

P/15/0377/FP

MR HOPWOOD

FAREHAM NORTH-WEST

AGENT: ROSENTHAL DESIGN
SERVICES LTD

RETENTION OF A PAIR OF SEMI DETACHED TWO STOREY HOUSES & DETACHED
BIN/CYCLE STORES (ALTERNATIVE TO P/13/0133/FP)

30 FAREHAM PARK ROAD - PLOT 1 & 2 - FAREHAM HAMPSHIRE PO15 6LE

Report By

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Introduction

This application has been called on to the agenda by Councillor Peter Davies. It has been requested that the planning committee give consideration in particular to the impact of the height increase of the dwellings and any highway safety implications as a result of the increase in bedroom numbers.

Site Description

This application relates to a site to the south-west side of Fareham Park Road within the urban area. The site previously formed part of the residential curtilage of No.30 Fareham Park Road which lies on the corner of Nashe Way which is currently being redeveloped. A pair of two storey semi-detached dwellings has recently been constructed on the application site fronting Nashe Way. Each dwelling is served by a private vehicular access and has on-site car parking and an amenity space located to the side of the dwelling.

Description of Proposal

Planning permission was previously granted for the erection of a pair of semi-detached dwellings on the site in 2013. The construction of the dwellings is now complete but it was brought to officers attention by Building Control that a fourth bedroom had been provided within the roofspace of each dwelling which was not shown on the approved plans. During investigations it became apparent that the ridge height of the dwellings had also been increased to gain head height and that pre-commencement planning conditions had not been discharged on the original planning consent.

Retrospective planning permission is therefore sought to retain the dwellings as built. The height of the dwellings has been increased from 7.7 metres to 9.4 metres. A detached bin/cycle store has also been constructed on the frontage of the dwellings which requires planning permission.

Policies

The following policies apply to this application:

Fareham Borough Core Strategy (adopted August 2011)
CS5 - Transport Strategy and Infrastructure
CS17 - High Quality Design

Development Sites and Policies (adopted June 2015)
DSP1 - Sustainable Development
DSP3 - Impact on Living Conditions

Residential Car & Cycle Parking Standards SPD (adopted November 2009)

Relevant Planning History

The following planning history is relevant:

P/13/0133/FP ERECTION OF TWO SEMI-DETACHED DWELLINGS.
APPROVE 17/04/2013

Representations

No comments have been received.

Consultations

Director of Planning & Development (Highways) - No highway objection is raised to this application subject to the eastern access being formed as a footway crossover, to each access being hard-surfaced within 5m of the kerb line of Nashe Way and to the identified parking areas being retained in perpetuity.

Director of Community (Contaminated Land) - No objection subject to condition

Director of Planning & Development (Arborist) - No objection

Planning Considerations - Key Issues

The main issues to be considered in determining this planning application are the visual impact of the proposal on the surrounding area and any highway safety implications.

It is considered by officers that the height increase of the dwellings by 1.7m does not have an unacceptable impact on the visual amenity or character of the area. There is other two storey development within close proximity to the application site which is located to the south-west side of Fareham Park Road leading up to the Nashe Way junction and directly opposite the application site on Nashe Way. Beyond the Nashe Way junction the majority of properties on Fareham Park road are bungalow or chalet bungalow in form so there is much variation in building height within the local area. The dwellings on the application site form part of a transition in building heights between the lower level development on Fareham Park Road and the four storey high large flatted developments immediately to the west of the application site. The erection of the single storey bin/cycle stores on the frontage of the dwellings is not considered to be detrimental to the streetscene.

The proposal results in the enlargement of the dwellings from three to four bedrooms. Each property has three car parking spaces provided on-site which meets the standards set out within the Council's Residential Car and Cycle Parking SPD. A larger dwelling would be expected to generate a higher number of average vehicle movements per day however in this instance it is not considered that this would have a detrimental impact on highway safety. Whilst visibility to the east of the application site is limited by a sharp bend in the road, traffic tends to exit the bend and approach the application site at a slow speed giving drivers time to react to an emerging vehicle or vice versa. A vehicle crossover is required to be provided to serve Plot 2 and the driveways of the dwellings need to be hardsurfaced 5m back from the highway edge to prevent gravel being spread on to the highway. An amended plan has been sought to secure these works.

Recommendation

Subject to receipt of amended plan to show satisfactory vehicular access to the public highway.

PERMISSION; subject to conditions:

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

- i) Proposed Ground Floor Plan - PG No.1
- ii) Proposed First Floor Plan - PG No.2
- iii) Proposed Second Floor Plan - PG No.3
- iv) Site Plan - PG No.4
- v) Proposed Elevations - PG No.5
- vi) Site Location & Site Plan - PG No.6

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

2. The dwellings hereby approved shall not be occupied until the means of vehicular access to each plot 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.

