

P/16/0439/FP

PARK GATE

MR P ANCEL

AGENT: C & L MANAGEMENT

CONSTRUCTION OF 2NO. THREE BEDROOM DWELLINGS ON LAND TO THE REAR OF 358 BROOK LANE WITH ASSOCIATED PARKING AND LANDSCAPING

358 BROOK LANE SARISBURY GREEN FAREHAM SO31 7DP

Report By

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Site Description

The application site is located within the existing defined urban area of the Western Wards, and presently forms a large, detached, two storey dwelling, set back approximately 31m from the highway. The property includes a large rear garden area, measuring 52m by 17m (approximately). The garden area is bounded by existing residential development, all being two storey, with the exception of a detached backland developed bungalow located to the north of the site, sited in line with the existing two storey host dwelling, and the neighbouring property to the south of the site at 356 Brook Lane. The boundaries comprise existing 1.8m high screen fencing and mature hedging. To the north of the site lies an existing backland development (Leabrook), comprising three large detached two storey dwellings and the bungalow adjacent to the host dwelling.

The property is accessed via Brook Lane, a C-Class road, which forms one of the main service roads entering the Locks Heath/Park Gate/Warsash area, providing direct access to the A27 (to the north) and Warsash and Locks Heath (to the south). The road is well served by buses, with the nearest bus stops located on the Park Gate roundabout approximately 200m to the north of the site.

Description of Proposal

This application seeks planning permission for the construction of 2no. three bedroomed detached dwellings within the rear garden of 358 Brook Lane. The scheme has been amended since its original submission, with one of the two dwellings being re-sited 3m further to the west, in order to improve the relationship with the neighbouring property to the south (28 Hollybrook Gardens). The two dwellings would each comprise 12m and 16.5m long rear gardens, with each plot measuring 8.5m wide. The existing property includes a long gravelled driveway to the southern side of the existing property, which would be formalised to serve as the access road for the two properties. Three new car parking spaces would be created in the existing large front garden to serve the host dwelling, and a parking court providing four parking spaces would be situated in front of the two new properties to serve the dwellings.

The host dwelling would retain an 11m long private rear garden.

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
CS17 - High Quality Design

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Development Sites and Policies

DPS1 - Sustainable Development
DSP2 - Environmental Impact
DSP3 - Impact on living conditions
DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

<u>P/14/1217/FP</u>	CONSTRUCTION OF TWO-STOREY EXTENSION TO THE FRONT ELEVATION	
	APPROVE	02/03/2015
<u>P/13/1100/FP</u>	ERECTION OF FRONT PORCH AND TWO STOREY REAR EXTENSION	
	REFUSE	11/02/2014

Representations

Six residents have objected to the original proposed development. The key matters of concern raised were:

- Loss of outlook and privacy;
- Visually overbearing and overlooking;
- Loss of sunlight;
- Noise pollution;
- Risk of damage to the drainage ditch to the northern boundary; and,
- Increased traffic and parking concerns.

The amended plans have been advertised.

At the time of writing this report one letter had been received commenting there were still concerns relating to the amended proposals. Any further representations received in relation to the amended proposals will be reported in the form of an update to Members.

Consultations

INTERNAL

Highways: Provided the garage building is converted into a car port, no objection, subject to appropriate conditions including provision of car parking and turning areas, provision of bin and cycle storage and maintenance of adequate visibility splays onto Brook Lane.

Planning Considerations - Key Issues

The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- Principle of the development;
- Impact on living conditions to neighbouring occupiers;
- Impact on the drainage ditch;
- Ecology; and,
- Highway safety and car parking.

Principle of the development:

The site is located within the defined urban area of the Western Wards, where there is a presumption in favour of new development, in principle. The site lies within a highly sustainable location for new development, providing a wide range of services and facilities, including schools, shops, access to variety of modes of public transport and a wide mix of employment opportunities.

