

P/16/0465/OA

FAREHAM SOUTH

MR MONEY & MRS HEATH

AGENT: DESIGNANDDRAW

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

60A ALEXANDER GROVE FAREHAM PO16 0TX

Report By

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Site Description

The application site lies to the south-east of Alexander Grove within the urban area. The site is currently occupied by a detached bungalow which has a neglected appearance within the streetscene and a detached garage.

Description of Proposal

Outline planning permission is sought for the demolition of the existing bungalow and the erection of two detached two storey properties. Access, Appearance, Layout and Scale are to be considered with Landscaping reserved.

Plot 1 is the most northerly of the two dwellings and would have a slightly reduced eaves height and barn hipped style roof design. The ridge height would be 6.2 metres. Plot 2 would be a more typical two storey dwelling with a ridge height of 6.9 metres. The dwellings would utilise the existing access on to Alexander Grove and would be provided with two car parking spaces to the side of each dwelling.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Development Sites and Policies

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/0246/15) was given in 2015 regarding a proposed scheme for the erection of two pairs of semi-detached dwellings. It was advised that the plot sizes would be out of character with the area, that the proposal would result in the overlooking of adjacent properties and that the impact on the visual appearance of the area would be unacceptable as a result of an extensive area of hard surfacing to the front of the properties. It was

suggested that a single pair of semi-detached dwellings be considered.

P/16/0029/OA Demolition of Existing Dwelling & Erection of Two Detached Dwellings
Outline Permission Refused 9 March 2016

Representations

Six letters have been received objecting on the following grounds;

- The application is much the same as before and should be refused for the same reasons
- The proposal would be detrimental to the visual appearance of the streetscene and the living conditions of neighbouring properties in terms of loss of light, outlook and privacy
- Plot 1 would overshadow the adjacent bungalow
- Proximity of parking to adjacent properties will cause noise disturbance
- The repositioning of Plot 1 has increased overlooking of No.5 Coombe Farm Avenue and resulted in the side elevation directly facing No.9
- The neighbouring properties are occupied by elderly/retired residents who have moved to the area for peace and quiet
- Coombe Farm Avenue is at a lower level than the application site so the proposed dwellings would be overbearing
- Plot 1 should be limited to a bungalow which would also sit better within the streetscene
- The two houses would feel too close together
- Contrary to deeds which state nothing should be done to cause nuisance, annoyance or restrict light and air
- Rear boundary hedge should be retained
- Can assurance be given that a maximum of two vehicles can be parked at each property and on the allocated spaces?
- Casual parking on Alexander Grove is already a problem and parking near the bends in the road is a hazard
- Where will visitors/delivery vehicles park?
- Grass verges are being ruined by indiscriminate parking
- Construction vehicles should not use Coombe Farm Avenue
- Surface run-off will be directed to soakaways and will result in increased water flow to Coombe Farm Avenue
- Use of render would be out of keeping with area
- Increased pressure on existing services/amenities
- Occupation by young families would lead to more noise, traffic and disturbance
- Future extension of the properties would reduce level of light/privacy further
- Loss of property value

Any letters subsequently received will be reported at the planning committee meeting.

Consultations

INTERNAL

Highways

No highway objection is raised to the application, subject to the crossover entrance being widened by some 2m on the south side, to ease movement.

Environmental Health

No objection subject to condition.

Planning Considerations - Key Issues

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

- Principle of Development
- Impact to Visual Appearance of Streetscene
- Impact on living conditions of neighbouring properties
- Highways
- 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.

