

P/15/0207/FP

LOCKS HEATH

MR & MRS N WESTBROOK

AGENT: SCANDIA-HUS LTD

ERECTION OF A DETACHED CHALET BUNGALOW STYLE DWELLING WITH GARAGE AND DRIVEWAY

67 CHURCH ROAD - PLOT 4 - LOCKS HEATH FAREHAM HAMPSHIRE SO31 6LS

Report By

Graham Pretty - Direct dial 01329 824665

Introduction

This application is for the rear (south) plot comprising the proposed redevelopment of this site. The principle of the development of this site with a detached bungalow has been established through Outline Planning Permission P/14/0409/OA which also permitted three other plots comprising two semi-detached houses fronting Church Road and a chalet between those houses and the current application site. This application has five letters of representation so that in view of the positive recommendation, Committee determination is sought.

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 southern 28m of the overall site is adjoined by properties accessed from Woodpecker Copse, Kingfisher Copse and Laxton Close.

The east, west and south 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 proposal is for a chalet dwelling with a front attached double garage with access from Church Road shared with the three remaining development plots on the site as a whole.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

Approved SPG/SPD

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

Fareham Borough Local Plan Review

DPS1 - Sustainable Development

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/15/0168/FP 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.

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

Representations

Nine representations have been received from eight households raising the following matters:

- The plans do not relate or conform to the outline planning permission as granted
- The plans as permitted show only an opaque window facing the west boundary this has increased to two windows, a door and patio doors
- The vegetation on the west boundary is insufficient to prevent loss of privacy
- A bungalow would make more sense for the needs of the applicants
- The design is not in keeping with the character of the area
- The residents have been misled
- Loss of privacy from first floor window and balcony
- Ground level of plot is higher than Woodpecker Close resulting in greater loss of privacy
- Proposed driveway needs to be properly supported/retained
- Will there be any lighting to the proposed drive?
- Boundary treatments should be maintained
- Possible disturbance from use of drive
- Will there be any glare from solar/thermal/balcony treatments?
- Possible overshadowing of adjacent properties/gardens

Consultations

Natural England - No Objection

Director of Planning and Development (Ecology) - No objection

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

Planning Considerations - Key Issues

Principle of Development -

The principle of the development of this site has been established through the grant of Outline Planning Permission P/14/0409/OA. Notwithstanding that that permission was in outline, details of the design of the dwelling on this plot were approved. The representations received, in the main, arise from the change in the design of the proposed dwelling from a single storey bungalow, as permitted, to a chalet, as now proposed. For clarity, it is emphasised here that the current application is for full planning permission and is not directly related to the outline permission although that permission has a direct bearing upon the consideration of this proposal in that the principle of the development is no longer an issue only the impacts of the proposed design.

Design -

Representations have criticised the proposed design in general terms. However, the locality is characterised by a wide mix of dwelling designs. Church Road has a mix of traditional and modern bungalows and two storey dwellings; Woodpecker Copse and Kingfisher Copse are primarily two storey dwellings with 'mock' tudor features at first floor of render and timber; Laxton Close comprises modern two storey dwellings.

The approved bungalow was a simple gabled design with a 6m ridge oriented north-south on the plot. The proposed dwelling is more complex in design. The main body of the building is oriented east-west and has a ridge height of 6.5m (0.5m higher than approved) and has 'barn hipped' ends, reducing the overall mass of the roof; there is a gabled single storey wing to the south and first floor accommodation comprising a master suite with first floor gable features in the north and south elevations. The front (north) gable serves only a landing and is screened to the north by the roof of the proposed linked garage. The rear gable comprises an inset balcony so that this is screened on both sides by the walls of the gable structure with the doors to the bedroom being set back from the front of the balcony by 1.2m.

The National Planning Policy Framework urges Local Planning Authorities not to "impose architectural styles or particular tastes" but to rather reinforce local distinctiveness. It is not considered that there is a local distinctive architectural form or therefore that the proposed design is out of keeping or harmful to the established characteristics of the area which are mixed.

Impact on Adjacent Residential Properties -

Representations have raised issues relating the physical impact of the proposed dwelling and to matters of privacy.

Physical impact - As has been pointed out the building is now oriented differently on the plot. For the properties adjacent on Laxton Close this means that the outlook would be to a gable end with barn hip, with a similar but smaller and lower gable with barn hip of the garage to the north, linked by a single storey structure with a ridge height of 3.7m. The building would be set 2.8m from the west boundary, and 13m from the two storey rear elevations of the properties to the rear on Laxton Close. Appendix 6 of the Fareham Borough Local Plan Review offers guidance on the impact of new development upon outlook; it states that a two-storey flank wall containing no windows must be no closer than 12.5m from the rear windows of a dwelling; in this case not only is that distance exceeded but the flank wall of the proposed dwelling is not a full two-storey. The intervening boundary, and therefore ground floor windows, is screened by natural vegetation.

