

**P/12/0927/FP**

**FAREHAM NORTH-WEST**

MASTERS HOMES LTD

AGENT: MASTERS HOMES LTD

ERECTION OF TWO SEMI-DETACHED DWELLINGS (PART ALTERNATIVE TO P/10/0367/FP) INVOLVING INTERNAL & EXTERNAL ALTERATIONS TO FORM FOUR BEDROOMS & AMENDMENTS TO FRONT ELEVATION & ROOF DESIGN

82 HIGHLANDS ROAD FAREHAM PO15 6JE

***Report By***

Susannah Emery Ext 2412

***Site Description***

The application site lies to the north-west side of Highlands Road just to the north of the junction with Gudge Heath Lane.

The application site is located adjacent to the Hill Park Memorial Working Men's Club to the rear of No.82 Highlands Road and is accessed via a private driveway to the north side of this property.

To the rear of the site are the rear gardens of properties on Iron Mill Close.

***Description of Proposal***

Planning permission was granted on appeal in July 2011 (P/10/0367/FP) for the erection of one detached dwelling and one pair of semi-detached dwellings to the rear of 82 Highlands Road. This application seeks an amendment to the internal layout of the semi-detached dwellings to provide an additional bedroom increasing each dwelling from three to four bedrooms. This would also result in minor alterations to the fenestration on the front elevation. The siting and size of the dwellings would remain as per the approved scheme. One additional car parking space would be provided on the driveway to each dwelling.

During construction the roof design of the dwellings has been amended reducing the length of the ridge by 2.7m but maintaining the same overall height. This is due to an error on the original drawing and this application seeks to authorise this amendment.

***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

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

**Approved SPG/SPD**

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

## **Fareham Borough Local Plan Review**

C18 - Protected Species

### ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/07/1141/FP</u></b>	<b>ERECTION OF FOUR HOUSES &amp; FOUR APARTMENTS WITH CAR PARKING, BIN &amp; CYCLE STORES</b> REFUSE 29/10/2007
<b><u>P/09/1105/FP</u></b>	<b>DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO SEMI-DETACHED DWELLINGS AND ONE DETACHED DWELLING WITH ASSOCIATED LANDSCAPING AND ALTERATIONS TO EXISTING DRIVEWAY</b> REFUSE 25/03/2010
<b><u>P/10/0367/FP</u></b>	<b>DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO SEMI-DETACHED DWELLINGS &amp; ONE DETACHED DWELLING WITH ASSOCIATED LANDSCAPING AND ALTERATIONS TO EXISTING DRIVEWAY</b> REFUSE 17/09/2010

### ***Representations***

Four letters have been received objecting on the following grounds;

- The site is already overdeveloped and has an adverse impact on the character of the area
- The application contains contradictory information on the number of car parking spaces proposed
- The proposal will increase the occupancy of the dwellings causing more noise disturbance and overlooking
- Increased traffic movements on driveway to detriment of highway safety close to busy junction
- Increased pressure on drainage system which fails at frequent intervals causing flooding
- This can only mean that the applicant intends to let the properties as social housing which would result in further loss of property value
- The original application was granted on appeal and this seems like a 'back door' method of obtaining what may not have been granted originally

### ***Consultations***

Director of Regulatory Services (Environmental Health) - No objection

Director of Planning and Environment (Highways) - To accommodate the likely parking demand from these larger homes, three car parking spaces for each enlarged house should be provided.

Director of Planning and Environment (Arborist) - No objection

Director of Planning and Environment (Ecologist) - As clearance of the site has already taken place the proposed amendment to the scheme is not significant in terms of ecology.

### ***Planning Considerations - Key Issues***

Development of the site has commenced and the dwellings are now substantially complete

with the hard surfacing and landscaping of the site yet to be carried out.

The planning application which was granted planning permission on appeal was refused by the Local Planning Authority on the grounds that it would result in an undesirable form of backland development out of character with the prevailing pattern of development in the area to the detriment of the visual appearance of the area. It was not considered that the proposal would be detrimental to highway safety or that the proposal would result in the unacceptable overlooking of neighbouring properties although these were issues raised by local residents at the time.

Officers do not consider that the current proposal to increase the number of bedrooms contained within two of the dwellings would result in a significant increase in traffic movements to and from the site to the detriment of highway safety. The relationship and separation distances between the proposed dwellings and the neighbouring properties is not being altered and this was previously considered acceptable in terms of overlooking. Officers do not consider that any slight increase in the number of inhabitants within each property resulting from the additional bedroom would have a significant adverse impact on the privacy of the properties to the rear. It is also not considered that this proposal would result in a significant increase in noise levels to the detriment of residential amenity.

Officers consider the main issue in this case to be whether the dwellings would be provided with sufficient on-site parking. An amended plan has been submitted to demonstrate that the additional car parking required for the increase in bedroom numbers can be accommodated on the site with three spaces provided for each dwelling. Car parking provision would therefore accord with the standards set out within the Council's Residential Car and Cycle Parking Supplementary Planning Document.

The proposed amendment to the roof design is not considered significant and has no detrimental impact on the visual appearance of the dwellings.

