

P/15/0990/FP

MR & MRS PRESTON

TITCHFIELD COMMON

AGENT: NOUVEAU
ARCHITECTURE

ERECTION OF DETACHED THREE BEDROOM CHALET STYLE BUNGALOW AND
DETACHED GARAGE WITH ACCESS FROM CRISPIN CLOSE

70 HUNTS POND ROAD - LAND TO REAR - PARK GATE SOUTHAMPTON HAMPSHIRE
SO31 6QW

Report By

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Site Description

This application relates to a site within the defined urban settlement boundary to the rear of No.70 Hunts Pond Road. The site previously formed part of the generous rear garden to this property but has in recent years been subdivided, left to become overgrown and recently cleared of vegetation and outbuildings. The site is accessed via Crispin Close over the private driveway of No.19 Crispin Close. The ownership arrangements of No.19 Crispin Close are unusual in that when the property was recently sold the driveway was retained by the former occupant.

Description of Proposal

Planning permission is sought for the erection of a detached 3-bed chalet bungalow with a detached single garage. The dwelling would be accessed via Crispin Close using the private driveway across the frontage of No.19 Crispin Close. It is proposed to relocate the front boundary fence of No.19 marginally to the north but the driveway would not extend beyond this point.

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

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

Pre-application advice was given prior to the submission of the current application. It was advised that the amendments made to the withdrawn scheme were considered sufficient in order to address officers concerns regarding the level of development proposed on the site.

Representations

Ten letters have been received objecting on the following grounds;

- Not in keeping with the streetscene
- A gated frontage is out of keeping with the area
- The proposed dwelling will not enhance the local area
- This was once a beautiful garden which has been stripped of vegetation
- Proposed bungalow too large for plot
- Proportions of bungalow in relation to plot not consistent with existing properties on Crispin Close
- We had been informed that only a bungalow would be proposed not a chalet bungalow
- Excessive bulk and height of bungalow
- Proximity of bungalow to northern boundary and impact on adjacent garden area in terms of loss of light and overshadowing
- Overlooking
- Noise and disruption to local residents
- Concerns regarding site access and contractors parking arrangements during construction
- Crispin Close is a narrow cul-de-sac which would not allow two large vehicles to pass
- Unacceptable hazard to the vehicles of existing residents parked on the road
- Vehicles of No.19 Crispin Close may not be able to access property during construction resulting in need to park on road
- Recent works on the site left deposits of mud and stones on the highway with disregard for local residents
- Turning head in Crispin Close not suitable for large vehicles
- Construction vehicles may mount private grass verge along Crispin Close causing damage
- The access drive should provide access to the proposed dwelling only and not enable further backland development
- TPO tree removed from site

One letter of support has also been received

Consultations

INTERNAL CONSULTEES

Highways - No objection subject to conditions for provision of site vehicular access, car parking and bin storage point.

Ecology - No objection subject to condition to secure recommended on site ecological enhancements.

Trees - 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/ Visual Appearance of Streetscene
- Impact on Living Conditions of Neighbouring Properties
- 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 proposed dwelling would be sited at the north-eastern end of Crispin Close and would be accessed via the private driveway of No.19 Crispin Close which is the last property on the road. The properties fronting on to this section of Crispin Close are located on the western side and there is a 1.8m high fence on the eastern side which forms the rear boundary to a number of dwellings. There is a narrow grass verge between the kerb and the boundary fence. Due to its siting at the end of the cul-de-sac it is not considered that the proposed dwelling would be prominent within the streetscene. The 1.8m fence along the eastern edge of the road would screen the property from view to an extent and the access to the site from the driveway of No.19 would not be overly apparent. The dwelling would have an enclosed and gated frontage but as this would be a continuation of the high level boundary treatment along the eastern side of the close it is not considered that this would be harmful to the appearance of the area. The proposed dwelling would be in excess of 9 metres from the flank wall of No. 42 to the south and 20m from No.19 opposite and it is therefore not considered that it would appear cramped on the site. The level of site coverage is considered acceptable and the dwelling would have an amenity space measuring approx. 12 metres in depth by 12 metres in width. Whilst the dwelling would be an alternative style of property to the two storey development within Crispin Close it is not considered that this would be harmful to the character of the area.

