

P/15/1040/FP

LOCKS HEATH

B R BUILDING SERVICES
SOUTHERN LTD

AGENT: DAVID NEWELL
CONSULTANCY LTD

ERECTION OF A THREE BED DETACHED DWELLING WITH PARKING FOLLOWING
DEMOLITION OF SINGLE STOREY SIDE EXTENSION

3 DAISY LANE LOCKS HEATH SOUTHAMPTON HAMPSHIRE SO31 6RA

Report By

Susannah Emery - Direct dial 01329 824526

Site Description

This application relates to a site within the urban area to the north side of Daisy Lane. The site lies just to the east of the junction with Lodge Road. The site is currently occupied by a semi-detached two storey 'cottage-style' dwelling with parking and amenity space to the side and rear. The adjoining property (No.1 Daisy Lane) has been renovated and extended in recent years.

Description of Proposal

Planning permission is sought for the erection of a two storey 3-bed detached dwelling to the eastern side of the existing dwelling following demolition of an existing single storey side extension. The frontage of this site is currently a vehicle hardstanding providing parking for No.3 Daisy Lane and the rear of the site forms part of the private amenity space to the existing dwelling. Replacement car parking is proposed to the side of No.3 Daisy Lane with two additional parking spaces provided on the frontage of the proposed 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

CS20 - Infrastructure and Development Contributions

Development Sites and Policies

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP13 - Nature Conservation

Relevant Planning History

Pre-application advice (Q/0173/15) was given by officers regarding this proposal in June 2015. It was advised that following a number of amendments to improve the scheme that a favourable recommendation would be likely to be forthcoming.

Representations

Ten letters have been received objecting on the following grounds;

- Proposed dwelling extends further to the rear than neighbouring properties
- Front of the proposed dwelling is not in line with No.5 Daisy Lane
- Cramped development out of character/keeping with the area
- Too close to neighbouring properties
- Out of proportion to neighbouring properties
- Extension to existing property would be more in keeping
- Loss of light and privacy
- Loss of views
- Smoke and pollution from chimney
- Ecology report contains inaccuracies regarding location of closest nature reserve
- Four healthy trees removed from site prior to submission
- Urban sprawl and concrete jungle effect apparent in Daisy Lane as trees are removed wantonly
- Mature replacement trees should be planted
- Biodiversity being eroded
- Tandem parking would be foolish
- Cars parked on driveway unable to open doors
- High levels of on-street parking already occur and this would exacerbate the situation close to the junction
- Vehicles parked on-street restrict access for emergency services
- Other proposals for in-fill development have been refused locally
- Location of bin storage area will cause nuisance from smells
- Is this necessary with other housing development taking place in Fareham?

Consultations

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

Director of Planning & Regulation (Ecology) - No objection. The development site comprises a single storey extension and the rear garden of the existing property and supports habitats which are typical of this environment. The extension has been assessed for its potential to support roosting bats. The extension is in fair condition and though a small number of potential bat access/egress and roosting features were identified, these were found to be heavily cobwebbed with no evidence of past or present use. As a result, there is considered to be no reasonable likelihood of impacts on bats associated with the development. 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 Applicant's ecologist has sensibly recommended the clearance of trees outside of the breeding birds season (March to August, inclusive) or precommencement checks if this period cannot be avoided. This will ensure that breeding birds are not impacted by the development. The applications ecologist has suggested opportunities for ecological enhancement within the development. A planning condition could require the applicant to incorporate features into the development that would contribute to biodiversity. 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.

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/ Visual Appearance of Streetscene
- Impact on Amenity of Neighbouring Property
- Highways
- Ecology/Trees
- 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/ Visual Appearance of Streetscene

The existing property is unusual in that it has a large area of land to the side which is not a characteristic feature of Daisy Lane. Following removal of the existing single storey extension the proposed dwelling would be sited 3.7 metres from the side flank wall of No.3 Daisy Lane and 2 metres from the side flank wall of No.5 Daisy Lane. The streetscene drawing illustrates that the proposed dwelling would not appear cramped on the site and that reasonable gaps would be retained between neighbouring properties which in officers opinion would be in keeping with the surrounding area. It is considered that the plot sizes would be comparable to neighbouring properties and the subdivision of the plot would not be harmful to the character of the area.