3. The areas shown on the approved site plan (PG No.4) for the parking of vehicles shall 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. Within one month from the date of this decision notice or prior to occupation of the dwellings (whichever is the sooner) the applicant should submit to the Local Planning Authority documentation demonstrating that all asbestos was cleared from site and that soil in the top 600mm is not contaminated with asbestos, this shall include results of at least two soil samples per plot (4 in total), samples should aim to target the original ground at formation level in both the front and rear gardens.

REASON: To ensure that the site is not contaminated.

5. The first floor bathroom windows inserted into the north-west (rear) elevation of the dwellings shall be glazed with obscure glass and be of a non opening design and construction to a height of 1.7 metres above internal finished floor and shall thereafter be retained in that condition at all times.

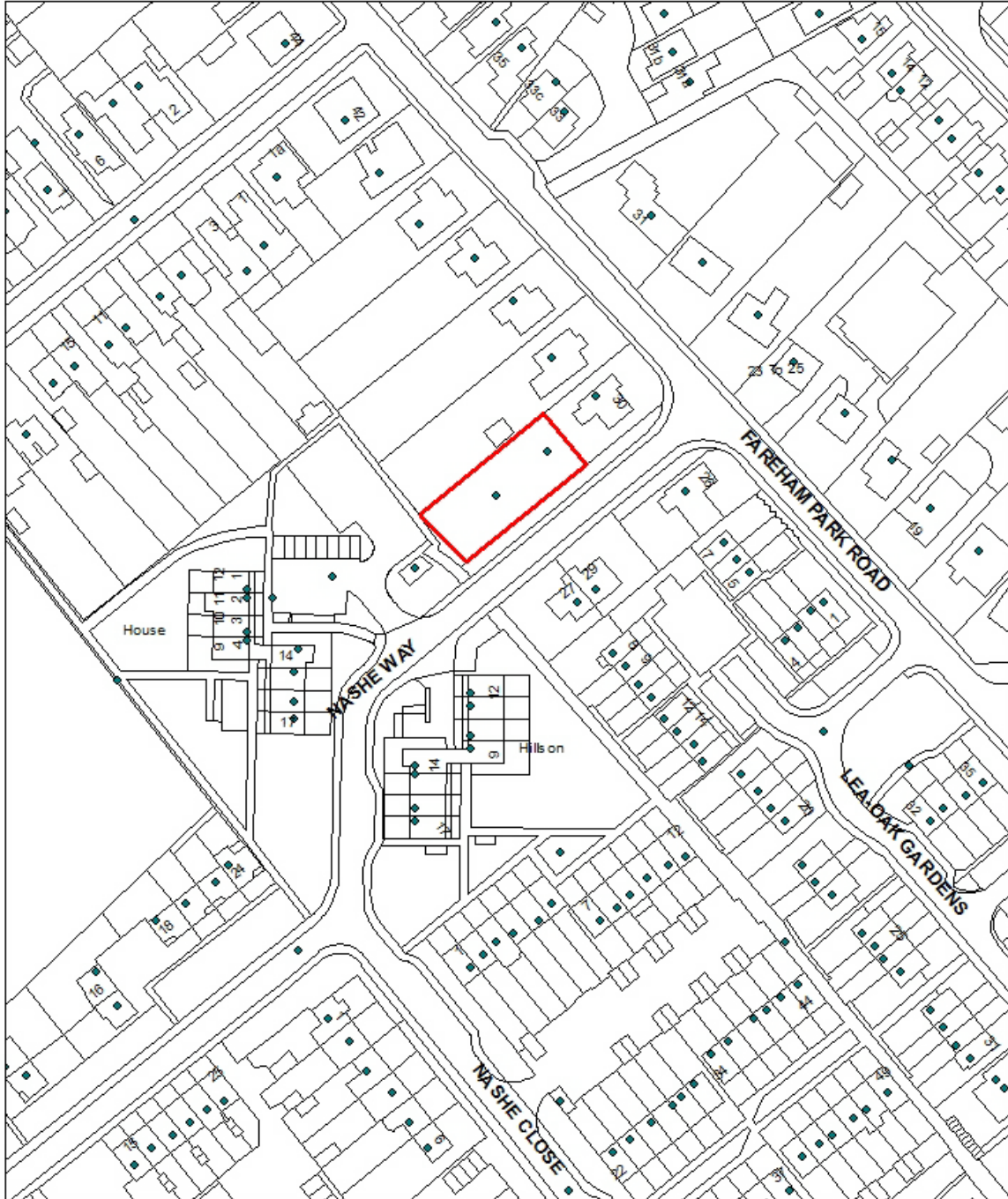
REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

Background Papers

P/13/0133/FP, P/15/0377/FP

FAREHAM

BOROUGH COUNCIL



30 FAREHAM PARK ROAD
SCALE: 1:1,250

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