The impact of the proposal on the drainage system is not a material planning consideration and this would be covered under the building regulations.

A legal agreement has been sought to secure increased contributions towards public open space and highways infrastructure in accordance with the Council's Open Space SPG and Hampshire County Council Transport Policy.

The proposal complies with the relevant policies of the Fareham Borough Local Plan Review and the Fareham Borough Core Strategy and is considered acceptable.

### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, highway safety or ecology. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

### ***Recommendation***

Subject to the applicant/owner first entering into a planning obligation under Section 106 of

the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site public open space facilities and highway infrastructure by 28 February 2013.

PERMISSION; Materials as agreed, Boundary treatment as agreed, Parking, Works in accordance with ecological mitigation report, No burning on site, Construction hours

OR: In the event that the applicant/owner fails to complete the required Section 106 Agreement by 28 February 2013.

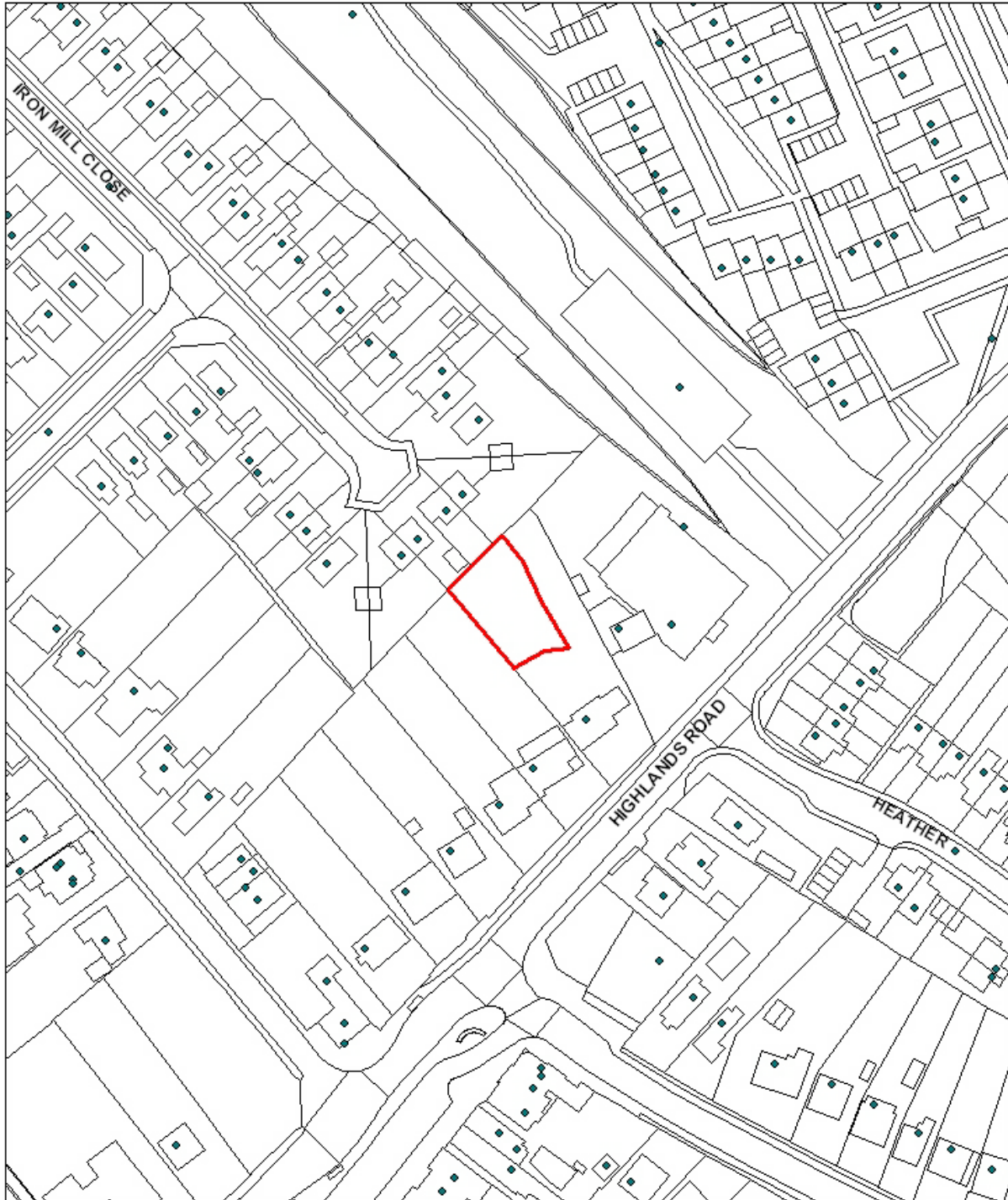
REFUSE: Contrary to Policy; inadequate provision towards public open space and highway infrastructure.

***Background Papers***

P/12/0927/FP; P/10/0367/FP

# FAREHAM

## BOROUGH COUNCIL



82 HIGHLANDS ROAD  
SCALE 1:1250

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