During pre-application discussions concerns were raised about the level of hardsurfacing on the frontage of the proposed dwelling. Areas of landscaping have therefore been incorporated on the frontage of both properties to soften the appearance of parked vehicle's. This has resulted in the proposed dwelling being set back 1 metre behind No.5 Daisy Lane however No.3 Daisy Lane is sited much closer to the road and there is variation in the building line along Daisy Lane so this is not seen as harmful to the streetscene.

Impact on Amenity of Neighbouring Properties

Concerns have been raised that the proposal would result in loss of privacy. The rear garden of the proposed dwelling would measure 16 metres in length and therefore it is not considered that the proposal would result in overlooking of the properties to the rear. A minimum garden length of 11m would normally be sought in the interest of privacy and to ensure that sufficient amenity space is provided. In terms of overlooking of the neighbouring properties on either side there would be oblique views from the first floor windows of the proposed dwelling into adjacent garden areas however this is typical within built up urban areas where houses are positioned close together and this is not considered to be harmful to privacy. The first floor bathroom window proposed within the side elevation would be conditioned to be obscure glazed and fixed shut to 1.7m above floor level.

The proposed dwelling would extend 2.2 metres to the rear of the existing property and

No.1 Daisy Lane and 2.2 metres to the rear of No.5 Daisy Lane. In light of the separation distances between the proposed dwelling and the neighbouring properties a line drawn at a 45 degree line from the centre of the nearest windows within the those properties would not be breached by the proposed dwelling. It is therefore not considered that the proposal would have a detrimental impact in terms of loss of light or outlook. Loss of view is not a material planning consideration.

The allocated bin storage area has been relocated away from the boundary with No.5 however any occupant(s) of the proposed dwelling would have the discretion to keep their bins in an alternative location if desired. It is not considered that the presence of the chimney would result in a significant level of smoke or pollution and it is common for a residential property to have this feature.

Highways

The proposal makes adequate provision on site for the parking of two vehicles for each dwelling. The existing dwelling would be reduced from a 3-bed to a 2-bed property and the proposed dwelling would be a 3-bed property. The parking provision is therefore in accordance with the standards set out within the Council's Residential Car & Cycle Parking SPD. Whilst on-street parking may already be occurring within the locality it would not be reasonable to seek any further car parking provision beyond this level. Although tandem parking is sometimes discouraged for larger properties which would have multiple vehicles, in this instance it is proposed for a small 2-bed dwelling and is therefore considered acceptable. The larger 3-bed property would have two side by side car parking spaces which are standard sized car parking spaces allowing vehicle doors to be opened when two vehicles are parked. The driveways would be constructed with permeable block paving and aco drains would be installed at the junction with the footway to prevent surface water run-off directly on to the highway. There are no highway safety concerns.

Ecology/Trees

Concerns have been raised that the ecology report contains inaccuracies regarding the proximity of the site to locally and nationally designated sites of nature conservation value. The main purpose of the Phase 1 Habitat Survey was to assess the potential ecological effects of the proposed development. There are no statutory sites of nature conservation value immediately adjacent to the site and no protected species were found to be present at the site. It is therefore not expected that there would be any impacts on protected species associated with the proposed development. Biodiversity enhancements such as bat boxes or specific planting will be sought and secured by condition.

There may have been some tree clearance work on the site prior to the submission of the planning application however any trees removed were not covered by a tree preservation order and would not have been considered worthy of one. It would not be reasonable to seek mature replacement trees to be planted within the rear garden.

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.

Conclusion

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, the living conditions of adjacent residential properties, highway safety or ecology. The proposal is considered acceptable.

Recommendation

PERMISSION subject to conditions;

1) The development shall begin within three years from the date of this decision.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2) The development shall be carried out in accordance with the following approved documents:

- DNC/482/02

- DNC/482/01 Revision B

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

3) 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.

4) 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.

5) No development shall commence until the vehicular 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.

6) The dwelling hereby approved shall not be occupied until the approved parking 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 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.

7) No development shall take place until a detailed landscaping scheme with the species, planting sizes, planting distances, density, numbers and provisions for future maintenance of all new planting on the site frontage, including all areas to be grass seeded and turfed, has been submitted to and approved by the local planning authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality; in accordance with Policies DG4 of the Fareham Borough Local Plan Review and Policy CS17 of the Adopted Fareham Borough Core Strategy.

8) The landscaping scheme, submitted under Condition 5 above, shall be implemented within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local planning authority and shall be maintained in accordance with the agreed schedule. Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping; in accordance with the approved designs in accordance with Policy DG4 of the Fareham Borough Local Plan Review and Policy CS17 of the Adopted Fareham Borough Core Strategy.