A previous outline application (P/16/0029/OA) for the demolition of the existing bungalow and the erection of two dwellings on this site was refused in March 2016 for the following reasons;

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 height, bulk, design and siting of Plot 1 in close proximity to the neighbouring property to the north (No.60) and the road frontage the proposal would give rise to an unsympathetic and visually intrusive form of development which would fail to respond positively to and be respectful of the key characteristics of the area including scale, form and spaciousness to the detriment of the visual appearance of the streetscene.
- ii) by virtue of its height, bulk and proximity to the northern site boundary, the proposed dwelling on Plot 1 would restrict the light to and outlook from the neighbouring property to the north (No.60) to the detriment of the living conditions of its occupants;
- iii) the proposal and in particular the siting of Plot 1 would give rise to the unacceptable overlooking of the neighbouring property to the rear (No.7 Coombe Farm Avenue) to the detriment of the privacy of its occupants.
- iv) 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.

The scheme has now been amended and the siting of the two dwellings has been adjusted moving them away from the boundaries with the neighbouring properties on Alexander Grove. The orientation of Plot 1 has been adjusted to increase the distance from first floor rear facing windows to the boundary with properties on Coombe Farm Avenue.

Impact to Visual Appearance of Streetscene

The majority of properties on Alexander Grove are two storey and these were constructed as semi-detached or terraced dwellings with a fairly uniform appearance. There are some examples of later in-fill such as at No. 1 and 66 Alexander Grove which are both within close proximity to the application site. The existing bungalow on the application site sits at the southern end of a row of three bungalows to the eastern side of Alexander Grove. There is a large area of open space to the north of the three bungalows used for recreation. The properties to the west along the south side of Alexander Grove are two storeys.

It was previously considered that the erection of Plot 1 within one metre of the boundary of No.60 Alexander Grove and the siting of the dwelling forwards of the neighbouring property would result in it becoming a prominent and intrusive feature within the streetscene. It was considered that given its height, bulk, design and proximity to the boundary that it would not sit comfortably alongside No.60 to the detriment of the visual appearance of the streetscene. The two proposed dwellings have been repositioned closer together within the site with car parking re-located from between the two properties to adjacent to the boundaries with the neighbouring properties. Plot 1 would now be in excess of 6 metres from No.60 Alexander Grove at the front corner and would not project forwards of the neighbouring property. The level of separation between the two properties would increase towards the rear. Given the separation that would now exist between the two properties it is considered that the previous concerns have been addressed and that Plot 1 would not have a detrimental impact on the visual appearance of the streetscene.

Plot 2 would be positioned adjacent to a two storey dwelling with a separation distance of approximately 9 metres and there are no concerns regarding the appearance of this property within the streetscene. There would be approx. 1.5 metres between the two dwellings and officers do not consider that they would appear cramped on the plot. The use of render on the top storey of the two dwellings is considered in keeping with Alexander Grove where render is common place. The plot sizes of the two dwellings would be comparable to those within the surrounding area and it is not considered that the proposal would have a detrimental impact on the character of the area.

Impact on living conditions of neighbouring properties

It was previously considered that the siting of Plot 1 would have an overbearing and unacceptable impact on the living conditions of the occupants of the neighbouring property to the north (No.60) in terms of loss of light and outlook. As Plot 1 has now been set back within the site and the level of separation has been increased it is not considered that it would have a detrimental impact on the living conditions of the occupants of this property.

The neighbouring properties to the rear on Coombe Farm Avenue currently benefit from a high level of privacy with very minimal overlooking. They are constructed at a lower level than the ground level of the application site with a drop of approximately one metre. The proposed dwellings would each have two first floor bedroom windows within the rear elevation. Normally a minimum distance of 11 metre would be sought between new first floor windows and adjacent private garden areas in accordance with the Council's adopted Design Guidance SPD. The previous application resulted in a separation distance of between 11-12 metres from Plot 1 to the boundary with No.7 but it was considered that a greater degree of separation was required in excess of the minimum standard. The repositioning of Plot 1 has increased the distance from the first floor rear windows to the rear boundary to in excess of 16 metres and officers are now of the opinion that a refusal on the grounds of overlooking would be difficult to justify. There is no reason why the existing boundary hedge could not be retained.