Impact on Living Conditions of Neighbouring Properties

Concerns have been raised that the proposal would result in loss of light and overshadowing to the rear garden of the neighbouring property to the north (No.68). The land levels slope down from east to west so that the properties on Hunts Pond Road are at a higher level than the application site. Due to the generous length of the rear garden of the neighbouring property to the north and the siting of the proposed bungalow at the far end of the garden it is not considered that the proposal would have a detrimental impact on the enjoyment of this property. An amendment has been sought to lower the height of the roof over the single storey element of the building to reduce its bulk. The two windows at ground floor level within the north elevation would serve an en-suite and a utility room and would be conditioned to be obscure glazed and fixed shut to 1.7m above floor level to prevent any

perception of being overlooked. The two rooflights shown on the north elevation would be within the vaulted roof void of the single storey element of the building and would therefore not result in any overlooking. The northern boundary currently consists of a hedgerow which is in poor condition and would not provide sufficient privacy. It is proposed to erect a replacement 1.8m fence.

Highways

A number of concerns have been raised regarding access to the site by construction vehicles and the parking of these vehicles within the local area during the construction phase. The proposal is for the erection of a single dwelling and the site is not extensive therefore on-site parking would be limited. A plan has been requested and submitted indicating the areas of the site to be used for contractors parking, material storage and site facilities. It is proposed that the detached garage be constructed after the dwelling is completed to maximise the amount of on-site car parking for this initial phase. A wheel wash facility and hardstanding is also shown at the site entrance to reduce the potential for mud to be deposited on the road. However it is inevitable that there will be some short-term disruption during construction works and that some overspill parking may occur within the local area.

The proposed dwelling would be accessed via the driveway to the front of No.19 Crispin Close. This property has sufficient space on the frontage to park three vehicles. The approved plans for No.19 Crispin Close (FBC.5466/33) indicated a potential access point at the end of the driveway to develop further land to the north. The plans as submitted raised concerns from local residents that this was now the intention as it appeared that the access drive was being widened and extended significantly. Amended plans have been submitted which should address these concerns and it is confirmed that the driveway would only be extended by approx. 2 metres to allow access to the proposed dwelling.

Ecology/Trees

The application is supported by a Phase 1 ecological survey. No protected species were found to be present on the site and the site was considered to be of negligible ecological value.

There are no trees covered by a TPO present on the site. There is a mature oak within the south-east corner of the site which is to be retained with no adverse impact. A Monterey Cypress tree which was covered by a TPO was removed from the western boundary a couple of years ago following storm damage. This was reported to the Council and its replacement was not deemed necessary.

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 has been 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:

- Existing Block Plan & Site Plan - drwg No. PL01
- Proposed Site Plan - drwg No. PL02 Rev B
- Proposed Floor Plans - drwg No. PL03 Rev A
- Proposed Elevations - drwg No. PL04 Rev C
- Proposed Elevations - drwg No. PL05 Rev C
- Proposed Section - drwg No. PL06 Rev B
- Proposed Garage Plans & Elevations - drwg No. PL07 Rev A
- Proposed Site Set Up - drwg No. PL09

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

3) The development shall be carried out in accordance with the approved materials schedule (Ref N210) unless otherwise agreed in writing with the local planning authority.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

4) The boundary treatment as shown on the approved site plan (PL02 Rev B) 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) The dwelling hereby permitted shall not be occupied until the means of vehicular access from Crispin Close 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 permitted shall not be occupied until the car parking spaces have been provided within the curtilage of the site in accordance with the approved plans. These parking spaces shall thereafter be retained and kept available at all times.

REASON: To ensure adequate parking provision within the site; in the interests of highway safety; in accordance with Policies CS15 and CS17 of the Fareham Borough Core Strategy.

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

REASON: In the interests of the visual appearance of the area in accordance with Policy CS17 of the Fareham Borough Core Strategy.

8) The ground floor en-suite and utility room 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.

9) 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.

10) The development shall be carried out in accordance with the Ecological Assessment (4 Woods Ecology Nov 2015) including provision of the ecological enhancements set out in para 4.4.2.

REASON: to enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006.

11) The areas and facilities as shown on the approved site set up plan (PL09) 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 in writing.

REASON: In the interests of highway safety; and to ensure that the residential amenities of the occupiers of nearby residential properties are maintained during the construction period.

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

13) Notwithstanding the provisions of Classes B and C of Schedule 2, Article 3, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no roof alterations (including the insertion of additional windows or dormer windows) shall be carried out to the roof of the dwelling hereby permitted unless first agreed in writing with the local planning authority following the submission of a planning application.

