

P/15/0074/VC

FAREHAM NORTH-WEST

MR & MRS A. & B. TRIMMINGS &
J. HIND

AGENT: ROBERT TUTTON
TOWN PLANNING CO

CONSTRUCTION OF ACCESS ROAD (AS A PARTIAL ALTERNATIVE TO PERMISSION
P/13/0059/OA)

80 & 84 FAREHAM PARK ROAD FAREHAM HAMPSHIRE PO15 6LW

Report By

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Site Description

The application site comprises part of the rear garden of 80 Fareham Park Road, a short section of bridleway to the rear of that property and the vehicular entrance to the adjacent property to the north-west, 84 Fareham Park Road (Hope Lodge).

Description of Proposal

At the meeting held on 17th July 2013 members of the Planning Committee resolved to grant outline planning permission at 84 Fareham Park Road for the erection of seven 4-bedroom detached houses, including approval of the means of access to the site and the layout of the development (ref P/13/0059/OA).

This current application seeks permission for the construction of a new access road as a partial alternative to that previously approved scheme.

The access previously approved was an S-shaped service road linking the development site to the top end of Fareham Park Road and using a portion of the rear garden of 80 Fareham Park Road as well as the bridleway.

The new proposal is for an access road crossing the bridleway but maintaining a straighter course through the northern section of the rear garden of no. 80 and joining Fareham Park Road slightly further south of the previously approved junction. The road would be constructed of permeable tarmac. It would feature a raised table at the point where it crosses the bridleway, however this would be constructed so that the table top would be at the same level as the existing bridleway. A new 1.8 metre wide footpath would be provided along the southern side of the access road.

In order to make way for the new access road outbuildings within the rear garden of no. 80 would be removed. The existing hard surfaced parking area to one side of the house would be relocated slightly further southwards along Fareham Park Road with the formation of a new hard surfaced area for two cars. The demolition of the outbuildings and the relocated parking spaces do not in themselves require planning permission.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

<u>P/13/0137/OA</u>	PROPOSED REDEVELOPMENT BY THE ERECTION OF FOURTEEN TWO-BEDROOMED BUNGALOWS FOR OCCUPATION BY ELDERLY PERSONS (OUTLINE).
	REFUSE 19/07/2013
<u>P/13/0059/OA</u>	PROPOSED REDEVELOPMENT BY THE ERECTION OF SEVEN 4-BEDROOMED DETACHED HOUSES (OUTLINE APPLICATION)
	APPROVE 28/10/2014
<u>P/02/0213/LU</u>	Use of Land for the Open Storage of Touring Caravans
	CERT GRANTED 30/05/2002

Representations

Five letters of objection representing residents from six nearby properties have been received with the following points:

On the matter of highway safety:

- The access road would be dangerous to users of the bridlepath including school children, dog walkers and cyclists
- Traffic will be coming from multiple directions into this area at the top of Fareham Park Road
- This is less safe than the previous approved arrangement since it is straight and vehicles are less likely to slow
- The new houses cannot be safely access by Fire appliances, refuse trucks and other large vehicles
- The junction with Fareham Park Road remains too tight for safe negotiation and has restricted lines of sight
- Careful consideration needs to be given to traffic control and parking
- The access road will serve the existing caravan storage facility as well as the new houses
- Parking space for no. 80 will be lost and two replacement spaces is inadequate / vehicles parked in the replacement spaces will obstruct visibility from the new junction

On other matters:

- This will lead to a loss of privacy to properties opposite the new junction
- This will affect the attractiveness of the area
- How will people access the bridleway during construction?
- Why can't the access road be constructed to join Hilson Drive instead?
- It should be made a condition, if approved, that the new access is completed before any construction work starts on site

Forty-two 'reply slips' have also been received in support of the application. The majority of these replies are from people living outside of the immediate surrounding area.

