

P/15/0654/FP

MS E WALLBRIDGE

LOCKS HEATH

AGENT: ROBERT TUTTON
TOWN PLANNING CONS LTD

ERECTION OF A DETACHED TWO-BEDROOMED BUNGALOW

30 DAISY LANE LOCKS HEATH SOUTHAMPTON HAMPSHIRE SO31 6RA

Report By

Susannah Emery - Direct dial 01329 824526

Introduction

This application is being reported to the planning committee as pre-application advice was given to the applicant in 2011 regarding the proposal which is now contrary to the officers recommendation.

Site Description

The application site lies within the urban area to the south side of Daisy Lane close to the junction with Hunts Pond Road. The site consists of a detached chalet bungalow and its residential curtilage. There is a detached bungalow sited on the rear boundary of the site , No.2 Sunnyside, which is part of a small development of three properties constructed to the rear of Nos.6-10 Church Road.

Description of Proposal

Planning permission is sought for the erection of a detached 2-bed bungalow within the rear garden of No.30 Daisy Lane. Access to the bungalow would be along the eastern side of the existing property. Two car parking spaces would be provided for the proposed dwelling and parking for the existing dwelling would be retained on the frontage. An amenity space measuring 90 square metres would be provided and an amenity space of 134 sq metres would be retained for the existing 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

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

Pre-application advice (Q/0426/11) was given regarding the proposal for the erection of a detached bungalow on this site in 2011. The officer's response states that due to recent residential infilling of back gardens on Daisy Lane and Church Road the pattern of development within the local area is informed by bungalows with small garden areas. It was stated that the principle of residential in-filling on the site may therefore be acceptable in terms of its potential impact on the character of the area.

Notwithstanding, concerns were raised that the proposed siting and orientation of the bungalow would have an adverse impact on the neighbouring property to the south in terms of loss of light, outlook and it was considered that the proposed bungalow would have an overbearing impact on a sole bedroom window within the north elevation of this property. It was highlighted that recent in-filling had been permitted on substantially larger garden curtilages and concerns were raised regarding the limited size of the garden to the proposed dwelling. It was suggested that a scheme incorporating adjacent land at No.134 Hunts Pond Road may be beneficial in terms of providing space to site and orientate dwellings appropriately to one another and provide adequate space around and between existing and proposed dwellings. The conclusion was that subject to all these matters being addressed the Local Planning Authority would be likely to be in a position to support the proposed development.

**P/11/0917/FP PROPOSED LOFT CONVERSION WITH FRONT & REAR DORMERS
AND SINGLE STOREY FRONT & SIDE EXTENSIONS**

APPROVE 13/01/2012

Representations

One letter has been received objecting on the following grounds;

- Two of our bedrooms face north and do not get any sunlight
- During the winter these rooms get damp and require the use of a dehumidifier
- The proximity of the proposed dwelling will affect both properties
- Problems with water drainage already exist due to the ground conditions
- It was thought that the further development of back gardens was to be prevented

Consultations

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

Planning Considerations - Key Issues

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

Principle of Development
Impact on Character of the Area
Impact on Living Conditions of Neighbouring Properties
Highways
Other Matters

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 other planning considerations such as the effect on the character of the area and the living conditions of neighbours.

Whilst the principle of developing garden land within the urban area may be acceptable officers are of the opinion that the application site is fundamentally not of sufficient size to be capable of accommodating an additional dwelling without harming the character of the area or providing adequate separation from neighbouring properties. The response to the pre-application enquiry stated that there were a number of issues to be addressed with regards to the proposal and due to the limitations of the site it is considered that further consideration should have been given to whether this was feasible as in hindsight this does not appear to be the case.

Impact on the Character of the Area

Whilst there has been some residential in-fill development permitted within the vicinity of the application site this has been on larger plots of land. A detached bungalow was permitted (P/07/1548/FP) on appeal to the rear of No.16 Daisy Lane in 2008 which lies to the west of the application site. This plot was originally 8-9 metres deeper than the application site and the footprint of No.16 does not extend as far to the rear as No.30 Daisy Lane so the rear garden originally measured 33m in depth compared to the rear garden of No.30 which measures 24m in depth. There has also been backland development to the rear of Nos.6-18 Church Road to the south of the application site which was permitted by various planning applications between 1998-2008. The original plots to the properties on Church Road were approx. 63m in depth compared to the application site which is approx. 43m in depth.