With regards to Plot 2 the minimum distance of 11 metres from the first floor windows to the garden boundary of No.28a Mill Road is achieved and it is not considered that a greater distance is required as this dwelling benefits from a larger garden which is already overlooked by a number of first floor windows in surrounding dwellings. The laurel hedge on the rear boundary would also give a greater degree of privacy and there is no significant change in levels between the two properties.

The first floor windows within the side elevations of both plots which would serve a bathroom and landing would be conditioned to be obscure glazed and fixed shut to 1.7 metre above floor level to prevent overlooking.

Highways

No highways concerns have been raised as the proposal makes adequate provision on-site for the parking of two vehicles per dwelling in accordance with the Council's Residential Car & Cycle Parking SPD. The use of the existing shared access for turning is considered acceptable given the low level of traffic on Alexander Grove. An amended plan has been received which increases the width of the existing dropped kerb by 2 metres to the south to improve access.

Solent Disturbance Mitigation

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. 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.

Summary

It is considered that the previous reasons for refusal relating to P/16/0029/OA have been addressed and the proposal would not have a detrimental impact on the visual appearance of the streetscene, the living conditions of neighbouring residential properties or highway safety. The proposal complies with Policy CS17 of the Fareham Borough Core Strategy and is considered acceptable.

Recommendation

PERMISSION: subject to the following conditions:

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

- i) Site Survey - drwg No. 5219/01
- ii) Location Plan & Block Plan - drwg No. 15/2087/LB01
- iii) Site Plan - drwg No. 15/2087/S01
- iv) Elevations & Layout Plot 1 - drwg No. 15/2087/P01
- v) Elevations & Layout Plot 2 - drwg No. 15/2087/P02

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

2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the procedures set out in the Town and Country Planning (General Development Procedure) Order 1995 and Section 91 of the Town and Country Planning Act 1990.

3. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

REASON: To comply with the procedures set out in the Town and Country Planning (Development Management Procedure) Order 2010 and Section 92 of the Town and Country Planning Act 1990.

4. Approval of the details of the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

REASON: To comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 1995 (or any Order revoking or re-enacting that Order).

5. 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.

6. The landscaping scheme submitted under Condition 4 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.

7. 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 (including specifications for an acoustic fence/wall on the northern boundary). 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 residential amenity; in the interests of the visual amenity of the area.

8. The development hereby approved shall not be commenced until the vehicular access has been widened 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.

9. Neither of the dwellings hereby permitted shall be first occupied until the car parking and cycle and bin storage areas relating to them, as shown on the approved plan, have been laid out/constructed and made available. These areas shall thereafter be retained and kept available for their respective purposes at all times.

REASON: In the interests of highway safety; in accordance with Policies CS15 and CS17 of the Fareham Borough Core Strategy.

10. The first floor windows proposed to be inserted into the side elevations of Plots 1 & 2 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 properties.

11. No development shall take place until there has been submitted to and approved in writing by the local planning authority:

a) a desk top study of the former uses of the site and adjacent land and their potential for contamination: and

b) should the study reveal a potential for contamination, an intrusive site investigation and assessment of the risks posed to human health, the building fabric and the wider environment including water resources should be carried out: and

c) Where the site investigation and risk assessment reveals a risk to receptors, a detailed scheme for remedial works to address these risks and ensure the site is suitable for the proposed use shall be submitted to and approved by the local planning authority in writing.

d) The presence of any unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the local planning authority. This shall be investigated to assess the risks to human health and the wider environment and a remediation scheme implemented following the written approval of the local planning authority. The approved scheme for remedial works shall be fully implemented before the permitted dwellings are first occupied/brought into use. On completion of the remedial works and prior to the occupation of any properties on the development, the developer and/or his approved agent shall confirm in writing that the works have been completed in full and in accordance with the approved scheme.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place.

12. 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.

13. 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.

