

P/15/0720/RM

MR & MRS P. CARDRICK

STUBBINGTON

AGENT: ROBERT TUTTON
TOWN PLANNING CO

ERECTION OF DETACHED DWELLING & GARAGE (RESERVED MATTERS APPLICATION TO P/12/0965/OA FOR APPEARANCE, LANDSCAPING, LAYOUT & SCALE)

122 MAYS LANE - LAND ADJACENT FAREHAM HAMPSHIRE PO14 2ED

Report By

Susannah Emery Direct Dial - 01329 824526

Introduction

For the reasons set out below Officers consider the scheme to be acceptable. In light of the design and scale of the new dwelling at this prominent location on the entrance to Stubbington Village, Officers consulted with Ward Members before granting planning permission under their delegated powers. Councillor Wood requested that Officers did not exercise their delegated powers in this instance but reported the matter to the Planning Committee for decision.

Site Description

This application relates to a site to the east of Mays Lane close to the northern edge of the settlement of Stubbington. The site is located within the countryside on the edge of the urban area which is demarked by the access track which runs along the southern boundary of the site and serves the nursery to the rear. The site is bound by mature trees and vegetation to the south and west. The site previously formed part of the residential curtilage of No.122 Mays Lane but has now been segregated by the erection of a boundary fence. Access to the site is via the existing driveway to No.122 Mays Lane.

Description of Proposal

Outline planning permission (P/04/0292/OA) was originally granted on appeal for the erection of a detached dwelling on the site in 2005. This application was not implemented and a subsequent application in 2008 (P/08/1079/OA) granted a longer period of time to implement the permission. A reserved matters application to P/08/1079/OA was refused in 2011 (P/11/0654/RM). A further outline application (P/12/0965/OA) was permitted in 2013 to again extend the time frame for implementing the development.

This application is made in respect of the reserved matters, pursuant to the outline approval P/12/0965/OA. The only matters approved by the outline approval were access and layout, the applicant now seeks approval for the appearance, landscaping, and scale with an amendment to the layout.

The proposed dwelling is a detached two storey dwelling of contemporary design and appearance. The sloping roof is at its highest point at the south-west corner of the building which is designed as the focal point of the building with a curving wall and balcony feature drawing attention to the front entrance. An element of accommodation is included at third floor level to provide attic storage. The materials of construction would be white render with dark grey cladding panels to the walls, a 'standing seam' zinc roof and colour coated aluminium window frames in grey. A minimum of three off-street parking spaces would be provided to serve the new development and a detached double garage is also proposed on

the frontage.

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

CS11 - Development in Portchester, Stubbington and Hill Head

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Impact on living conditions

DSP6 - New residential development outside of the defined urban settlement boundaries

Relevant Planning History

The following planning history is relevant:

<u>P/12/0965/OA</u>	ERECTION OF DETACHED DWELLING AND GARAGE.
	APPROVE 22/03/2013
<u>P/11/0654/RM</u>	ERECTION OF DETACHED DWELLING AND GARAGE
	REFUSE 08/11/2011
<u>P/08/1079/OA</u>	ERECTION OF DETACHED DWELLING AND GARAGE (OUTLINE APPLICATION)
	PERMISSION 07/11/2008
<u>P/04/0292/OA</u>	Erection of Dwelling & Garage (Outline Application)
	REFUSE 15/04/2004

Representations

One letter has been received objecting on the following grounds;

- The size and bulk is overpowering for the proposed plot
- The floor area of the dwelling is at least 50% bigger than the granted outline application
- The style and look of the building is not in keeping and it would stand out like a sore thumb
- The dwelling should blend with its surroundings
- Flood risk and increased site levels
- The site is lower than adjacent land and has always been an area for run-off
- Raising ground levels will give rise to serious flooding

Consultations

Director of Planning & Development (Highways) - No objection

Director of Planning & Development (Arborist) - There are no arboricultural grounds for refusal and I therefore raise no objections to the proposed erection of a detached dwelling and garage, subject to the provisions and recommendations in the Phillip Ellis tree report and method statement.

Planning Considerations - Key Issues

Principle of Development

The principle of developing this site was established by the appeal allowed in 2005. It was considered that despite being located within the countryside, where new residential development would generally be resisted, the site would be suitable for frontage in-fill in accordance with local plan policy and the erection of a detached dwelling would not be harmful to the character of the area. In this respect the proposal is seen to accord with Policy DSP6 of the Fareham Borough Local Plan Part 2: Development Sites & Policies which sets out the criteria under which frontage in-fill within the countryside may be considered acceptable.

The outline application (P/12/0965/OA) to which this reserved matters application relates established the means of access to the site utilising the existing access serving No.122 Mays Lane. The approved layout includes a smaller dwelling with a rectangular footprint measuring 10m in depth and 8m in width. Whilst the reserved matters application is for a larger footprint it is not considered that the increase is so great as to be unacceptable and this increase is largely focused to the south side of the dwelling with a single storey addition to the rear.

