

P/15/0391/FP

PARK GATE

FAREHAM BOROUGH COUNCIL

AGENT: WYG

CONSTRUCTION OF FIVE NEW AFFORDABLE DWELLINGS TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING

123 BRIDGE ROAD SARISBURY GREEN FAREHAM SO31 7HL

Report By

Kim Hayler - Direct Dial 01329 824815

Site Description

The site lies on the southern side of Bridge Road, 50 metres west of its junction with Coldeast Way.

The site currently forms part of the side and rear garden of 123 Bridge Road, a detached two storey dwelling.

The site is adjoined by residential properties in Coldeast Way to the east, Bridge Road and Woodthorpe Gardens to the west and open space to the south.

The application site is linear in its form. It measures around 130 metres (142 yards) in length, and varies from 40 metres (43 yards) in width at its southern end to around 12 metres (13 yards) in width where it abuts Bridge Road.

There are a number of trees within the site covered by a tree protection order (number 307).

The application site is wholly within the designated urban area.

Description of Proposal

The proposed development is for the construction of five affordable two storey houses.

Of the five dwellings, three will be accommodated within a small terrace towards the centre of the site. Each of the units within the terrace will contain two bedrooms. The remaining two dwellings are both detached and each will contain three bedrooms.

Access to the site will be solely from Bridge Road to the east of number 123 Bridge Road.

Policies

The following policies apply to this application:

Adopted Local Plan Part 2: Development Sites and Policies

Policy DSP1: Sustainable Development

Policy DSP2: Environmental Impact

Policy DSP3: Impact on Living Conditions

Policy DSP13: Nature Conservation

Policy DSP15: Recreational Disturbance on the Solent Special Protection Areas (SPA)

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS17 - High Quality Design

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Representations

Nine letters have been received from eight households objecting on the following grounds:

- Objection to Plot 5 (southernmost) on grounds of loss of privacy and outlook
- Loss of trees - more could be retained including T21 (horse chestnut)
- Impact upon wildlife and protected species
- Impact of additional traffic on to Bridge Road (particularly turning right with traffic lights to Coldeast Way) together with contractors vehicles if permission is granted
- Inadequate parking for family homes
- Loss of privacy
- Increased noise and disturbance from use of gardens
- Land should be used as another access to Coldeast development as originally planned
- Plot 5 should be moved further from eastern boundary
- Elderly persons development would be more suitable
- Grey materials do not match the surroundings
- Solar panels should be shown as this may cause glare
- 2.25m high secure fencing should be extended along boundaries with properties on Coldeast Way
- Designs are not high quality and are out of keeping with the area
- Some concerns might be overcome by reducing the development to single storey
- Narrow first floor window on north elevation of Plot 1 is unnecessary
- Boundary to 125 Bridge Road should be a wall not a fence
- How will pedestrian safety be maintained on the 90m driveway?

One letter of support has been received provided that screen fencing is erected along the boundary with 1a Coldeast Way.

Consultations

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

Director of Planning and Development (Arboriculture) - No objections subject to the Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy - Ref 14083-AIAAS 10 December 2014.

Director of Planning and Development (Ecology) - No objection subject to the submission of a dormice strategy.

Planning Considerations - Key Issues

The key issues are:

- Principle of Development
- Character of the Area

- Effect upon nearby residential properties
- Trees
- Highways
- Ecology
- Other Matters

Principle of the Development

The application site is located within the defined Urban Settlement Policy boundary.

The site measures approximately 0.55 hectares (1.2 acres) in area. The developable area of the site is however less than this in light of the presence of protected trees within and adjoining the site.

The development of this land for housing purposes is acceptable in principle.

Character of the Area

The site is within the built up area of Park Gate and is adjoined by residential development comprising properties on Bridge Road, Woodthorpe Gardens and Coldeast Way. The character of the area is predominantly residential so from that perspective the development proposal will be in keeping.

There is a variety of house types and ages within the surrounding area. Whilst individually the units proposed are smaller than many of those nearby, their arrangement along with the fact that they are situated within a large site means that they would not appear out of character. Furthermore the enclosed nature of the site means this new development cannot be readily viewed as part of the broader area.

It is also noteworthy that the site along with the surrounding area is characterised by its mature tree cover. This will be explored further below but notwithstanding the need to undertake some tree removal, a significant number of trees will be retained ensuring that the essential wooded character will be maintained.

Being enclosed by residential development the impact of the development upon public areas will be limited with only the access being evident on to Bridge Road.