Impact on Living Conditions:

This planning application proposes the construction of two detached, two storey dwellings, within the rear garden of 358 Brook Lane, access by the existing driveway to the rear of the site. The rear garden is entirely bounded by existing residential development, for which it is important to have regard to the provisions of the adopted Design Guide. The two proposed three bedroom dwellings would include a kitchen/dining area to the rear of the property at ground floor level, with a living room at the front of the property. There would be three bedrooms at first floor, two at the rear and the master bedroom to the front. The bathroom would be situated in the centre of the first floor with an obscure glazed window on the side elevation.

The two dwellings (Plots 1 and 2) would each comprise 12m and 16m (respectively) rear gardens, and Plot 1 would be located 24m from the rear elevation of the neighbouring property at 1 Orleander Close. This level of separation is considered acceptable, and would not result in an unacceptable level of overlooking beyond what is considered acceptable within the defined urban area. The distance complies with the advice in the Adopted Design Guidance. Additionally, Plot 2 has been re-sited some 3m further to the west, making it largely staggered beyond the rear elevation of the neighbouring property at No.28 Hollybrook Gardens. Plot 2 would remain 12.5m from the rear elevation, although the direct straight line of sight to Plot 1 would be located over 20m away. This level of separation, coupled with the use of a pale render to the first floor of the two dwellings would ensure that the scheme would not result in an overbearing impact on the outlook for the neighbour occupiers. Finally, the side to side relationship with Plot 1 and No.3 Leabrook measures 5.8m, which given the side elevation of No.3 Leabrook has no windows, accords with the provisions of the Adopted Design Guidance.

The host dwelling will retain an 11m long rear garden, with the front elevation of the two proposed dwellings being sited over 24m (Plot 2) away from the rear elevation. Further, there are only two high-level secondary windows on the side elevation of the existing dwelling, and given the existence of the driveway along the side of the dwelling at present,

and the proposed re-siting of parking for the host dwelling, the increased use of the driveway would be limited to one additional dwelling, and therefore it is considered that this increase would not be sufficient to result in substantial harm to the occupiers of the original dwelling.

Therefore, overall, whilst the addition of the two dwellings will result in a change to the outlook for the surrounding properties, many of which have benefitted from an open aspect, the siting, layout and scale of the two proposed dwellings accord with the advice of the Design Guide, and would make efficient use of this underutilised space.

Impact on Drainage Ditch

Two third party letters have raised concern that the development would have a detrimental impact on a drainage ditch that runs along the northern part of the site. An investigation of the site could not identify the location of this ditch, which it is assumed runs largely along the opening within No.3 Leabrook. The open drainage ditch contributes towards reducing surface water drainage of the properties along Orleander Close. The northern elevation of Plot 1 is located over 1m from the northern boundary, and therefore, subject to appropriate conditions, the drainage ditch would be maintained to ensure the development does not result in additional surface water drainage accumulating on the properties to the rear of the site. A detailed drainage plan was provided with the application demonstrating that the surface water drainage on the site would be dealt with via soakaways in the rear gardens.

Ecology:

The Solent coastline provides feeding grounds for internationally protected populations of overwintering birds and is used extensively for recreation. Natural England has concluded that the likelihood of a significant effect in combination arising from new housing around the Solent cannot be ruled out. Applications for residential development within the Borough therefore need to propose measures to mitigate the direct impacts of their development on the Solent SPA. This can be done by the provision of a financial contribution of £176.00 per dwelling. The applicant has made this payment and therefore is considered to have satisfactorily addressed the mitigation concerns.

Highway Safety and Car Parking:

Following the comments from the Council's Highways Officer, amended plans were submitted removing the garage building, thereby providing the required four parking spaces to serve the two proposed dwellings. Therefore, the level of car parking accords with the advice in the Council's Adopted Parking Standards. Additionally, cycle storage and bin storage provision have been identified on the plans, therefore ensuring compliance with the advice of the Highways Officer.

The access arrangements allows for the safe waiting and manoeuvring at the junction with Brook Lane, where adequate visibility splays can be achieved, together with the provision of 3no. additional car parking spaces to serve the original host dwelling.