Consultations

Hampshire County Council (Public Rights of Way) -

We have no objection to this proposal for the construction of an alternative access road, on

the understanding that:

- i) the section of Fareham Bridleway no. 82 between Fareham Park Road and the new access road remains unaltered and;
- ii) that the raised table where the road crosses Bridleway 82 remains on the level with the bridleway surface.

Director of Planning & Development (Highways) -

Whereas the permitted access makes use of the existing tortuous entrance arrangement, shared with an existing bridleway, the proposed direct access arrangement, passing through the rear garden of No 80 Fareham Park Road, is designed to an acceptable standard and would allow the bridleway to cross on a raised table feature. The proposed layout would better accommodate the traffic associated with the development and that currently generated by the caravan storage site to the west.

No highway objection is raised to the application subject to conditions.

Director of Planning & Development (Trees) -

No objection to the construction of the access road however this necessitates some tree protection measures in accordance with BS 5837.

Planning Considerations - Key Issues

This application has been submitted as a partial alternative to the previously approved outline permission (reference P/13/0059/OA). Permission is sought only for the construction of a new access road meaning that all other matters previously found to be acceptable, such as the principle of the new seven houses and their layout within the site, are not able to be reconsidered.

Officers consider the proposed road would provide a safe and convenient means of access to the development site. The application has received favourable comments from the Council's Highways Officer and Hampshire County Council (Public Rights of Way). The road would be wide enough to safely accommodate two way traffic. The design and layout of the junction of the new road with Fareham Park Road is appropriate in that it gives adequate space and visibility in either direction for drivers when leaving and entering. The raised table will act to both ensure that the finished level of the bridleway is not altered and to serve as a traffic calming measure to reduce the speed of vehicles at the point where the new road crosses the bridleway.

The proposal would also offer an improved access for users of the caravan storage facility located to the west of the new houses. At present caravans and motorhomes kept at this site use the bridleway between no. 84 and Fareham Park Road for vehicular access. The proposed road would provide a safer point of access and egress with the highway and a route with less potential for conflict with other users of the bridleway.

The rear garden of 80 Fareham Park Road would be reduced in size as a result of the new road being constructed, however it is felt that the remaining amenity space would still be sufficient to meet the needs of the occupiers of that dwelling.

In conclusion, Officers consider that the proposal would provide an appropriate means of

access to the development site and would not be harmful to the safety and convenience of other users of the highway including the bridleway. Subject to planning conditions requiring details of tree protection measures and further details of the construction of the raised table, it is recommended that planning permission could be granted and that the proposal accords with the relevant policies of the adopted local plan.

Recommendation

Subject to the completion of a legal agreement entered into by the applicant to ensure that:

- i) the dwellings permitted through the outline permission reference P/13/0059/OA are not occupied until the access road hereby permitted is constructed and made available for use, and that;
- ii) the access road approved as part of the outline permission reference P/13/0059/OA shall not be constructed in the event that this part-alternative scheme is instead implemented.

PERMISSION (SUBJECT TO THE FOLLOWING CONDITIONS):

1. The development shall begin before the expiration of a period of three years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the approved documents.

REASON: To avoid any doubt over what has been permitted.

3. No development shall take place until a scheme of tree protection, including details of the extent of 'no-dig' areas and cellular confinement systems to be used in the construction of the access road hereby permitted, has been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented before any of the development hereby approved is commenced and any protective fencing or ground protection measures shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site. Within the areas so fenced nothing shall be stored or placed and the ground levels shall not be altered.

REASON: To ensure that trees to be retained are adequately protected from damage to health and stability during the construction of the access road.