REASON: In the interests of the visual amenity of the area and the amenities of adjoining occupiers; in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy and Policy DSP3 of the Fareham Borough Local Plan Part 2: Development Sites & Policies.

Further Information

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

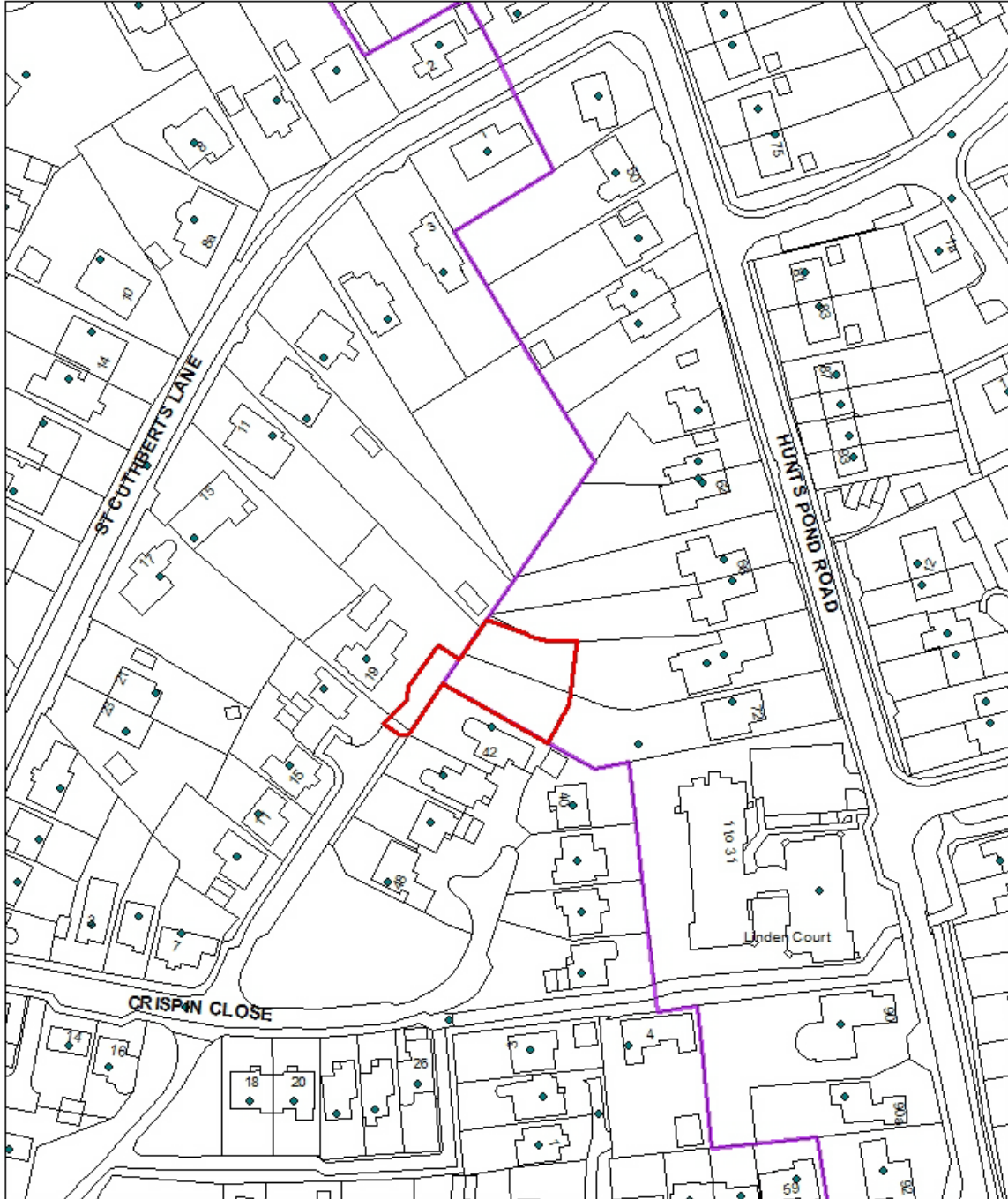
end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work 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

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FAREHAM

BOROUGH COUNCIL



70 Hunts Pond Road -
Land to the Rear of
SCALE: 1:1,250

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