

P/15/0615/FP

CAPITAL HOMES LTD

PARK GATE

AGENT: DAVID NEWELL
CONSULTANCY LTD

ERECTION OF A DETACHED 4 BED CHALET STYLE DWELLING WITH CARPORT AND PARKING

104 BRIDGE ROAD - LAND TO REAR OF - SARISBURY GREEN FAREHAM SO31 7EP

Report By

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Site Description

The application site comprises the residential curtilage of No.104 Bridge Road which lies to the north of Bridge Road just to the east of Addison Road and the Sarisbury Social Club. The site is currently occupied by a detached two storey dwelling with a generous rear garden. To the eastern side of the dwelling is an access drive which serves two detached chalet bungalows that have been constructed in recent years to the rear of Nos.100-102 Bridge Road. To the north there is a terrace of dwellings backing on the application site. These properties are located on Weybridge Close which forms part of the David Wilson Homes development permitted in 2002. The western boundary is shared in part with No. 106 Bridge Road and also the car park of the social club.

Description of Proposal

Planning permission is sought for the erection of a 4-bed detached chalet bungalow to the rear of the existing dwelling. The dwelling would be accessed via the existing driveway which runs along the eastern boundary and also serves 102, 102a and 102b Bridge Road. The existing access would be widened by 0.5m to 4.1 metres. A single car port and two car parking spaces would be provided on the frontage of the proposed dwelling. A private amenity space measuring 11.2 metres in depth (approx. 154 square metres) would be provided to the rear of the dwelling.

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

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

<u>P/06/1159/FP</u>	Erection of Two Detached Chalet Bungalows and Detached Garage to Existing
	PERMISSION 02/11/2006

Representations

Five letters have been received raising the following objections;

- A substantial detached dwelling on what is a relatively small plot of garden land
- Land to the north of bridge road has already been developed into a housing estate
- Very few properties have developed their backland further and the existing driveway serving 102a and 102b is unique
- Increase in vehicular traffic on driveway causing noise, disturbance and safety concerns
- Loss of parking and turning space for existing properties
- No pavement on access drive
- The widening of the access drive would affect the streetscene and would not be in keeping
- The widening of the drive would encourage use by larger vehicles increasing traffic and noise
- Creating the feel of a 'mini estate'
- Detrimental to enjoyment of rear garden adjacent to access
- Loss of light
- Overlooking to rear and loss of privacy
- Opening up the frontage of the existing dwelling would result in loss of privacy
- Additional bins at the kerbside would be undesirable
- Access should be achieved through the existing plot of No.104
- Disturbance during building works and lorries/building materials on shared drive

Consultations

Director of Planning & Development (Highways) - There is no highway objection to this application subject to conditions.

Director of Planning & Development (Ecologist) - The site comprises the rear garden of the existing property and supports habitats which are typical of this environment. The site is dominated by managed improved grassland which does not support opportunities for protected species and as a result, there are not expected to be any impacts on protected species associated with the proposed development. The applications ecologist has suggested opportunities for ecological enhancement within the development which could be secured by condition. These can include, for example, the incorporation of integral bat boxes into buildings and native and locally appropriate planting as suggested by the Applicant's ecologist.

Director of Community (Environmental Health) - No objection

Planning Considerations - Key Issues

The main issues to be considered in the determination of this planning application are;

- Principle of Development
- Impact on Character of the Area
- Impact on Amenity of Neighbouring Property

- Highways
- Solent Disturbance Mitigation

Principle of Development

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing. The National Planning Policy Framework (NPPF) excludes private residential gardens from being defined as previously developed land but sets out there should be a strong presumption in favour of sustainable development. It is recognized that garden sites can assist in meeting housing needs provided that the proposed development is acceptable in all other respects. The site is located within the defined settlement boundary such that the principle of re-development of the land is acceptable subject to an assessment of the impacts.

Impact on Character of the Area

Planning permission was granted in 2006 for the erection of two chalet bungalows to the rear of Nos.100-102 Bridge Road immediately to the east of the application site. These properties have been constructed and are referred to as 102a and 102b Bridge Road. The proposal would result in the erection of a third dwelling to the rear of No.104 Bridge Road to sit alongside the two existing dwellings. The proposed dwelling would share the existing access from Bridge Road with these properties and also 102 Bridge Road on the frontage. When planning permission was granted for the two chalet bungalows a possible access to the rear garden of No.104 was indicated on the site plan to demonstrate that the development of land to the rear of No.104 at a later date would not be prejudiced.

The existing plot of No.104 is the same depth as the original plots to Nos 100 & 102 so it is considered that the proposed sub-division of the plot would be in keeping with existing development. The design of the dwelling is similar to the existing dwellings and it is intended that the materials would also be similar. The proposed dwelling would be visible from the adjacent social club car park however it would be viewed as part of the comprehensive development of land to the rear of Nos.100-104 Bridge Road with the denser residential development in the backdrop to the north.

