to be taken to prevent spoil and mud being deposited on the public highway by vehicles leaving the site during the construction works have been submitted to and approved by the local planning authority in writing. The approved measures shall be fully implemented upon the commencement of development and shall be retained for the duration of construction of the development.

REASON: In the interests of highway safety and the amenity of the area in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

10.No work relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300

Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the local planning authority.

REASON: To protect the amenities of the occupiers of nearby residential properties.

11.No development shall take place until the local planning authority have approved details of how provision is to be made on site for the parking and turning of operatives vehicles and the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the permitted development. The areas and facilities approved in pursuance to this condition shall be made available before construction works commence on site (other than construction of the site access) and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of highway safety; in order to secure the health and wellbeing of the trees and vegetation which are to be retained at the site; and to ensure that the residential amenities of the occupiers of nearby residential properties is maintained during the construction period; in accordance with Policies CS5, CS16 and CS17 of the Fareham Borough Core Strategy.

12.No materials obtained from site clearance or from construction works shall be burnt on the site.

REASON: In the interests of residential amenity in accordance with Policy CS17 of the Fareham Borough Core Strategy.

13.No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied or in accordance with a timetable agreed in writing with the local planning authority and shall thereafter be retained at all times.

REASON: In the interests of residential amenity in accordance with Policy CS17 of the Fareham Borough Core Strategy.

#### Notes for Information

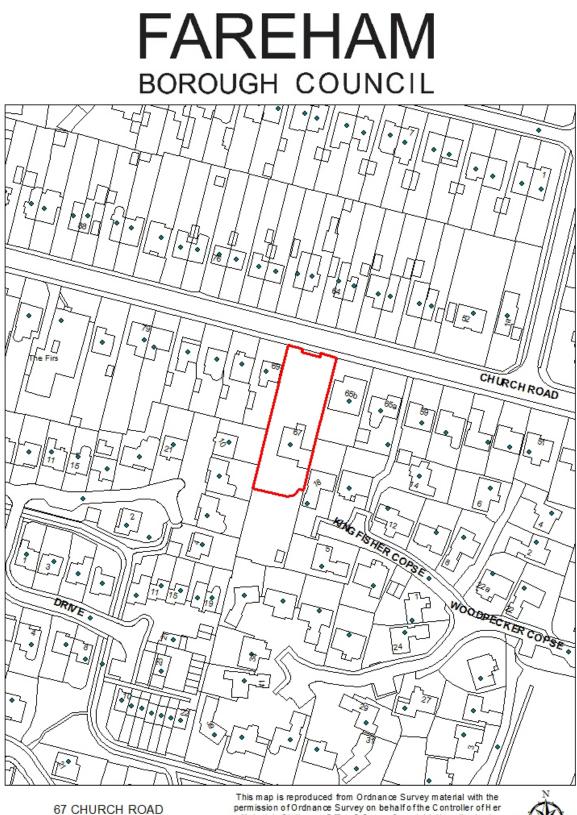
1.(i) Your attention is drawn to the enclosed Warning Notice relating to development not in accordance with approved plans. The protocol for 'Dealing with variations to Planning Permission' is available from the Civic Offices or in the Council's web site www.fareham.gov.uk

(ii) You are also reminded that where a decision contains conditions which are required to be discharged before development commences, to commence development before those conditions are discharged means that the development is not pursuant to the planning permission and is therefore UNAUTHORISED DEVELOPMENT.

2.You are advised to contact Hampshire Highways at roads@hants.gov.uk Tel no 0845 6035633 prior to the commencement of the development.

#### **Background Papers**

P/14/0409/OA; P/15/0168/FP; P/15/0207/FP



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