

P/16/0422/CU

HILL HEAD

MR PATRICK HIND

AGENT: MR PATRICK HIND

REPLACEMENT DRIVEWAY ACCESS AND INCORPORATION OF EXISTING VERGE INTO GARDEN

18 HILL HEAD ROAD FAREHAM HAMPSHIRE PO14 3JH

Report By

Rachael Hebden - Direct dial 01329 824424

Site Description

Hill Head Road is a predominantly residential road which is characterised by properties with front boundaries of limited height resulting in front gardens of an open character.

No. 18 Hill Head Road is a detached property with a single garage on the west elevation. The existing vehicular access is positioned towards the east side of the site.

The front boundary wall is set back from the front of the site by approximately 2.5m. The land to the front of the boundary wall, on either side of the access, is laid to lawn up to the pavement.

Description of Proposal

The application proposes moving the vehicular entrance to the west of the site in line with the garage. The application also proposes re-positioning the front boundary wall forward to the back edge of the footpath to enable the applicant to incorporate the existing area of grass back into the garden.

Policies

The following policies apply to this application:

National Planning Policy Framework 2012

Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

CS21 - Protection and Provision of Open Space

Relevant Planning History

The following planning history is relevant:

In 1959 the then owner of no. 18 dedicated the land to the front of the boundary wall to Fareham Council to facilitate a highways improvement scheme along Hill Head Road. However the highways improvement scheme was never implemented and the land remained separate from the garden and is now in the ownership of Hampshire County Council as highway authority.

Representations

Thirteen representations have been received, of which one letter raises no objection and 12 raise objections including:

- Out of keeping with the character of the area
- The grass verge is a public space
- It would set an undesirable precedent for no. 18a to do the same
- The grass verge aids visibility for drivers leaving Cottis Way

Consultations

Highways - No objection subject to conditions to secure adequate visibility splays and hard surfacing for the initial 5m.

Planning Considerations - Key Issues

Principle of development

The site is within the defined urban settlement boundary, therefore the proposed repositioning of the vehicular entrance and the incorporation of the strip of land into the garden is acceptable in principle subject to the requirements of the relevant planning policies.

Effect on the character of the area

Policy CS17 states that development, buildings and spaces will be of a high quality of design and that development will respond positively to and be respectful of the key characteristics of the area, including (amongst other criteria) landscape, form and spaciousness.

This part of Hill Head Road is characterised by boundaries which abut the footpath. While there are examples of strips of grass in between front boundaries and the adjacent footpath, they are the exception rather than the norm. The proposed repositioning of no. 18's front wall to incorporate the strip of grass to the front would be in line with the front boundaries of no's 14 and 16 to the east of the site and would therefore be in keeping with the character of the area, in accordance with Policy CS17.

The land on either side of the vehicular access to the front of the boundary wall is laid to lawn. It has an open character, however it is modestly proportioned and therefore does not serve a functional purpose in the same way as the land to the front of no. 18a. The area is characterised by front gardens with an open character, however this would be retained by the erection of a boundary wall of an appropriate height.

There are other examples of narrow strips of grass between front boundaries and the adjacent footpath within the vicinity and concerns have been raised that the approval of this application would set an undesirable precedent. While the incorporation of the strip of land to the front of no. 18 into the applicant's garden is considered to be appropriate, this is due to its size, location and the pattern of development established by numbers 14 and 16 to the east of the site. Other strips of land would not automatically be considered as being appropriate to be incorporated into the residents' gardens and each application is assessed on its own merits.

Concerns have been raised relating to the loss of the bench and public notice board,

however the bench and noticeboard are located on the land to the side of no. 18a outside of the application site and would not be effected by the proposed development which relates only to the land to the front of no. 18.

Highways

The proposed repositioning of the vehicular entrance from the east to the west of the site would not have any impact on the safety or operation of Hill Head Road or Cottes Way provided appropriate visibility splays are provided. Given that appropriate visibility splays can be secured by condition, the proposed re-positioning of the vehicular entrance and the front boundary wall would be in accordance with the requirements of Policy CS5.

Recommendation

PERMISSION, subject to the following conditions:

1. The development shall begin before the expiry of three years from the date of this decision notice.

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 hereby permitted shall be carried out in accordance with the proposed layout plan.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. At least the first 5 metres of the access (when measured from the edge of the highway) shall be finished with a non-migratory material and retained as such in perpetuity.

REASON: To ensure material is not transported onto the highway; in accordance with Policy CS5 of the Fareham Borough Core Strategy 2011.