It is not considered that the proposal would be detrimental to the character of the area as each dwelling would retain a modest plot so that the development would not appear cramped. Backland development is already characteristic with the area and therefore the proposal is seen as in keeping with existing development to the rear of No.100-102 Bridge Road. The proposed dwelling would have a larger footprint but it would also have a wider plot than the two existing properties so it is considered ample amenity space is provided. It is not considered that the minor widening of the access drive would be detrimental to the appearance of the area or that it would be overly apparent from Bridge Road.

Impact on Amenity of Neighbouring Property

Concerns have been raised that the proposal would result in additional vehicle movements on the access drive and that this would result in increased noise and disturbance. It is not considered that there would be a substantial increase in vehicle movements on the access drive. The occupants of the neighbouring property to the east (No.102) are accustomed to vehicle movements adjacent to the side elevation of their property and along the side garden boundary. The only windows within the side elevation of this dwelling serve a

bathroom at ground and first floor level. It is not considered that the additional vehicle movements associated with one dwelling would be harmful to the living conditions of the occupants of this property.

It is proposed that a temporary access will be constructed through the curtilage of No.104 Bridge Road so that the shared driveway would not be used by construction vehicles. It is inevitable that there will be some disruption to neighbouring properties during construction works but this will serve to reduce any inconvenience to the occupants of the neighbouring properties.

The 1.8m fence which extends from the front of No.104 to the road alongside the access road would be replaced with a new fence which would extend forwards of the dwellings at a height of 1.8m for 9m metres but would then reduce to 0.9m up to Bridge Road to improve visibility. It is not considered that there would be a detrimental loss of privacy to No.102 as a result.

The occupants of the end of terrace property to the north of the application site (No.15) have raised concerns that the proposal would result in overlooking and loss of light. The proposed dwelling would have two bedroom windows at first floor level within the rear elevation. These windows would be in excess of 11.5 metres from the garden boundary of the properties to the rear and 23.5 metres from facing windows. These distances exceed the minimum separation distances which would normally be sought and it is therefore not considered that the proposal would have a detrimental impact in terms of loss of privacy or light.

Highways

The proposed dwelling would be provided with three car parking spaces in accordance with the standards set out within the Council's Residential Car & Cycle Parking SPD. There would be ample space on the shared driveway to turn and leave the site in a forward gear and it would be possible for two way traffic to pass on the access. Visibility along the access road is good and there are no highway safety concerns. It is not considered necessary to provide a pedestrian footpath.

The two existing 4-bed chalet bungalows were originally each provided with one garage and one driveway parking space in accordance with the parking standards at the time. Notwithstanding the approved parking layout the current tenants of No.102a currently park two vehicles in front of their integral garage in a tandem arrangement adjacent to the side garden boundary of No.104 therefore impinging on to the shared driveway. It is understood that the applicant has a right of way over this area to access the application site.

An area for the storage of refuse bins would be provided adjacent to the highway for collection.

Solent Recreation Mitigation Partnership

Through the work of the Solent Recreation Mitigation Partnership (SRMP) it has been concluded that any net increase in residential development will give rise to likely significant effects on the Solent Coastal Special Protection Areas (SPA's), either 'alone' or 'in combination' with other development proposals. In accordance with Policy DSP15 of the adopted Fareham Borough Local Plan Part 2 all development will be required to mitigate the negative impact. This is achieved via a commuted payment which will be secured under

section 111 of the Local Government Act 1972.

Summary

It is considered that the proposal complies with the relevant local plan policies and would not have a detrimental impact on the character of the area, highway safety or the living conditions of adjacent residential properties. The proposal is considered acceptable.

Recommendation

PERMISSION subject to;

i) receipt of a commuted payment towards the Solent Recreation Mitigation Partnership (SRMP);

ii) conditions:

1) No development shall take place until details of the facing and roofing materials to be used in the construction of the dwelling hereby permitted, 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 secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

2) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is first occupied or in accordance with a timetable agreed in writing with the local planning authority and shall thereafter be retained at all times.

REASON: In the interests of the living conditions of neighbouring properties; in the interests of the appearance of the area.

3) No development shall commence until the vehicular access (including widening of the existing access) has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety; in accordance with Policies CS15 and CS17 of the Fareham Borough Core Strategy.

4) The dwelling hereby approved shall not be occupied until the approved parking and turning areas 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; in accordance with Policies CS15 and CS17 of the Fareham Borough Core Strategy.

5) The dwelling hereby approved shall not be occupied until the bin and cycle stores have been made available in accordance with the approved plans. The designated area shall thereafter be kept available and retained at all times for the purpose of bin and cycle storage.