To the south the main rear wall of the proposed dwelling would be 11.5m from the rear (south) boundary with the sitting room projection approx. 8m. The closest property to the south, No.32 Woodpecker Copse, due to its position and orientation would be between 20.5m and 23.5m away. To the east the proposed dwelling would be located approximately opposite the end of Kingfisher Close with the closest dwelling, No.5 being 15.5m away but outlooking only towards part of the end wall of the proposed dwelling and the single storey sitting room wing.

All of these relationships are considered to be acceptable and within normally accepted tolerances and/or as referred to in Appendix 6.

Privacy -

To the south, the main concern raised is in respect of the proposed first floor bedroom window and balcony. As referred to above, the balcony would be located 11.5m from the rear boundary and an average of 22.5m from the nearest neighbouring dwelling due south. Whilst it is noted that there is a change in levels between the application site and the gardens to the south, these distances are considered to be acceptable in accordance with the guidance within Appendix 6 of the Borough Local Plan Review.

The balcony would be recessed with an overhanging roof such that there would be no open view to either east or west. However because of the level change between the site and the southern neighbor it is considered that the balcony would provide for a greater depth of first floor glazing and that this could afford additional opportunities for overlooking of the adjacent properties due south by persons sitting or lying down within the proposed bedroom and on the balcony itself. Despite the prescribed separation distances the presence of the balcony would be likely to result in an increased perception of being overlooked by those in the gardens due south of the proposed dwelling to an unacceptable level.

The applicant has, as a consequence of this concern, agreed to amend the rear elevation of the proposal and omit the balcony. The scheme is now to propose a rear (south) facing dormer window in lieu of the balcony. Given the relative infrequency with which residents would usually stand looking out of bedroom windows and the fact that the rear dormer provides for a window of a fairly typical size for a bedroom the proposal is, when read in conjunction with the separation distances above, considered to be acceptable without significant demonstrable harm to the amenity of the neighbouring dwelling due south of the site.

A neighbour to the west has commented that there are more ground floor windows looking in that direction; notwithstanding the existing screening along that boundary, the approved bungalow was shown with bedroom patio doors, a further bedroom, a bathroom and a kitchen window in that direction whereas the current proposal has a bedroom window, a kitchen door and a bathroom window; lounge patio doors referred to are set back a further 7.7m. To the north there is only a landing facing towards Plot 3 of the development site and this would be obscured by the roof of the proposed garage.

It is considered that the level of overlooking from the proposed dwelling is acceptable and within normal guidelines.

Other Matters -

A number of other issues have been raised concerning:

- overshadowing
- Impact of the drive
- Glare from solar panels and balcony treatment

Overshadowing - the building is located sufficiently far from adjacent properties that overshadowing is not considered to be materially harmful.

Drive - details of the of the construction of the proposed drive have not been submitted at this stage with the exception of the general alignment. It is not expected that there would be any lighting of the drive, although it would be open to a future occupier to do so as with any other residential property. The principle of the access drive as now submitted was established through the grant of the outline planning permission.

Glare - it is proposed within the Design and Access statement that there may be integrated solar panels installed. This is generally in line with the Council's aims of securing energy efficient development. Solar panels are generally 'permitted development' in most cases on residential properties in most cases. It is not considered that their use in this case would be unreasonable.

Conclusion

Whilst outline planning permission was granted for a bungalow on this site, this is not in itself a justification to refuse permission for a different design and in particular a design with some first floor accommodation. It is considered that the design would not give rise to unacceptable loss of privacy or to harm to outlook from neighbouring properties. The design is considered to be acceptable in context.

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 (General Development Procedures) Order 1995 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 and documents:

Location Plan

1693-01a - Site Layout

0299/15 - Hedge Survey Plan

X01 - Proposed Elevations

X02 - Proposed Floor and Roof Plans

Ecological Survey - Roslyne Ecological (Nov.2013)

Hedge Method Statement - N J Trowell (20th February 2015)

Planning Design and Access Statement January 2015

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

3.The dwelling hereby approved shall not be occupied until the approved parking and turning areas (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. The dwelling hereby approved shall not 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. The dwelling hereby approved shall not 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. The dwelling hereby permitted shall not 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 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.