It is considered that the proposal would represent a cramped form of development which would be detrimental to the character of the area. As such the proposal does not represent a high standard of design and this is evidenced in particular by the plot sizes, the level of site coverage and the relative size of the private gardens to serve both the existing and proposed dwelling, and the proximity of the proposed dwelling to both the existing property and the neighbouring property to the south. The proposal is therefore considered contrary to Policy CS17 of the Fareham Borough Core Strategy which states that development should respond positively to and be respectful of the key characteristics of the area including scale, form and spaciousness.

Impact on Living Conditions of Neighbouring Properties

The neighbouring property to the south (No.2 Sunnyside) of the application site is a detached bungalow which is sited within close proximity to the boundary. There are three windows within the north elevation facing the application site; one of which is a sole bedroom window and the other two are non-habitable rooms. The proposed bungalow would be sited 3m from the bedroom window. In this instance a minimum separation distance of 4m would normally be sought to ensure that the impact on the living conditions of the occupants of the neighbouring property would be acceptable.

Officers do not agree with the applicant's agents view that the standards of outlook and daylight expected for a bedroom should be less than for a day room as they are not customarily used during daylight hours and when they are the curtains are closed.

Bedrooms are considered 'habitable' rooms in which occupants could reasonably be expected to spend a significant amount of time in and in which adequate light and outlook should be provided. This room could also easily be used as a hobby room or study in the future and there is no reason to consider the sole window to it unimportant. From within the bedroom of the neighbouring property it is currently possible to see over the boundary fence as far as the rear of the existing property and it is considered that the erection of the proposed bungalow in such close proximity to this window would have an overbearing impact, detrimental to the light available to and outlook available from this room and the living conditions of the occupants of this property.

Highways

Amendments have been sought to ensure that adequate on-site car parking and turning would be provided for both properties. To improve access to the site it is proposed that the existing access from Daisy lane be widened to 5 metres. The Council's Highway Engineer has raised no objection to the proposal subject to conditions.

Other Matters

Policy DSP15 (Recreational Disturbance on the Solent Protection Areas) of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies explains that planning permission for proposals resulting in a net increase in residential units may be permitted where the 'in combination' effects of recreation on the Special Protection Areas are satisfactorily mitigated through the provision of a financial contribution to the Solent Recreation Mitigation Project (SRMP). The proposal involves a net increase of one residential unit. Had the proposal been found acceptable in all other regards the applicant would have been invited to make a financial contribution through the SRMP. In the absence however of such a contribution or the means to secure one, or the submission of evidence to demonstrate that the 'in combination' effects of the development can be avoided or mitigated in another way, the proposal is held to be contrary to Policy DSP15.

Conclusion

In summary the proposal is considered unacceptable in that the proposed bungalow would result in a cramped form of development which would be detrimental to the character of the area and would not represent a high standard of design. The proposal would have an unacceptable impact on the living conditions of the occupants of the neighbouring property to the south and the proposal fails to mitigate the impact of the development on recreational pressure and habitat disturbance to the Solent Special Protection Areas.

Recommendation

REFUSE;

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and Policies DSP3 and DSP15 of the adopted Fareham Borough Local Plan Part 2: Development Sites & Policies and is unacceptable in that:

i) by virtue of the size of the proposed plots, the extensive level of site coverage and the relative size of the rear gardens to serve both the existing and proposed dwelling, and the proximity of the proposed dwelling to the existing dwelling and the neighbouring dwelling to the south, the proposal would give rise to a cramped form of development harmful to the character of the area and which would fail to respond positively to and be respectful of the

key characteristics of the area including its scale, form and spaciousness;

ii) by virtue of its height, width, bulk and proximity to the southern site boundary, the proposed dwelling would restrict the light to and outlook from the bedroom window in the northern elevation of the neighbouring property 2 Sunnyside (Church Road) to the detriment of the living conditions of the occupants of that property;