Impact on Character of the Area

The surrounding area consists of detached houses in a variety of styles including both two storey and single storey properties. The proposed dwelling would have the closest relationship with No.122 Mays Lane which has recently been renovated and extended and consists of a large two storey family home set within a spacious plot which is finished in a light render with a slate roof.

The proposed dwelling is of modern design and utilises some alternative materials to those used on adjacent properties however officers do not consider that this would be harmful. The height of the proposed dwelling would be comparable to No.122 Mays Lane and the footprint of the dwelling would be smaller. It is considered that the proposal respects the general building line along Mays Lane and the site is well screened by a 2.5m wall along the front (west) boundary and tree screening to the western and southern boundaries. It has been clarified that those trees on site which have been assessed worthy of retention can be adequately protected during the development and reinforcement hedgerow planting is also proposed along the southern boundary.

The siting of the proposed garage was approved at outline stage and this would not be prominent within the streetscene due to the height of the front boundary wall.

Impact on Amenities of Neighbouring Property

The previous reserved matters application (P/11/0654/RM) was refused on several grounds including the impact of the proposal on the neighbouring property at No.122 Mays Lane. This application has greatly reduced the depth of the proposed dwelling adjacent to the neighbouring property. The refused application was for a dwelling measuring 19.5m in depth at full two storey height and the current application is for a dwelling measuring 13.3 metres in depth at ground floor level and 9.8m in depth at first floor level. This reduction in depth has served to greatly reduce the bulk of the northern flank wall of the dwelling which would be visible from the neighbouring property.

The dwelling would be sited in excess of 6m from the south elevation of the neighbour's property in which there is a secondary lounge window. The first floor windows proposed within the north elevation would be conditioned to be obscure glazed and fixed shut to 1.7m above floor level to prevent overlooking. It is not considered that the proposal would have a detrimental impact on the living conditions of the neighbouring property in terms of loss of light, outlook or privacy.

Other Matters

Concerns have been raised by the occupants of the neighbouring property regarding the potential for this proposal to exacerbate issues with flooding currently experienced on the site and adjoining land due to the ground conditions. It is proposed that planning conditions be imposed to secure further details of any proposed levels changes and surface water drainage works. The applicant's agent has advised that an engineer will be consulted to provide an appropriate scheme.

It is proposed to triple-glaze the windows of the dwelling to limit any disturbance to occupants of the dwelling from road noise. This addresses a previous reason for refusal attached to P/11/0654/RM.

Summary

The proposed dwelling is considered to respect the siting indicated on the outline approval which was last granted in 2013 but which historically dates back to 2004. The scale of the dwelling is considered appropriate to the site and also in keeping with neighbouring properties. The dwelling's modern design is not considered harmful given the variation in the style and design of properties that exists in the surrounding area. The existing and proposed screening to the site also ensures that the dwelling would not be overly prominent within the streetscene. The proposed dwelling would have no detrimental impact on the living conditions of its closest neighbour, No.122 Mays Lane.

The proposals accords with Policies CS2, CS5, CS6, CS11, CS15 & CS17 of the adopted Fareham Borough Core Strategy and Policies DSP3 and DSP6 of the adopted Fareham Local Plan Part 2: Development Sites and Policies and is considered acceptable.

Recommendation

APPROVE: subject to conditions

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

- i) Site Location Plan & Block Plan - drwg No. 3092/35A
- ii) Site Layout, Sections and Floor Plans - drwg No. 3092/36A
- iii) Proposed Elevations - drwg No. 3092/37
- iv) Proposed Elevations, Street & Garage - drwg No. 3092/38
- v) Streetscene - drwg No. 3092/39
- vi) Landscaping Plan - drwg No. LP/ML/211/PJE & Planting Schedule

REASON: To avoid any doubt over what has been permitted.

2. The development shall be undertaken in accordance with the provisions and recommendations set out in the Arboricultural Method Statement and Tree Protection Plan (Phillip Ellis) unless otherwise first agreed with the Local Planning Authority in writing.

REASON: In the interests of the appearance of the area; 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.

3. No development shall take place until details of the internal finished floor levels of the dwelling in relation to the existing and finished ground levels 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 safeguard the character/appearance of the area to protect the amenities of nearby residential properties; in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

4. No development shall take place until details of a surface water drainage system have been submitted to and approved by the local planning authority in writing. The details submitted shall propose a system designed to direct surface water within the site to an area where it can be satisfactorily disposed of, shall take account of the site's existing ground conditions and levels and the proposed layout of development on the site, and shall set out a maintenance schedule for the system. The approved drainage system shall be installed prior to the dwelling hereby permitted being occupied and shall be retained thereafter and maintained in accordance with the agreed maintenance schedule.

REASON: To ensure measures are provided for the satisfactory disposal of surface water.

5. The first floor windows proposed to be inserted into the north elevation 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.

6. The dwelling hereby permitted shall achieve an equivalent standard of water and energy efficiency to Level 4 of the Code for Sustainable Homes unless otherwise agreed in writing by the local planning authority.