4. No development shall take place until details of the construction of the raised table, including appropriate sectional drawings showing the level of the table in relation to the levels of the surrounding land and approaches of the road from both directions, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

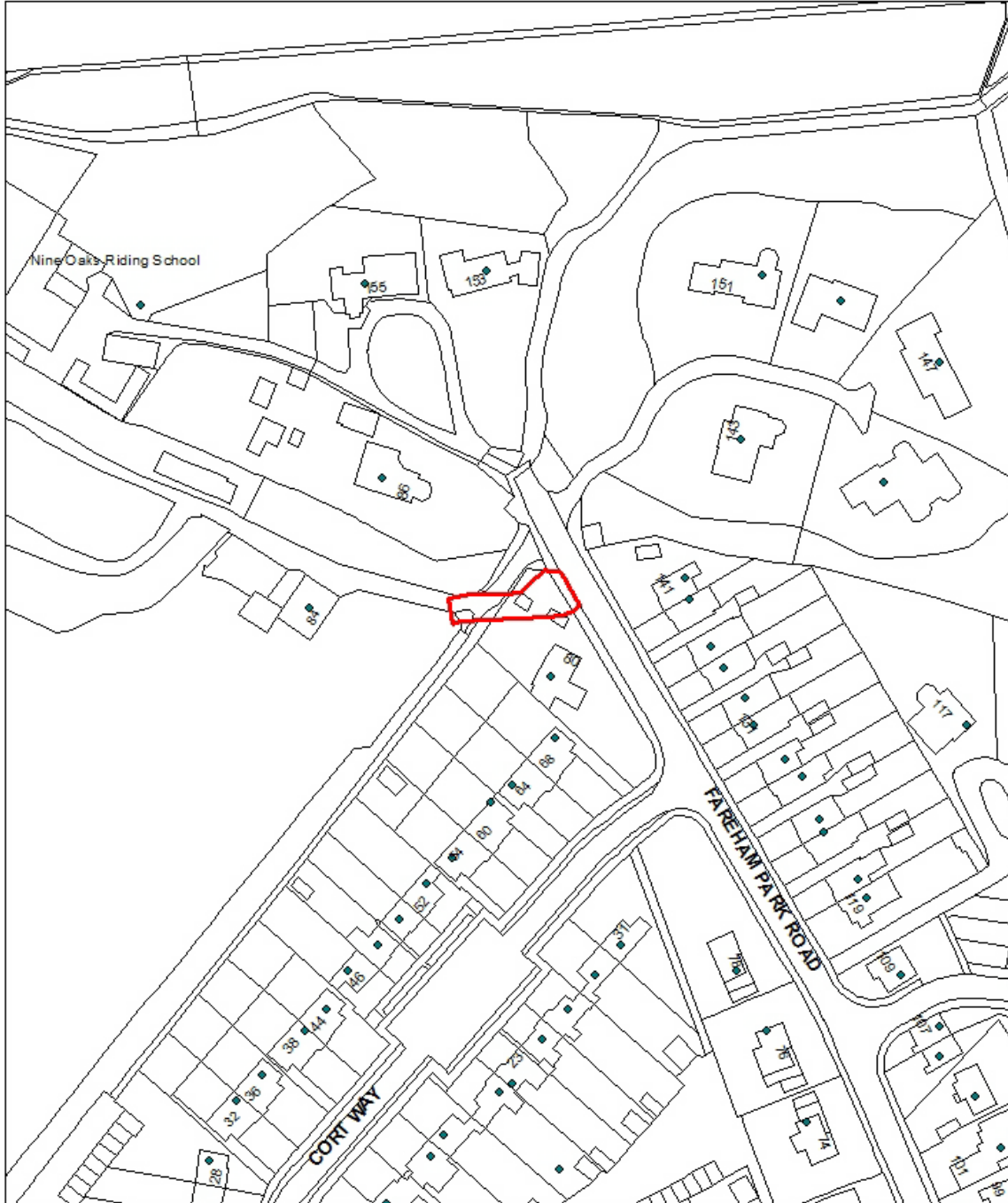
REASON: To ensure the construction of the raised table is appropriate in relation to its function in reducing the speed of vehicles using the access road; in the interests of the safety and convenience of users of the highway, including the bridleway.

Background Papers

P/15/0074/VC; P/13/0059/OA

FAREHAM

BOROUGH COUNCIL



80 & 84 FAREHAM PARK ROAD
SCALE: 1:1,250

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