REASON: In the interests of the appearance of the area; in order to facilitate modes of transport alternative to the motorcar; in accordance with Policies CS15 and CS17 of the Fareham Borough Core Strategy.

6) Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

REASON: to enhance biodiversity in accordance with Policy DSP13 of the Fareham Borough Local Plan Part 2.

7) The dwelling shall achieve Level 4 of the Code for Sustainable Homes. The dwelling shall not be occupied until a final code certificate has been issued for it certifying that Level 4 has been achieved unless otherwise first agreed in writing with the local planning authority.

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

8) 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 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 and the living conditions of adjacent residential properties.

9) 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.

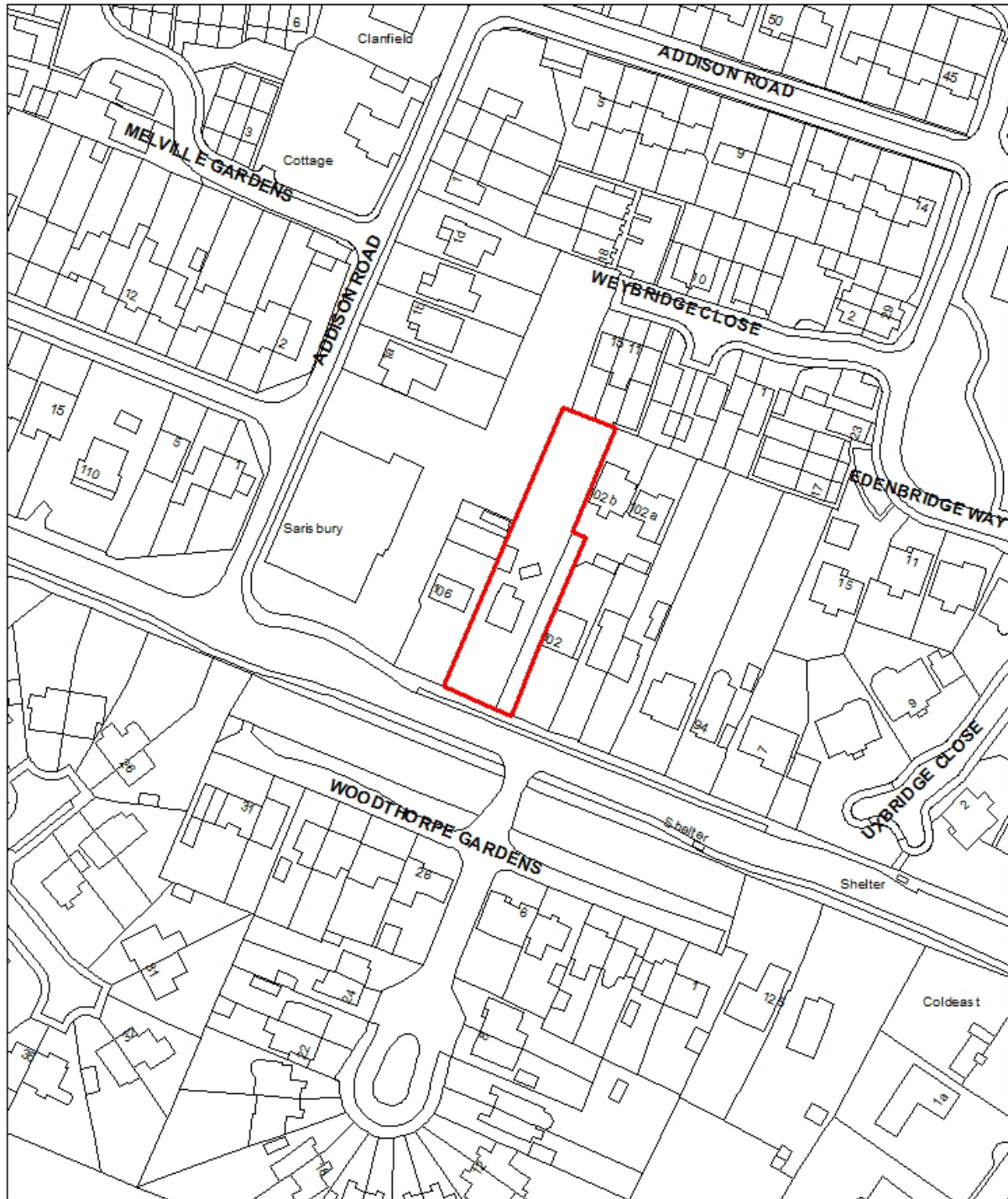
REASON: To protect the living conditions of the occupiers of nearby residential properties.

Background Papers

P/15/0615/PF; P/06/1159/FP

FAREHAM

BOROUGH COUNCIL



104 Bridge Road
Scale 1:1250

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