8. 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 of the Fareham Borough Core Strategy.

9. 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 Policy DG4 of the Fareham Borough Local Plan Review.

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 in accordance with Policy CS17 of the Fareham Borough Core Strategy and draft Policy DSP2 of the Fareham Borough Local Plan Part 2: Development Sites and Policies.

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.

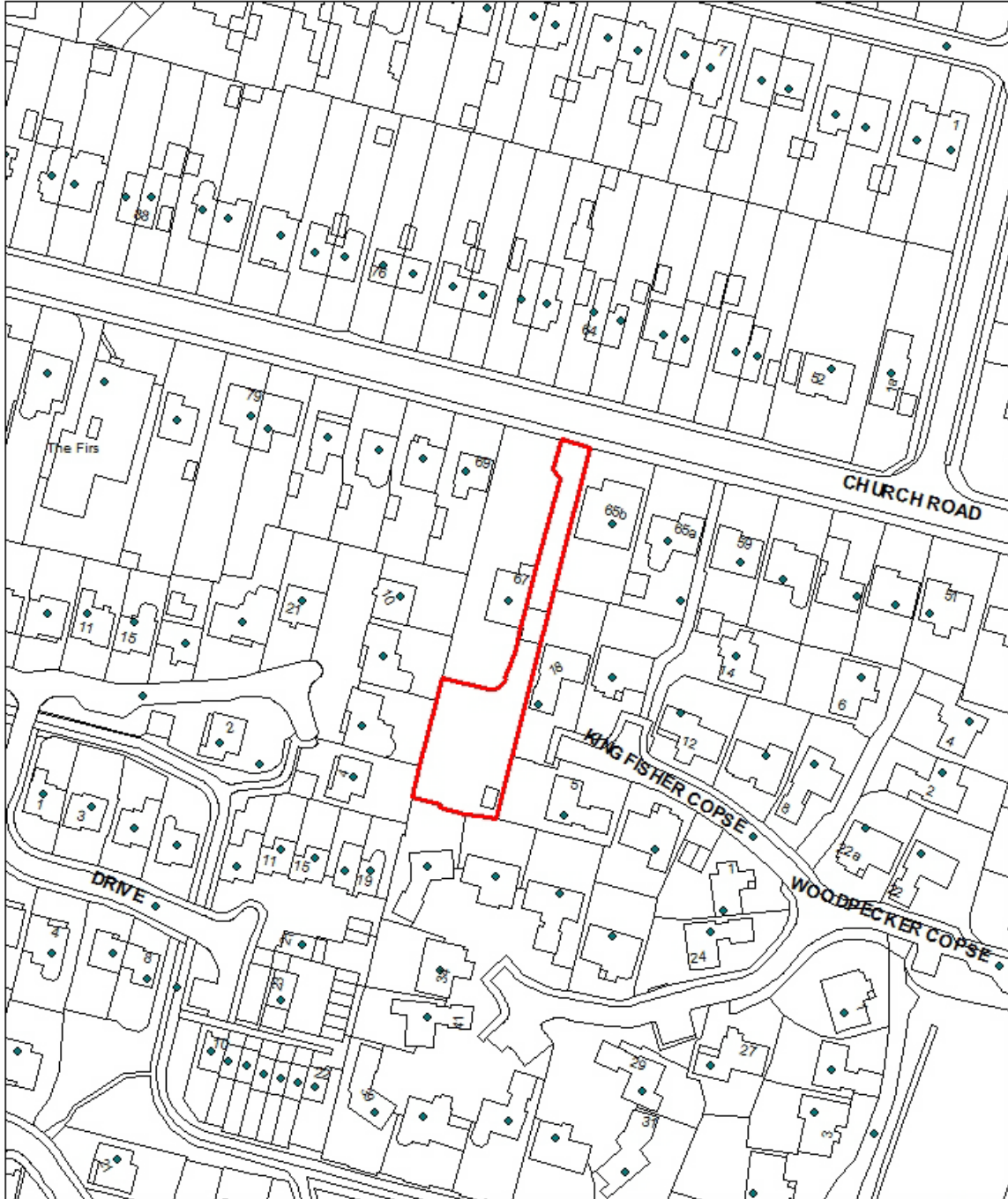
2. You are advised to contact Hampshire Highways at roads@hants.gov.uk Tel no 0845 6035633 prior to the commencement of the development.

Background Papers

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

FAREHAM

BOROUGH COUNCIL



67 CHURCH ROAD
PLOT 4
SCALE: 1:1,250

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