

**P/13/0060/OA**

MR & MRS A.M.R. HEAD

**TITCHFIELD COMMON**

AGENT: ROBERT TUTTON  
TOWN PLANNING CO

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (OUTLINE APPLICATION).

18 LOCKS HEATH PARK ROAD LOCKS HEATH SOUTHAMPTON SO31 6NB

***Report By***

Susannah Emery Ext 2412

***Site Description***

This application relates to a site within the urban area to the east side of Locks Heath Park Road just to the south of the junction with Summerfields.

The rear of the site, which previously formed part of the residential curtilage to No.18 Locks Heath Park Road, has recently been redeveloped by the erection of two detached chalet bungalows positioned in tandem behind the bungalow on the frontage. These dwellings are accessed via a private driveway which runs adjacent to the southern boundary of the site. The site slopes quite significantly to the rear (east).

The existing bungalow occupies a relatively wide plot with a detached garage positioned to the north. There is a mixture of house types within the surrounding area of a variety of styles and ages.

***Description of Proposal***

Outline planning permission is sought for the demolition of the existing bungalow and the erection of two 3-bed detached dwellings. Access and Layout are to be considered with all other matters reserved.

The dwellings would be sited adjacent to one another on the site frontage. Plot 1 would be the northern plot and this dwelling would utilise the existing vehicular access currently used by the bungalow. Plot 2 would be the southern plot. This dwelling would utilise the private access shared by the two chalet bungalows to the rear. Two car parking spaces would be provided on the frontage for each 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

DG4 - Site Characteristics

CS21 - Protection and Provision of Open Space

### **Approved SPG/SPD**

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

### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

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

The following planning history is relevant:

<b><u>P/09/0876/FP</u></b>	<b>ERECTION OF TWO DETACHED CHALET DWELLINGS, NEW VEHICULAR ACCESS AND PARKING AREA</b>
PERMISSION	09/12/2009

### ***Representations***

The neighbour notification period expires 21 February 2013. At the time of writing this report no letters had been received. Any letters subsequently received will be reported at the committee meeting.

### ***Consultations***

Director of Planning and Environment (Highways) - No objection

Director of Regulatory Services (Environmental Health) - No objection

Southern Water - No objection

Director of Planning and Environment (Arborist) - No objection

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

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

- Principle of Development
- Impact on the Character of the Area & Visual Amenities of the Streetscene
- Impact on the Amenities of Neighbouring Properties
- Highway Safety

#### Principle of Development

The site is located within the urban area where residential infilling, redevelopment and development on neglected and underused land may be permitted, providing it does not adversely affect the character of the surrounding area or amenity of existing residents.

#### Impact on the Character of the Area & Visual Amenities of the Streetscene

The application site and the neighbouring plot to the south (No.14) could be seen as out of keeping with the general pattern of development within the area due to their comparative width and the resultant space about the buildings. The density of development on these two sites is far less than is characteristic of the surrounding area.

Based on the proposed layout officers are of the opinion that two detached dwellings could be accommodated on the site frontage which would be in keeping with surrounding development. A gap of 1.7m would be provided between the two dwellings. There would be a gap of 4.3m between the front corners of Plot 1 and the property to the north which would reduce to 2 metres at the rear. There would be a much larger gap, exceeding 11m, from Plot 2 to the property to the south. It is not considered that the proposed dwellings would appear cramped on the site or that the proposal would represent overdevelopment to the detriment of the visual amenities of the streetscene or character of the area.

### Impact on Amenities of Neighbouring Properties

Plot 1 would sit adjacent to No.20 Locks Heath Park Road to the north. There is a clear glazed door to a kitchen within the side elevation of this dwelling. This room has its main window on the rear (west) elevation and outlook from the door is already partially obstructed by the garage to No.18 which is positioned in close proximity to the boundary. The proposed dwelling on Plot 1 would not extend beyond the rear of the neighbouring property to the north. It is not considered that the proposal would have a detrimental impact on the amenities of the neighbouring property in terms of loss of light and outlook.

The neighbouring property to the south is sited within a large plot and is therefore located a significant distance away and would be separated from the proposed dwellings by the existing access drive. It is not considered that the proposal would have any detrimental impact on this property.

The proposed dwellings would have rear amenity spaces measuring between 11-12.7m in depth. The chalet bungalow to the rear (No.16a) is positioned at a 45 degree angle so that outlook from the rear facing windows of the proposed dwellings would be on to the flank elevation. It is not considered that the proposal would result in the unacceptable overlooking of this property.

### Highways

Plot 1 would use the existing access to the bungalow and Plot 2 would be accessed via the existing private driveway. Car parking would be provided on the frontage of each dwelling in accordance with the Council's Residential Car and Cycle Parking SPD. It is not considered that the proposal would be likely to result in an increase in vehicles being parked on Locks Heath Park Road. The Council's Highways Engineer raises no objection to the proposal which is not considered to be detrimental to highway safety.

### Conclusion

The proposal complies with the Adopted Fareham Borough Core Strategy (2011), the saved policies of the Fareham Borough Local Plan Review (2000) and National Planning Policy Framework and is recommended for approval, subject to conditions and completion of the requisite Section 106 planning obligation.

### ***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, or highway safety. 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;

- i) consideration of any representations received by 21 February 2013
- ii) 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 22 March 2013.

PERMISSION; Reserved Matters, Materials, Hardsurfacing, Boundary Treatment, Parking/Turning, Visibility Splays, Landscaping, Landscaping Implementation, Obscure glaze and fix shut to 1.7m first floor windows (side elevations), Level 4 Code for Sustainable Homes, No burning on site, Construction hours, No burning, Site Operatives

OR: In the event that the applicant/owner fails to complete the required Section 106 Agreement by 22 March 2013.

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

### ***Background Papers***

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### ***Updates***

Four letters have been received objecting on the following grounds;

- Overcrowding
- Increased traffic
- Vehicles parked on the road at school times already restrict access and limit visibility
- Visitors will park on the road
- Garden grabbing
- Surely there is sufficient land in the Borough to make this unnecessary
- The plot will become a small estate of four houses very little garden and no garages
- Overshadowing
- Loss of light and heat to kitchen door within side elevation of No.20
- Increased energy consumption on lighting/heating will incur an additional cost
- The northern boundary line is not accurate and should be the centre of the hedge
- Light reflection from south facing windows
- Overlooking and loss of privacy
- Construction, delivery and contractors vehicles would cause danger to road users and pedestrians
- Profit driven enterprises such as this impinge on the quality of life for many
- Loss of property value

# FAREHAM

## BOROUGH COUNCIL



18 Locks Heath Park Road  
Scale 1:1250

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