4. The vehicular entrance hereby approved shall not be brought into use until vehicular visibility splays of 2 metres by 49 metres and pedestrian visibility splays of 2 metres by 2 metres have been provided. The visibility splays shall be retained thereafter.

REASON: In the interests of highway safety; in accordance with Policy CS5 of the Fareham Borough Core Strategy 2011.

5. No development shall take place until details of the wall (to include elevations and materials) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

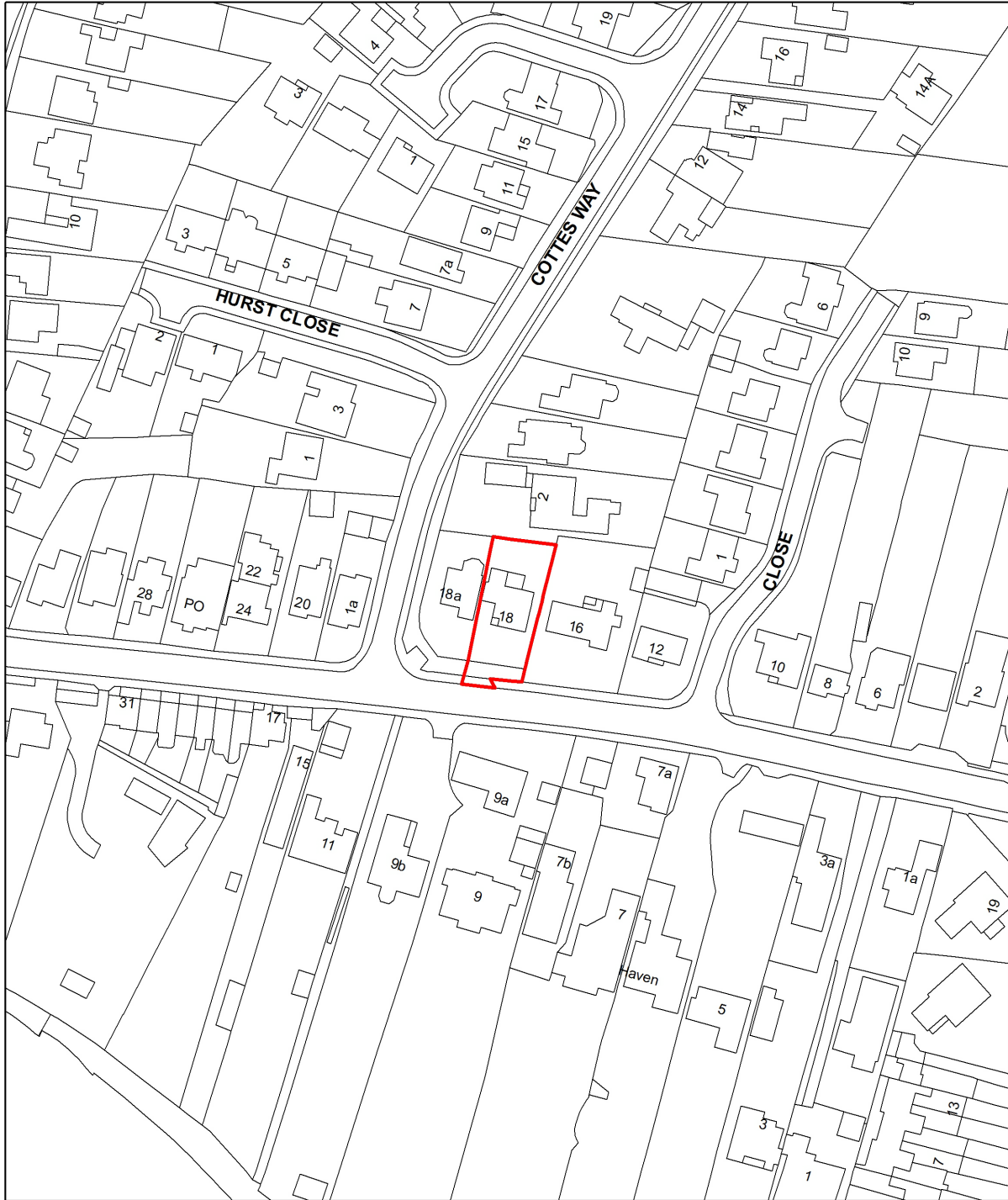
REASON: In the interests of the visual amenity of the area; in accordance with Policy CS17 of the Fareham Borough Core Strategy 2011.

Background Papers

P/16/0422/CU

FAREHAM

BOROUGH COUNCIL



18 Hill Head Road
Scale 1:1250

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. 2016