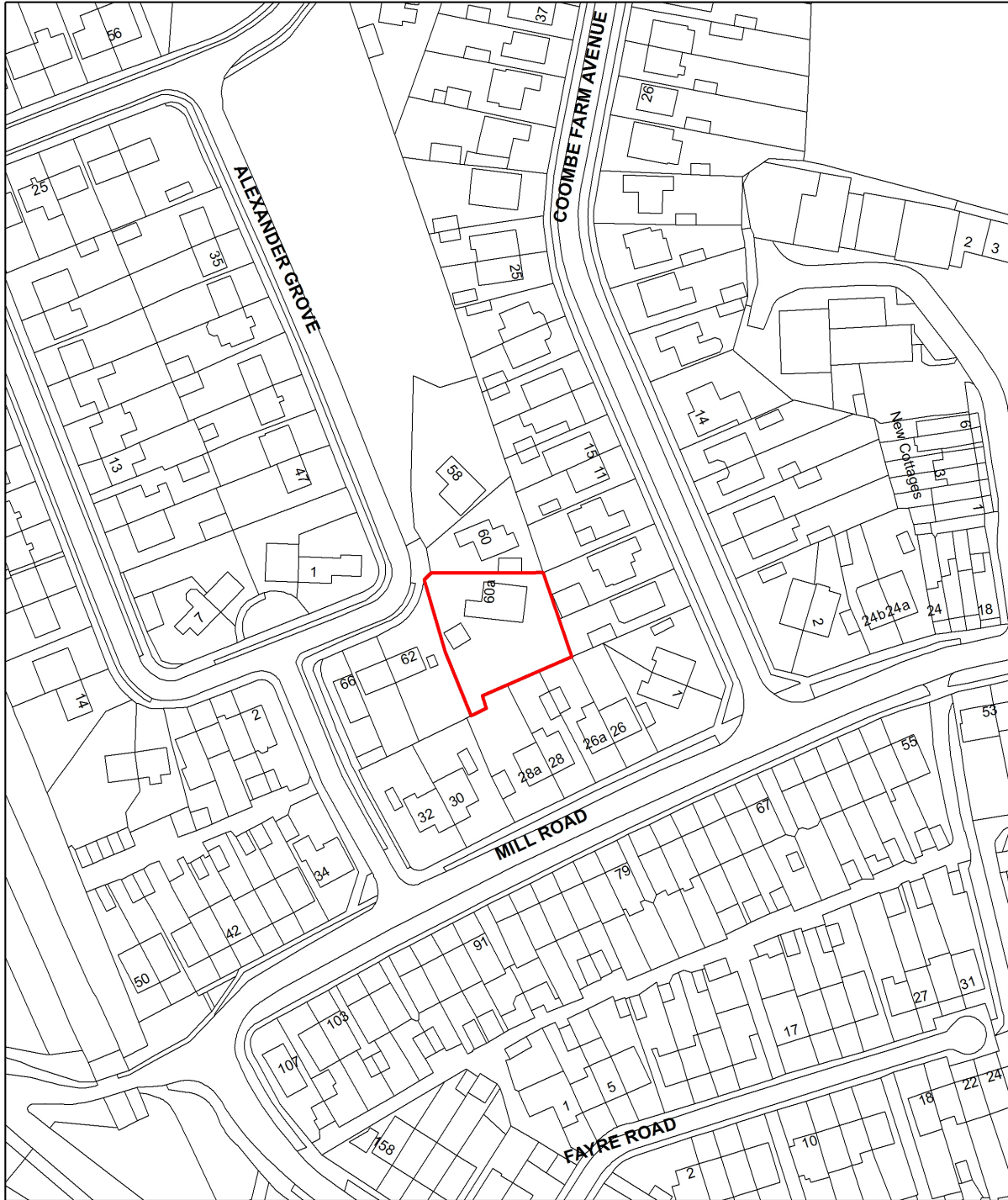
REASON: To protect the living conditions of the occupiers of nearby residential properties.

Background Papers

P/16/0465/OA, P/16/0029/OA

FAREHAM

BOROUGH COUNCIL



60a Alexander Grove
Scale 1:1250

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