The proposal would result in a low density, spacious layout, with dwellings set within a woodland setting.

Concern has been raised by a resident relating to the nature and colour of the materials to be used. The submission has shown brick with grey roof tiles and tile hanging. The final detail of the materials will be subject to a planning condition.

Officers are satisfied that the proposal would not be harmful to the character and appearance of the area.

Effect upon nearby residential properties

Three of the dwellings (Plots 1 - 3) make up a terrace towards the centre of the site. These dwellings will have rear gardens facing west towards the properties in Woodthorpe Gardens.

All three dwellings have been provided with 11 metre deep rear gardens which this Council has historically accepted as the minimum depth for private rear gardens. The rear gardens of the properties in Woodthorpe Gardens are in the region of 25 metres deep which ensures that no material loss of privacy to those properties or their gardens would occur. Similarly the outlook of those properties in Woodthorpe Gardens would not be materially harmed.

The residents of No.125 Bridge Road initially raised an issue about the provision of a first floor bedroom window on the north elevation of Plot 1 which would have obliquely looked towards their garden. This window has since been removed from the proposals.

The front elevations of Plots 1-3 are located 13-14 metres from the eastern boundary of the site, which also forms the back garden boundary of the properties on Coldeast Way. Those properties have garden depths ranging between 14 and 17 metres in depth. The distance between the front of the proposed dwellings and existing properties in Coldeast Way is in excess of 26 metres which is considered acceptable in terms of preserving outlook and privacy. It should also be noted that a line of protected trees runs along the boundary between Plots 1-3 and numbers 2 and 3 Coldeast Way.

Plot 4: This is a detached dwelling located approximately 6.2 metres from the rear boundary of No.4 Coldeast Way. The dwelling has been designed with no first floor openings facing towards No.4 Coldeast Way which is set between 21.5 metres and 23 metres away. This is significantly in excess of the 12.5 metres minimum distance this Authority has historically sought between rear facing windows of existing properties and new two storey flank walls.

Plot 5: This is a similar design to Plot 4 but rotated by 90 degrees so that the flank elevation is facing Plot 4. Following representations from the neighbour on Coldeast Way the dwelling has been moved 2 metres further from the boundary with No.5 Coldeast Way and is now set between 3.8 metres and 4.2 metres from that boundary. The proposed dwelling presents its narrow elevation to No.5 Coldeast Way with only a first floor bathroom window. The dwelling is also set nearer the northern end of the west boundary of No.5 Coldeast Way so that the main body of the outlook from that property is towards the proposed garden of Plot 5. The existing and proposed dwellings are set approximately 17.2 metres apart.

A number of residents have made comments in relation to boundary treatment. As the site abuts a number of garden boundaries, it would be appropriate for the boundary treatment details to be secured through a planning condition once the site has been cleared.

Notwithstanding the objections received, officers are satisfied that the proposal will not materially harm the living conditions of the neighbouring residential properties.

Trees

A number of trees on the site are subject to Tree Preservation Order No.307.

Two of these trees are located on the east boundary of the site adjacent to the veterinary surgery in the north and No.2 Coldeast Way. Both of these trees are to be retained. The remainder of the trees covered by the Order are to the southwest part of the site and are broadly contained within the undeveloped part of the site and to be retained. A small number of protected trees are to be removed however these are young suppressed specimens.

A full tree survey and report has been submitted as part of the application and has been assessed by the Director of Planning and Development (Arboriculture) who has not raised objection. Although the development does necessitate the removal of a number of trees these are mainly outside of the Tree Preservation Order and where, the loss is considered to be an acceptable one.

Highways

A number of representations have referred to the potential highway hazard of the access point on to Bridge Road, located approximately 50 metres west of the traffic light junction with Coldeast Way.

The access would serve six dwellings (the five proposed plus No.123 Bridge Road which is to be retained). Provided that visibility splays of 2.4 metres by 64 metres are provided at the access on to Bridge Road the Director of Planning and Development (Highways) considers that the arrangements are satisfactory.

The layout provides for 11 car parking spaces for the five new dwellings and three for No.123 Bridge Road. The provision meets the requirements of the adopted Residential Car and Cycle Parking Supplementary Planning Document (2009). Adequate passing area would be available at the access point and immediately to the rear of 123 Bridge Road. The layout has also been designed to facilitate refuse collection within the site.

Ecology

The application was supported by a Phase 1 Habitat survey, including surveys relating to bats and reptiles.