Reasons For Granting Permission

In summary, it is considered that the proposed construction of 2no. three bedroomed detached dwellings accords with the principles of the adopted Design Guidance and Parking Standards. The levels of separation, siting, design and layout of the two properties are considered appropriate for the existing, built-up residential environment, and would not

therefore be detrimental to the living conditions of neighbouring occupiers.

Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

PERMISSION; subject to conditions:

1. The development shall begin within 3 years of the date of this planning permission.

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:

- a) Location Plan (Drawing: 443-100 Rev A);
- b) Existing Site Plan (Drawing: 443-101 Rev A);
- c) Proposed Site Plan (Drawing: 443-102 Rev C);
- d) Proposed Drainage Plan (Drawing: 443-104 Rev C);
- e) Proposed Floor Plans (Drawing: 443-200 Rev B);
- f) Plot 1 - Proposed Elevations (Drawing: 443-201 Rev C);
- g) Plot 2 - Proposed Elevations (Drawing: 443-202 Rev C); and,
- h) Street Scene (Drawing: 443-203 Rev B).

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

3. The development hereby permitted shall be constructed using external materials and finishes as defined on page 3 of the submitted Revised Supporting Statement (prepared by C & L Management), unless otherwise agreed in writing through the submission of a new application to the Local Planning Authority.

REASON: In order to secure the satisfactory appearance of the dwellings.

4. The development hereby permitted shall not be brought into use unless and until the car parking spaces shown on the submitted plans have been provided on site. Once provided the parking spaces shall be kept available for that use for the lifetime of the development.

REASON: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways.

5. The development hereby permitted shall not be brought into use unless and until refuse bin storage and secure cycle storage have been provided as shown on the submitted plans.

REASON: To encourage non car modes of transport and to ensure proper provision for refuse disposal.

6. Nothing over a height of 0.6m shall be retained within the site frontage closer than 2.4m from the kerb line of Brook Lane for the lifetime of the development.

REASON: To maintain adequate visibility splays.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order, 2015 (or any Order revoking and re-enacting or amending that Order) no additions to, or extensions or enlargements of, or alterations affecting the external appearance of, the building(s) hereby approved shall be made or erected without a grant of planning permission from the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over the enlargements/alterations of the building(s) in the interests of the proper planning and amenities of the area.

8. The bathroom and hallway window(s) at first floor level in the north and south elevation(s) shall be obscure glazed with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, or similar equivalent and be permanently fixed shut and non-opening below 1.7 metres from finished floor level and shall be retained in that condition at all times.

REASON: To protect the amenities of adjoining residential properties.

9. The development shall not be occupied unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the eastern boundary of the site, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the application site.

REASON: In the interests of amenity and of the environment of the development and to comply with the Natural Environment and Rural Communities Act 2006.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of amenity and of the environment of the development.

11. No building hereby permitted shall be occupied until the surface water and foul drainage works have been completed in accordance with the submitted plans.

REASON: To ensure that the development is satisfactorily drained.

12. Details regarding the location and retention of the existing drainage ditch along the northern boundary of the site shall be submitted to and approved in writing to the Local Planning Authority before the development commences. The drainage ditch shall thereafter be retained for the lifetime of the development in accordance with the approved details.

REASON: To ensure that the development and the surrounding area is satisfactorily drained.

13. The construction of the development and associated works shall not take place on Sundays or Public/bank Holidays or any time otherwise than between the hours of 0800 hours and 1800 hours Monday to Friday and 0800 hours and 1300 hours on Saturday.

REASON: In the interests of residential amenity.

14. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
 - (ii) loading and unloading of plant and materials;
 - (iii) storage of plant and materials used in constructing the development;
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - (v) wheel washing facilities;
 - (vi) measures to control the emission of dust and dirt during construction;
 - (vii) turning on site of vehicles;
 - (viii) the location of any site huts/cabins/offices.
- REASON: To ensure safe and neighbourly construction.

Background Papers

See above