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

7. The roof area over the single storey element of the dwelling identified as 'media room' on the approved floor plans shall not be used as a balcony, terrace or veranda until details of a solid or opaque privacy screen no less than 1.8 metres in height and designed to prevent views into the adjacent property 122 Mays Lane have been submitted to and approved by the local planning authority in writing. The approved privacy screen shall be installed before the roof area is first brought into use as a balcony, terrace or veranda and thereafter retained at all times unless otherwise agreed in writing by the local planning authority.

REASON: To prevent overlooking and to protect the privacy of neighbours living in the adjacent property.

Further Information

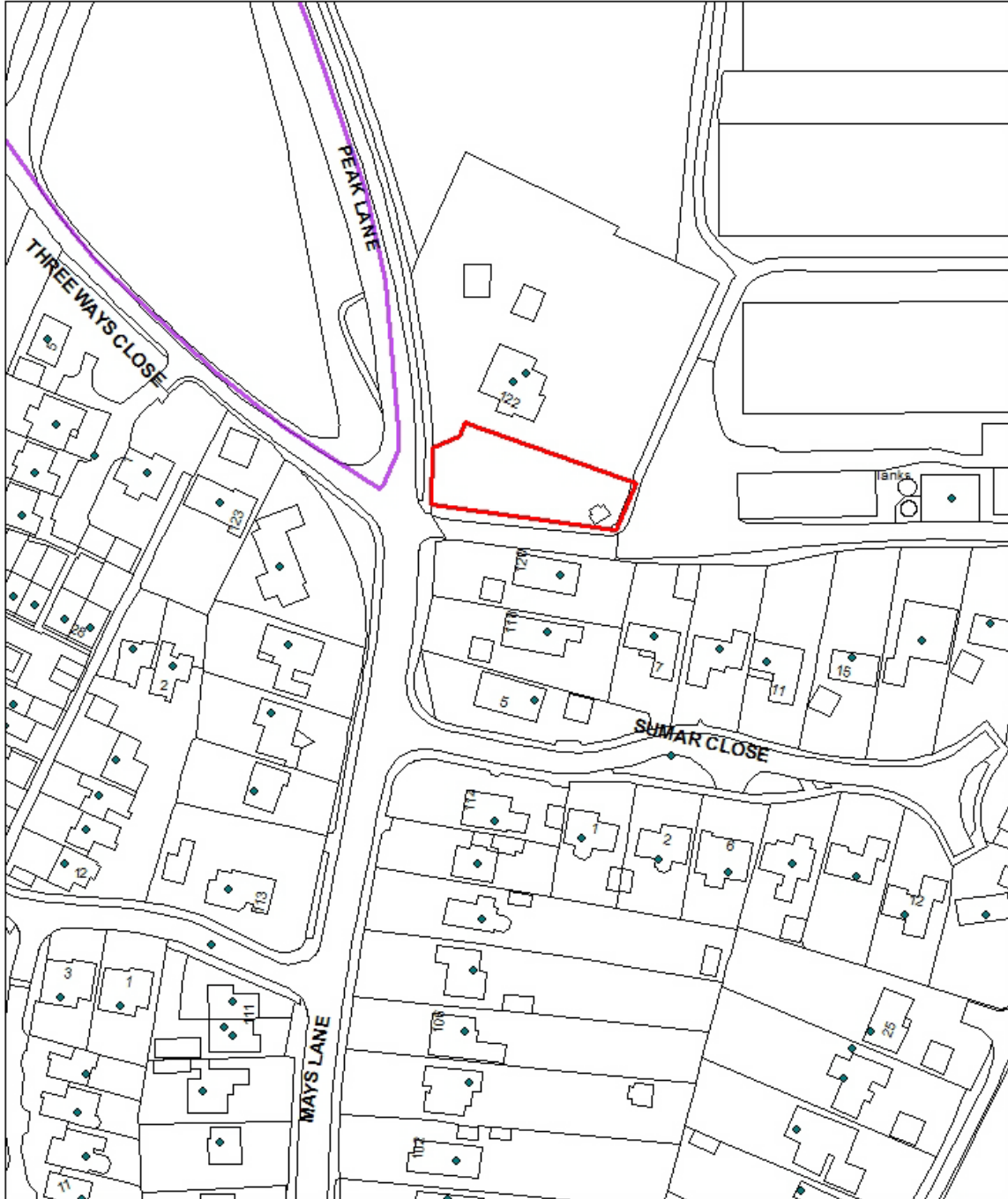
1. You are advised that there are also a number of conditions relating to the outline consent P/12/0965/OA which require discharging prior to the commencement of development.

Background Papers

P/15/0720/RM; P/12/0965/OA; P/11/0654/RM; P/08/1079/OA; P/04/0292/OA

FAREHAM

BOROUGH COUNCIL



122 MAYS LANE
SCALE: 1:1,250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2015