There are a small number of young trees that need to be removed, which provide some connectivity between the development site and the larger woodland areas to the south. In light of this the Council's ecologist has agreed with the applicant's ecologist that a dormouse mitigation strategy is to be submitted detailing avoidance measures to ensure no dormice are harmed if they are present on the site. The details of this strategy have been agreed between the relevant ecologists.

The proposal would represent five additional dwellings within 5.6 km of the coastal Special Protection Area (SPA) where Natural England have ruled that all new dwellings in combination have a harmful impact upon the significance of the SPA. New dwellings can however be considered provided that appropriate mitigation is provided. This is achieved via a commuted payment which will be paid by the applicant.

Other Matters

Concern has been raised that solar panels proposed might result in glare. However, Members will be aware that central government allows for the installation of solar panels on all residential properties. Given this and the separation of the proposed dwellings from adjacent properties it is not considered that this is a matter that should influence the decision on this application.

Conclusion

The site is within the built up area of Park Gate where the principle of development is acceptable. The site is of more than adequate size to accommodate the modest level of development proposed and is not widely visible. The layout fully respects the amenities of the residents of adjacent properties. Access and parking are satisfactory and significant areas of trees are retained, safeguarding the established verdant character of the area.

The development proposal is for five affordable houses which will make an important contribution towards providing affordable housing units for which there is a clear need.

Recommendation

PERMISSION subject to the following 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 91 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 Details:

V14031_SX - Topographical Survey

A085795[D]04 revision A - Elevations

A085795[D]08 - Floor plans: Plots 1, 2 & 3

A085795[D]09 - Floor plans: Plots 4 & 5

A085795[D]02 revision A - Site layout: ground floor plan

A085795[D]03 revision A - Site layout: first floor plan

A085795[D]01 - Application site boundary

Design and Access Statement - WYG April 2015

Extended Phase 1 Habitat Survey Report 17 April 2015

Reptile Presence / Likely Absence Survey Report April 2015

Arboricultural Impact Appraisal and Method Statement - Barrell Tree Consultancy (10th December 2014)

14083-BT1 - Tree Constraints Plan

14083-BT2 - Tree Schedule

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

3. No development shall take place until details of the internal finished slab levels of the dwellings in relation to the existing and finished ground levels 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: In order to preserve the amenities of the occupiers of adjoining residential properties.

4. 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.

5. 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.

6. No dwelling shall be occupied until the approved parking and turning areas for that property 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 unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: In the interests of highway safety.

7. No dwelling shall be occupied until the bin/cycle stores have 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 alternatives to the motorcar.

8. No dwelling shall be occupied until details of the access with Bridge Road has been submitted to and approved in writing by the local planning authority. No part of the development shall be occupied until the access has been constructed in accordance with the approved details.

REASON: In the interests of highway safety.

9. No dwelling shall be occupied until 2.4m by 64m visibility splays have been provided at the junction of the site access road with Bridge Road in accordance with the approved details. The visibility splays shall thereafter be kept free of obstruction at all times.

REASON: In the interests of highway safety.

10. The development shall be carried out fully in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy - Ref 14083-AIAAS 10 December 2014.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

11. No development in relation to each dwelling shall take place above damp proof course level until details of all external materials, including windows and doors to be used in the construction of that building have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the finished appearance of the development blends satisfactorily with its surrounds.

12. No hard surfacing shall be laid until details of the materials and finished colour of all hard surfaced areas have been submitted to and approved by the local planning authority in

writing. The development shall be carried out 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.

13. 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.

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

REASON: To protect the amenities of nearby.

15. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order revoking and re-enacting that Order) at no time shall any windows, doors or other openings be inserted at first floor level into the east elevations of Plots 4 and 5 and the north elevation of Plot 1 hereby permitted without the prior written consent of the Local Planning Authority.

REASON: To prevent overlooking and to protect the living conditions of the occupiers of the adjacent properties.

16. None of the dwellings shall be occupied until details of the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved by the local planning authority in writing. None of the units shall be occupied until the boundary treatment relating to them has been erected. The development shall be carried out in accordance with the approved details and the boundary treatment shall thereafter be retained at all times.

REASON: To ensure that adequate screening is provided to the development so as to avoid loss of privacy and overlooking of adjoining properties and to ensure the visual amenities of the area are maintained.

17. The development hereby permitted shall be carried out strictly in accordance with the recommendations set out in the submitted 'Extended Phase 1 Habitat Survey Report' dated 17th April 2015, the 'Reptile Presence/Likely Absence Survey Report' dated April 2015 and the dormice mitigation strategy.

REASON: To ensure that the development is carried out without harm to any protected species that may be found to be present at the site.