9) 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 NPPF and the Natural Environment and Rural Communities Act 2006.

10) The first floor bathroom window proposed to be inserted into the east (side) 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.

11) 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.

12) 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.

Further Information

1) It will be necessary for the applicant to contact Hampshire Highways concerning both the alterations to the present footway crossovers and also the relocation of an existing lamp column.

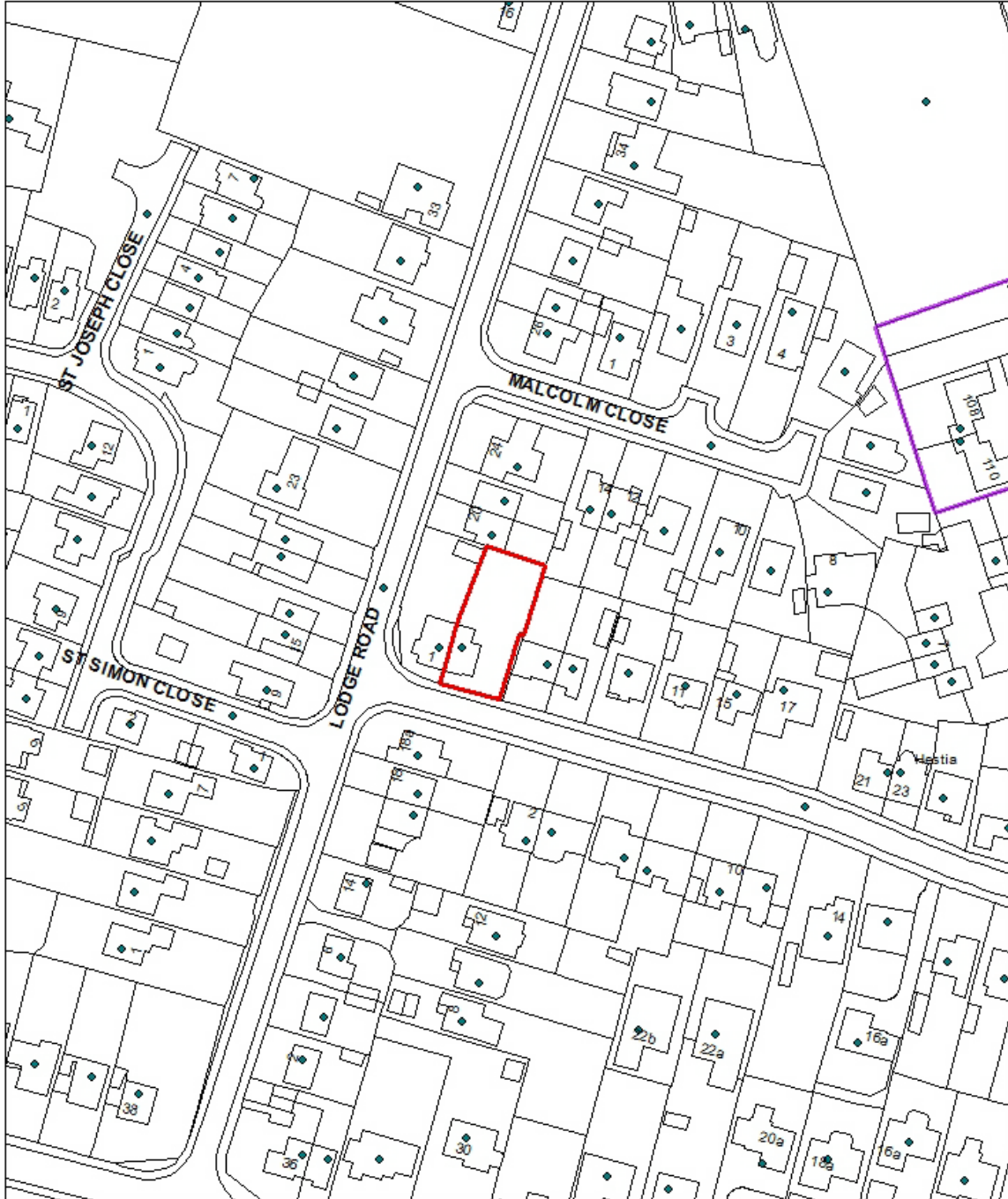
2) Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

Background Papers

P/15/1040/FP

FAREHAM

BOROUGH COUNCIL



3 DAISY 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