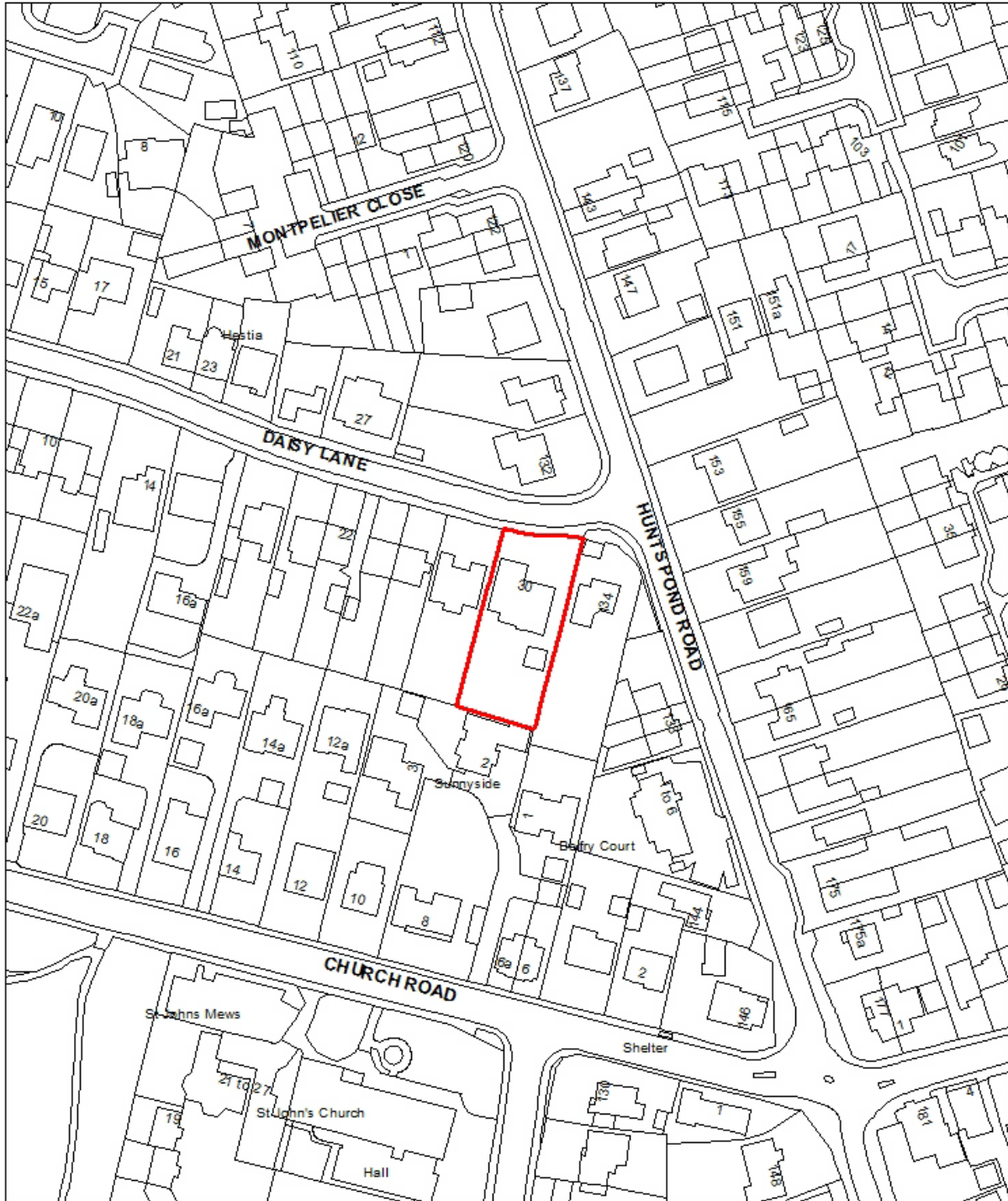
iii) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed net increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.

Background Papers

P/15/0654/FP

FAREHAM

BOROUGH COUNCIL



30 Daisy Lane
Scale 1:1250

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