18. The dwellings shall achieve an equivalent of Level 4 of the Code for Sustainable Homes. Within six months of the final dwelling being first occupied written confirmation shall be submitted to the local planning authority confirming the dwellings achieve an equivalent of Code Level 4.

REASON: In the interests of reducing energy use and increasing resource efficiency through sustainable methods of construction.

Notes:

1. You are advised to contact Hampshire Highways at roads@hants.gov.uk Tel no 0845

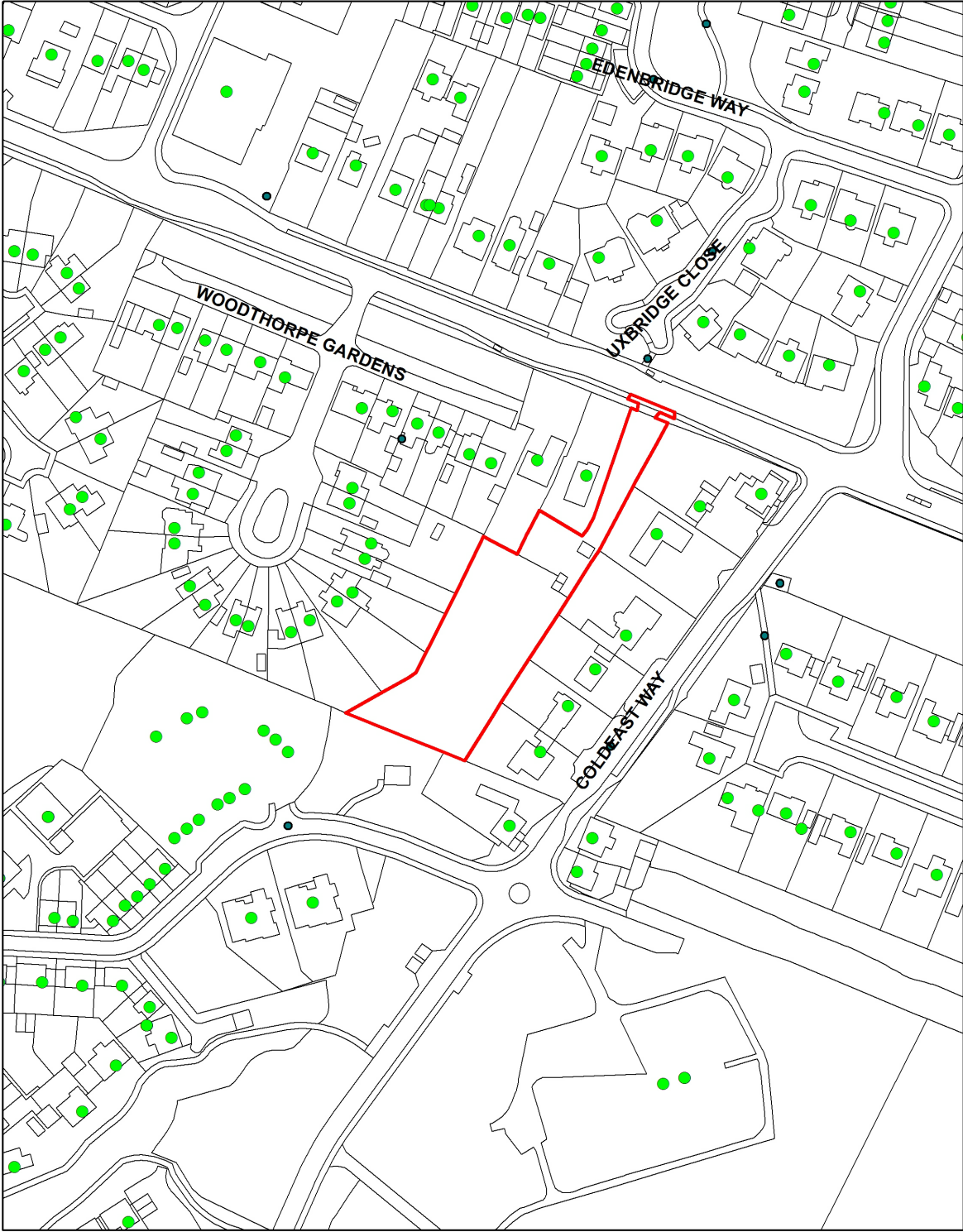
6035633 in relation to the access onto Bridge Road.

2. (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.

FAREHAM

BOROUGH COUNCIL



123 Bridge Road
Scale 1:1250



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